

Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114



1.9M visits annually
9.0 visit frequency
27 min avg. duration

*Property Data by Placer.ai



Available Spaces

1,200 SF (2)
1,600 SF 2nd gen restaurant
4,000 SF

Property Highlights

- 103,250-SF community center anchored by a high-volume ShopRite
- 1.9 million visits per year, with 1.68 million are repeat shoppers*
- Located in a busy Northeast Philadelphia neighborhood on Frankford Avenue/Route 13
- Proximate to the Delaware Expressway (I-95), routes 63 and 1
- Home to a strong mix of national/regional/local retailers and service providers
- Latest tenant additions include: Dr. Khrystyna Kvas Dentistry coming soon
- **5% commission up to 15K SF for co-brokers**

Retailers



Average Daily Traffic

19,195 Frankford Avenue/PA US 13
19,924 PA US 1
12,474 Grant Avenue

Demographics

5-mile radius



376,334
POPULATION



149,610
HOUSEHOLDS



\$111,155
AVERAGE HH INCOME



175,274
DAYTIME POPULATION

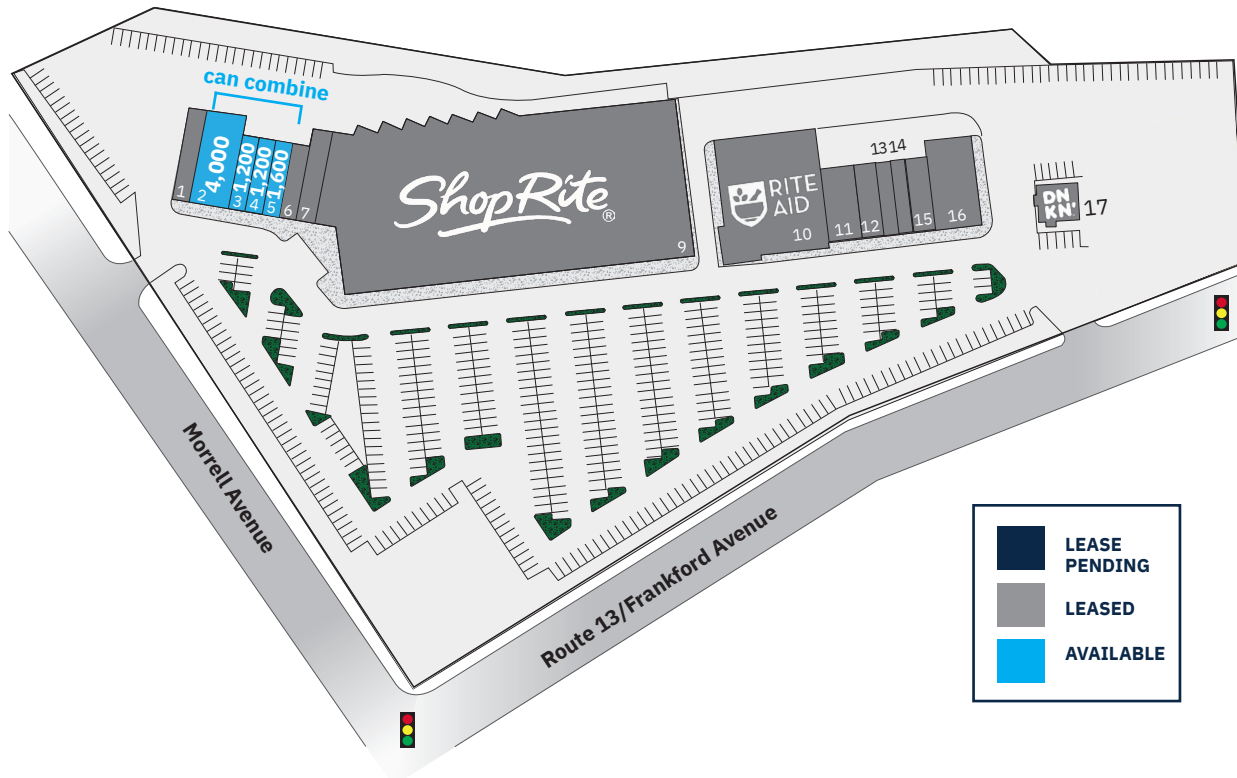


Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Freedom Credit Union	2,000
2	Available	4,000
3	Available	1,200
4	Available	1,200
5	Available - 2nd gen restaurant	1,600
6	Supreme Nails	1,600
7	Pizza Restaurant	2,000
9	ShopRite	62,726
10	Rite Aid	12,718
11	T-Mobile	2,440
12	Wingstop	1,636
13	Supercuts	1,227
14	Mr. Wish Bubble Tea	1,221
15	Dr. Khrystyna Kvas Dentistry	1,855
16	Yamato Sushi & Hibachi	4,063
17	Dunkin	1,765

can be combined

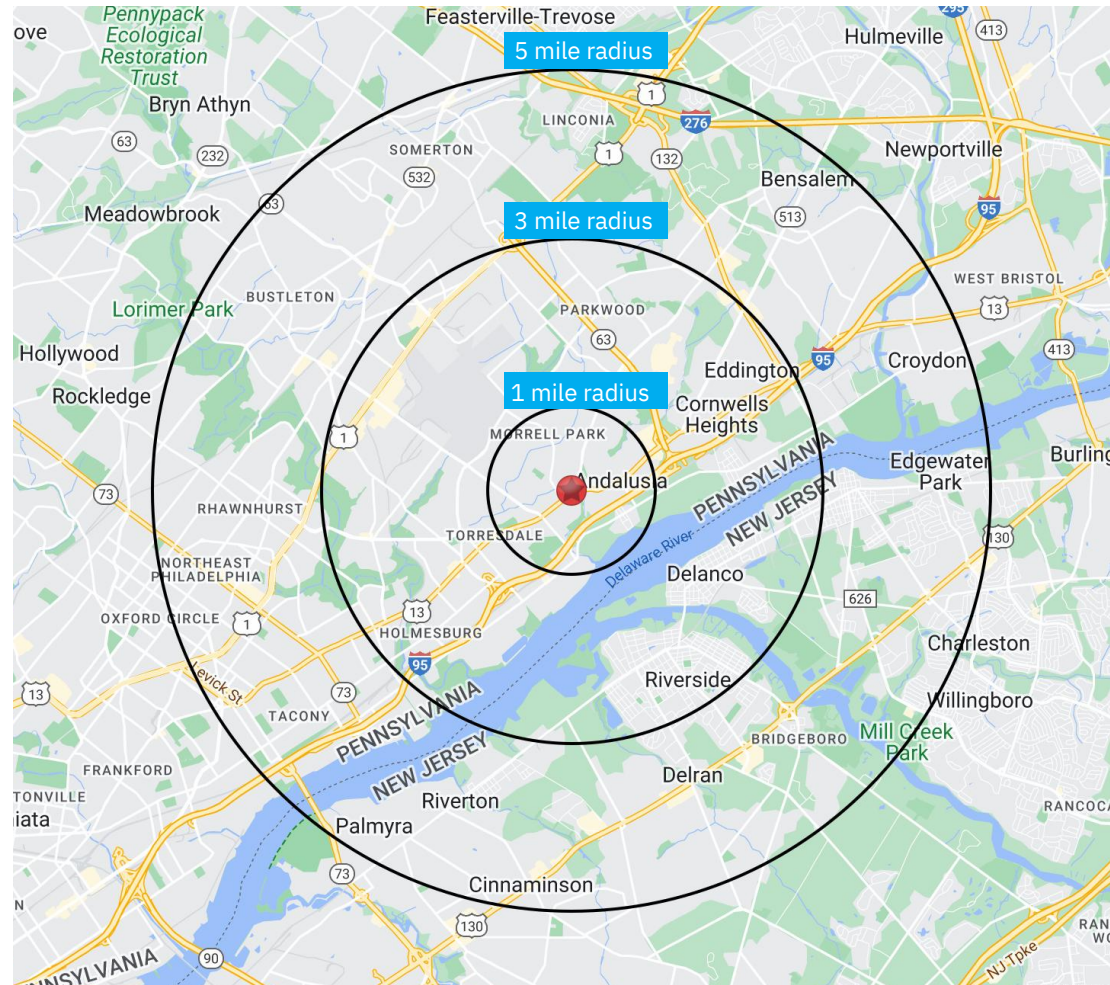
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,126	124,342	376,334
Households	8,200	50,764	149,610
Average Household Income	\$123,448	\$113,652	\$111,155
Projected Average Household Income (2028)	\$140,594	\$129,100	\$128,503
Median Household Income	\$82,292	\$77,817	\$76,395
Total Businesses	432	3,748	12,915
Total Employees	4,743	44,474	126,742
Daytime Population	7,392	61,364	175,274
Total Annual Household Expenditure	\$675.48 M	\$3.91 B	\$11.34 B
HH Income \$200K or more	834	4,852	14,085
College Degree + (Bachelor Degree or Higher)	3,956	26,111	79,870

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ShopRite
SUPERCUTS every time
RITE AID
Mr. Wish Natural. Fresh. True.
WING STOP
DUNKIN'
T Mobile

URGENT CARE
american family care
Citizens Bank

SUNOCO

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