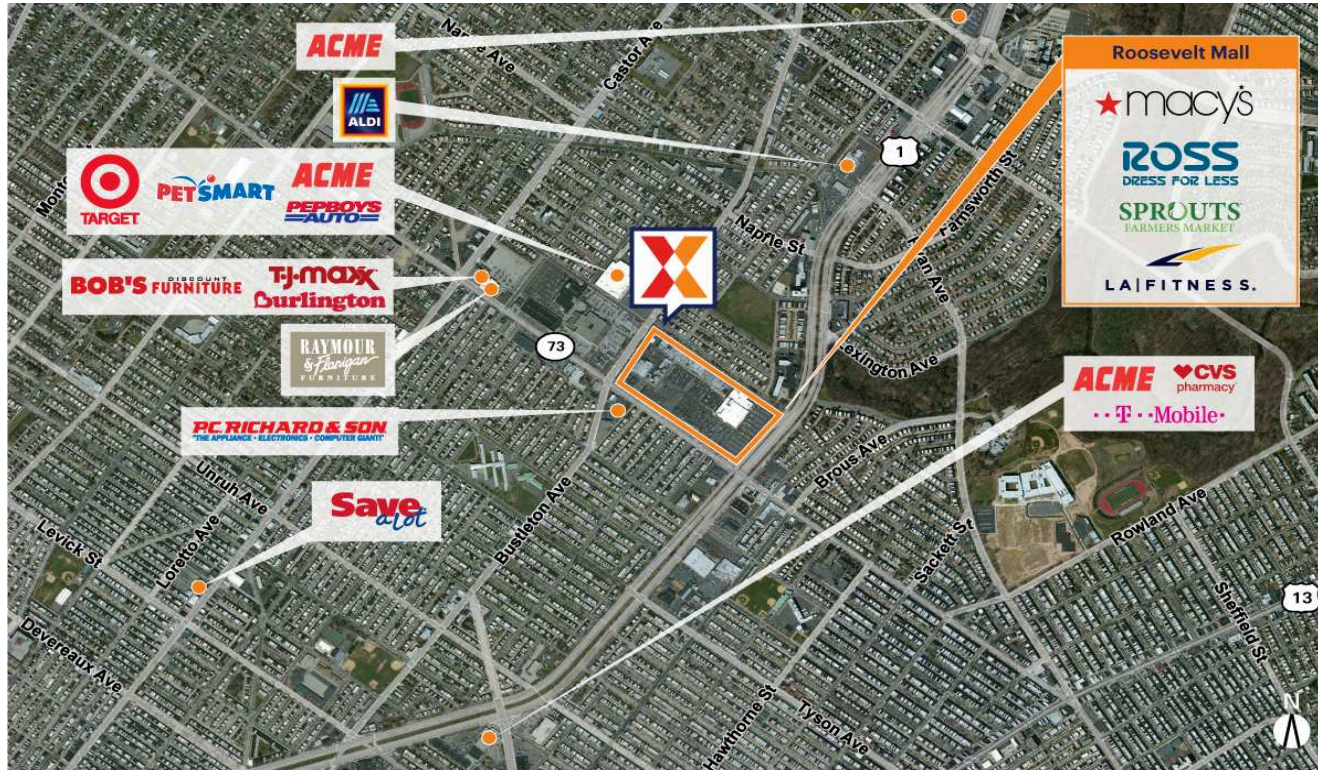


Roosevelt Mall

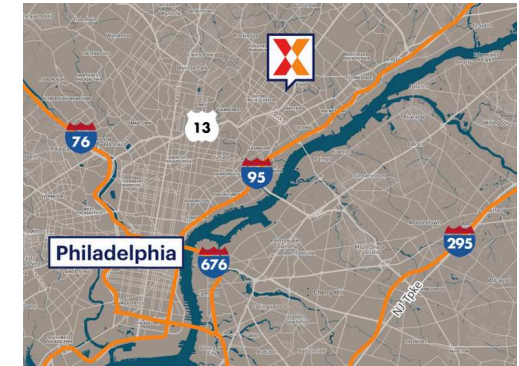
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.0474, -75.0572

2329 Cottman Avenue | Philadelphia, PA 19149



Center Size: 588,789 SF



Demographics	1 Mile	3 Mile	5 Mile
	55,171	329,630	645,376
	18,360	119,832	238,922
	\$63,174	\$66,447	\$70,435

Commercial space strategically located in a retail hub of 2MM SF in Northeast Philadelphia on Roosevelt Blvd (U.S. Route 1) and west of I-95

Highly visible retail center from 76,000+ VPD on Roosevelt Blvd, 25,000+ VPD on Cottman Ave and 19,000+ VPD on Bustleton Ave

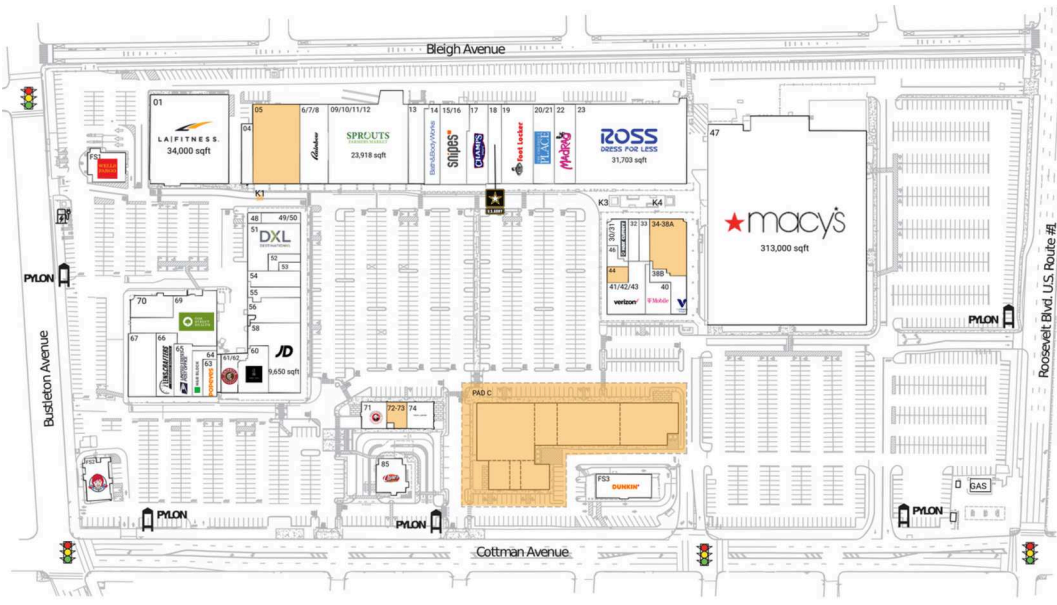
Surrounded by dense population of 329,000+ people within 119,000+ households in 3 miles

Open-air center anchored by 313,000 SF Macy's and top national brands including Ross Dress for Less, LA Fitness and Chipotle drawing an estimated 17,100+ visits/day and over 6.2M annual visits (based on Creditell)

Roosevelt Mall

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Available Space

K1	144 SF
PAD C	0 SF
05	7,970 SF
34-38A	7,022 SF
44	1,200 SF
72-73	1,759 SF

Current Retailers

FS1	Wells Fargo	3,500 SF	46	Way Out	1,066 SF
FS2	Wendy's	3,271 SF	47	Macy's	313,000 SF
FS3	Dunkin'	4,620 SF	48	Rita's Italian Ice	500 SF
GAS	Philly Gas	975 SF	49/50	Claire's	1,500 SF
K3	District Gyro	144 SF	51	Destination XL	7,116 SF
K4	Key Hut	144 SF	52	Rotation	1,200 SF
01	LA Fitness	34,000 SF	53	Ben's Jewelers	600 SF
04	Yes Dental	2,373 SF	54	Wonder	3,000 SF
6/7/8	Rainbow	8,000 SF	55	UR Beautiful	2,150 SF
09/10/11/12	Sprouts Farmers Market	23,918 SF	56	2nd Street	4,500 SF
13	Easy Pickins	4,692 SF	58	JD Sports	9,650 SF
14	Bath & Body Works	4,503 SF	60	Jiang Nan	4,600 SF
15/16	Snipes	7,374 SF	61/62	Chipotle Mexican Grill	2,580 SF
17	Champs	5,750 SF	63	Popeyes	1,820 SF
18	U.S. Army	3,750 SF	64	H&R Block	2,147 SF
19	Foot Locker	8,973 SF	65	United States Post Office	3,500 SF
20/21	The Children's Place	6,000 SF	66	LensCrafters	4,240 SF
22	Madrag	6,000 SF	67	K Pot Korean BBQ & Hot Pot	6,596 SF
23	Ross Dress for Less	31,703 SF	69	Oak Street Health	10,870 SF
30/31	Hair Cuttery	2,550 SF	70	Cottman Nails Bar & Eyelash	3,296 SF
32	Lavish Nails	1,550 SF	71	Panda Express	2,400 SF
33	Edible Arrangements	1,550 SF	74	Tous Les Jours	2,500 SF
38B	The Vitamin Shoppe	3,156 SF	85	Raising Cane's	3,026 SF
40	T-Mobile	3,184 SF			
41/42/43	Verizon Wireless	5,610 SF			

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