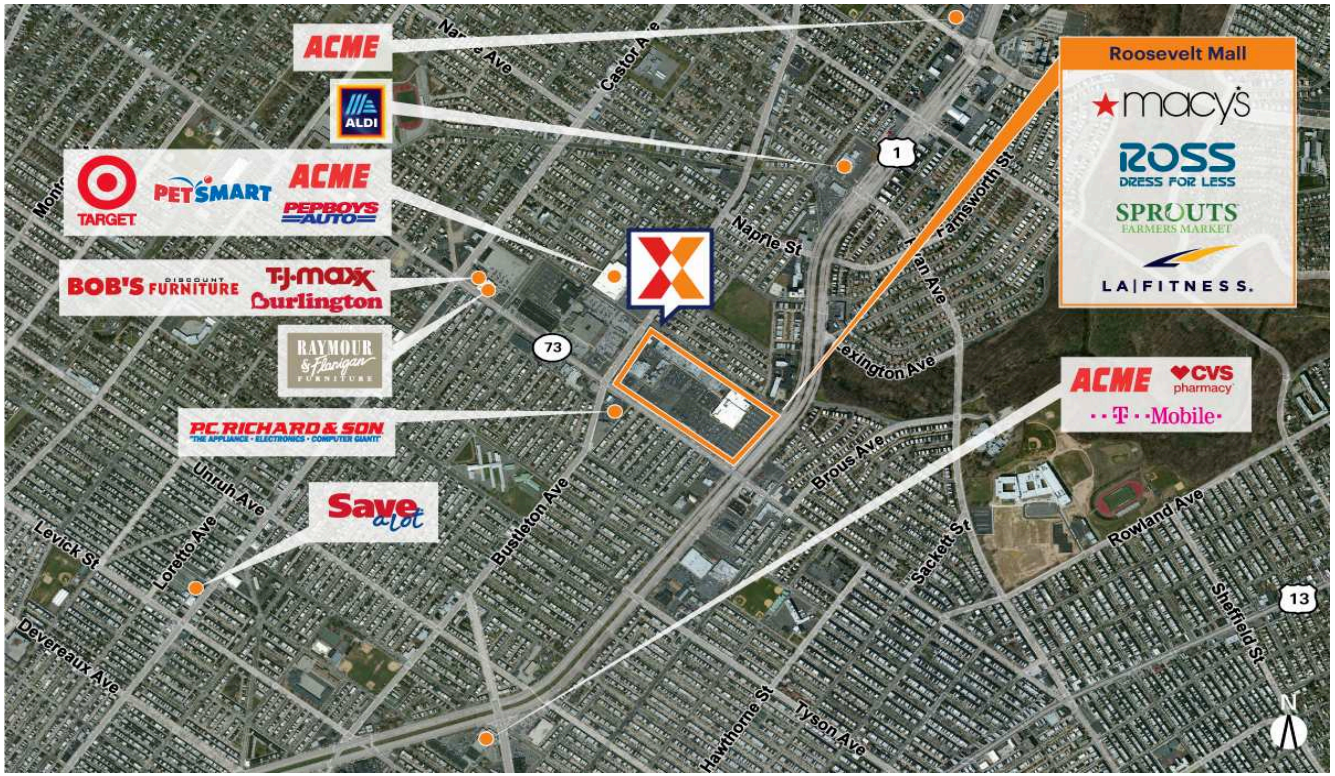
Roosevelt Mall

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
	54,595	328,081	644,620
	18,168	119,264	238,648
	$75,128	$77,867	$82,528

Commercial space strategically located in a retail hub of 2M Sq Ft in Northeast Philadelphia

Recently underwent a $41M redevelopment, completed in 2024

Open-air center anchored by 313K Sq Ft Macy's and top national brands including Sprout's Farmers Market, Ross Dress for Less, LA Fitness and Chipotle drawing an estimated 5.4M annual visits (Placer.ai 2024)

Ranked as one of the market's top three community shopping centers in terms of traffic (Placer.ai 2024)

Surrounded by dense population of 328K+ within 3-miles

Highly visible retail center from 67,000+ VPD on Roosevelt Blvd, 13K+ VPD on Cottman Ave, and 19K+ VPD on Bustleton Ave (Kalibrate 2019)

Josh Brawer (610) 834-7630 | josh.brawer@brixmor.com | BRIXMOR.com

Roosevelt Mall

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

40.0474, -75.0572
2329 Cottman Avenue | Philadelphia, PA 19149

Available Space

K1	144 SF
OPO 1	0 SF
05	7,970 SF
34-38A	7,022 SF
55	2,150 SF

Current Retailers

FS1	Wells Fargo	3,500 SF	44	Phone Fix Accessories	1,200 SF
FS2	Wendy's	3,271 SF			
FS3	Dunkin'	4,620 SF	46	Way Out	1,066 SF
GAS	Philly Gas	975 SF	47	Macy's	313,000 SF
K3	District Gyro	144 SF	48	Rita's Italian Ice	500 SF
K4	Key Hut	144 SF	49/50	Claire's	1,500 SF
01	LA Fitness	34,000 SF	51	Destination XL	7,116 SF
04	Yes Dental	2,373 SF	52	Rotation	1,200 SF
6/7/8	Rainbow	8,000 SF	53	Ben's Jewelers	600 SF
09/10/11/12	Sprouts Farmers Market	23,918 SF	54	Wonder	3,000 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
			61/62	Chipotle Mexican Grill	2,580 SF
15/16	Snipes	7,374 SF			
17	Kids Foot Locker	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			
32	Lavish Nails	1,550 SF	70	Cottman Nails Bar & Eyelash	3,296 SF
33	Edible Arrangements	1,550 SF	71	Panda Express	2,400 SF
38B	The Vitamin Shoppe	3,156 SF	72-73	ChiCha San Chen	1,759 SF
			74	Tous Les Jours	2,500 SF
40	T-Mobile	3,184 SF	85	Raising Cane's	3,026 SF
41/42/43	Verizon Wireless	5,610 SF			

BRIXMOR

Josh Brawer (610) 834-7630 | josh.brawer@brixmor.com | BRIXMOR.com