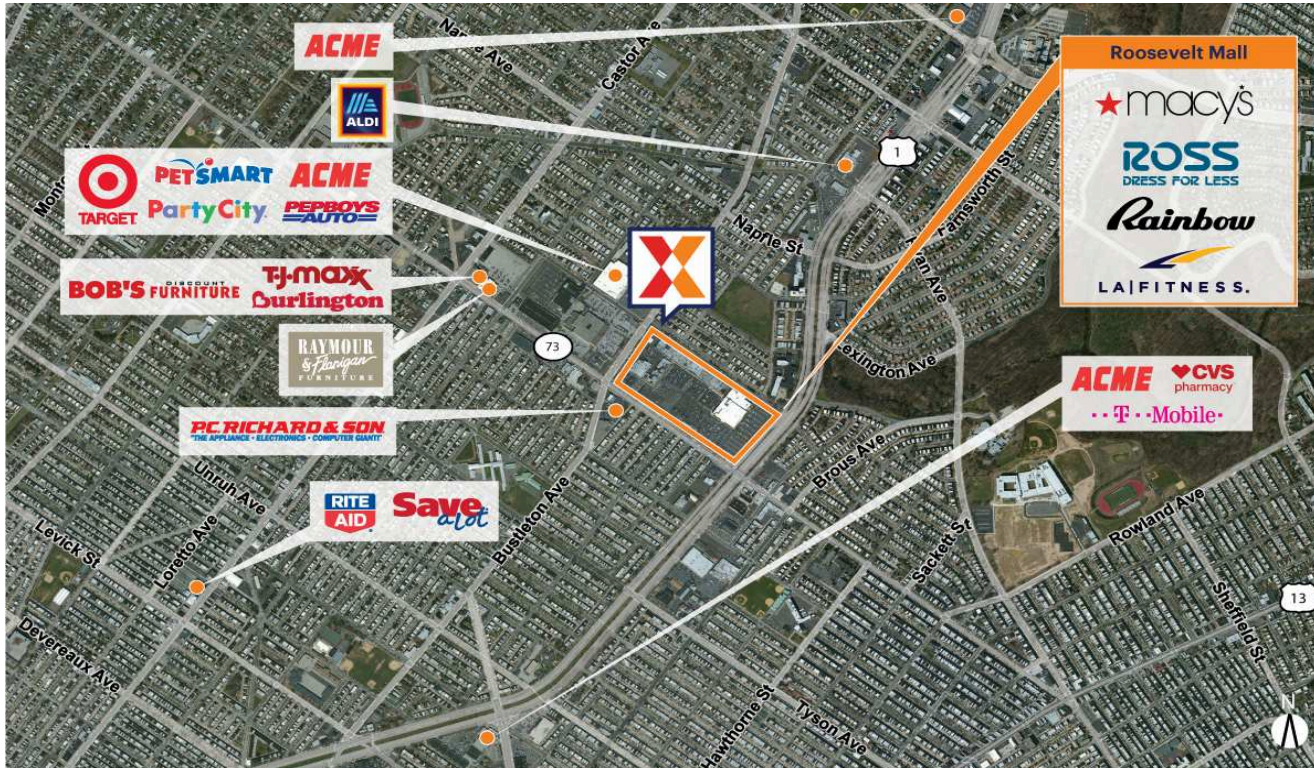


Roosevelt Mall

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

40.0474, -75.0572

2329 Cottman Avenue | Philadelphia, PA 19149



Center Size: 581,405 SF



Demographics	1 Mile	3 Mile	5 Mile
	49,340	306,618	618,218
	17,823	112,706	226,140
	\$65,033	\$67,961	\$72,244

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 50,000+ VPD on Roosevelt Blvd, 23,000+ VPD on Cottman Ave and 19,000+ VPD on Bustleton Ave

Surrounded by dense population of 306,000+ people within 112,000+ households in 3 miles

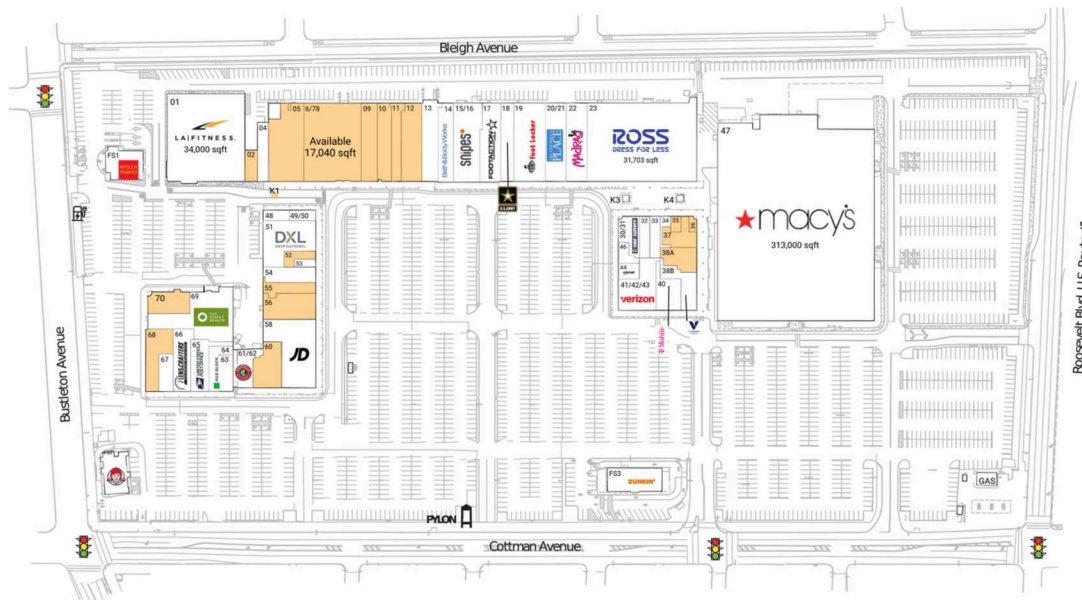
Open-air center anchored by 313,000 SF Macy's and top national brands including Ross Dress for Less, LA Fitness, Chipotle and The Children's Place drawing an estimated 18,400+ visits/day and over 6.4M annual visits (based on CreditIntell)

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Available Space

K1	144 SF
02	1,370 SF
05	7,970 SF
6/78	17,040 SF
09	4,643 SF
10	4,050 SF
11	2,850 SF
12	6,000 SF
35	600 SF
36	450 SF
37	2,750 SF
38A	2,793 SF
52	1,200 SF
55	2,150 SF
56	4,500 SF
60	4,600 SF
68	4,600 SF
70	3,296 SF

Current Retailers

FS1	Wells Fargo	3,500 SF	38B	The Vitamin Shoppe	3,156 SF
FS2	Wendy's	3,271 SF	40	T-Mobile	3,184 SF
FS3	Dunkin'	4,620 SF	41/42/43	Verizon Wireless	5,610 SF
GAS	Philly Gas	975 SF	44	Cricket	1,200 SF
K3	District Gyro	144 SF	46	Way Out	1,066 SF
K4	Key Hut	144 SF	47	Macy's	313,000 SF
01	LA Fitness	34,000 SF	48	Rita's Italian Ice	500 SF
04	Yes Dental	2,373 SF	49/50	Claire's	1,500 SF
13	Easy Pickins	4,692 SF	51	Destination XL	7,116 SF
14	Bath & Body Works	4,503 SF	53	Ben's Jewelers	600 SF
15/16	Snipes	7,374 SF	54	Glitter Inc.	3,000 SF
17	Footaction	5,750 SF	58	JD Sports	9,650 SF
18	U.S. Army	3,750 SF	61/62	Chipotle Mexican Grill	2,580 SF
19	Foot Locker	8,973 SF	63	Popeyes	1,820 SF
20/21	The Children's Place	6,000 SF	64	H&R Block	2,147 SF
22	Madrag	6,000 SF	65	United States Post Office	3,500 SF
23	Ross Dress for Less	31,703 SF	66	LensCrafters	4,240 SF
30/31	Hair Cuttery	2,550 SF	67	K Pot Korean BBQ & Hot Pot	1,996 SF
32	Lavish Nails	1,550 SF	69	Oak Street Health	10,870 SF
33	Edible Arrangements	1,550 SF			
34	My Salon Suites	400 SF			

1001