

Roosevelt Mall

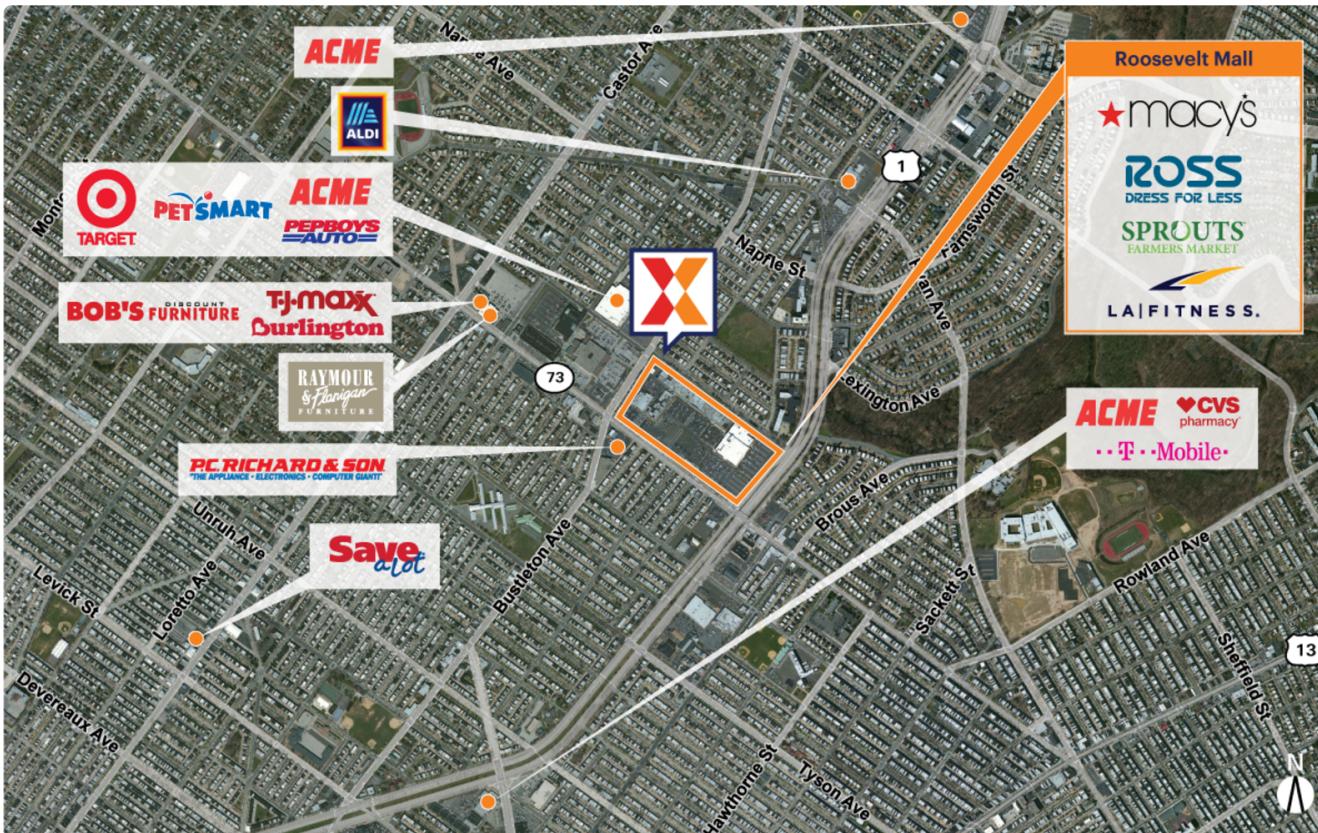
2329 Cottman Avenue | Philadelphia, PA 19149

Philadelphia County

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

601,111 Sq Ft

40.0473, -75.0562



Demographics	1 Mile	3 Miles	5 Miles
Population	53,308	322,505	630,410
Daytime Pop.	37,492	230,183	516,160
Households	17,729	117,251	233,252
Income	\$85,722	\$86,003	\$91,134

Source: Synergos Technologies, Inc. 2024

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)



Roosevelt Mall

2329 Cottman Avenue | Philadelphia, PA 19149

Philadelphia County

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

601,111 Sq Ft

40.0473, -75.0562



This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1001

Available Spaces

05	13,308 Sq Ft	49/50	1,500 Sq Ft	360°
34	7,022 Sq Ft			

Current Tenants

Space size listed in square feet

01	LA Fitness	34,000	54	Wonder	3,000
01-II	Speed Petroleum	900	55	UR Beautiful	2,150
04	Yes Dental	2,373	56	2nd Street USA	4,500
6/7/8	Rainbow Shops	8,000	58	JD Sports	9,650
09	Sprouts Farmers Market	23,918	60	AFC Urgent Care	4,600
			61/62	Chipotle Mexican Grill	2,580
13	Easy Pickins	4,692	63	Popeyes Louisiana Kitchen	1,820
14	Bath & Body Works	4,503	64	H&R Block	2,147
15/16	Snipes	7,374	65	United States Postal Service	3,500
17	Kids Foot Locker	5,750	66	LensCrafters	4,240
18	Armed Forces Recruiting	3,750	67	KPOT Korean BBQ & Hot Pot	6,596
19	Foot Locker	8,973	68	Oak Street Health	10,870
20/21	The Children's Place	6,000	69	Cottman Nails Bar & Eyelash	3,296
22	MadRag	6,000	70	Edible Arrangements	2,500
23	Ross Dress for Less	31,703	71	Occupied	3,500
30/31	Hair Cuttery	2,550	72	Wells Fargo	3,271
32	Lavish Nails	1,550	73	FS2 Wendy's	4,620
33	Edible Arrangements	1,550	74	FS3 Dunkin'	3,026
38B	The Vitamin Shoppe	3,156	75	FS4 Raising Cane's	144
40	T-Mobile	3,184	76	K3 District Gyro	144
44	Phone Fix & Gadgets	1,200	77	K4 Key Hut	860
46	Way Out	1,066	78	OFFC Office	1759
47	Macy's	313,000	79	PAD Panda Express	2,500
48	Rita's Water Ice	500	80	PAD A ChiCha San Chen	6,000
51	DXL Men's Apparel	7,116	81	PAD B Tous les Jours	5,000
52	Rotation	1,200	82	PAD C2 Victoria's Secret	144
53	Ben's Jewelers	600	83	PAD C3 LOFT	144

