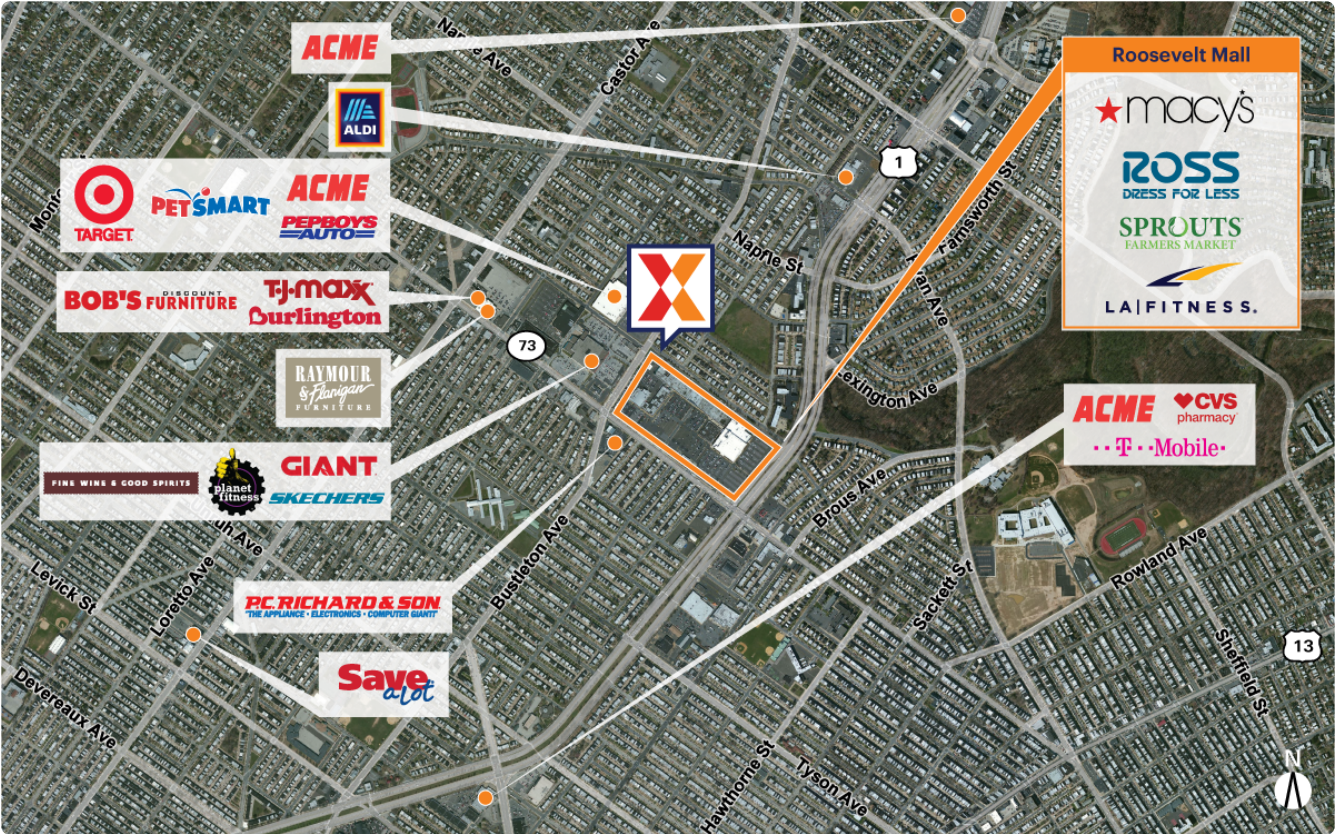


Roosevelt Mall

2329 Cottman Avenue | Philadelphia, PA 19149

Philadelphia County Philadelphia-Camden-Wilmington, PA-NJ-DE-MD 590,548 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 6.2M annual visits (Placer.ai, 2025)

Ranked as one of the market's top three community shopping centers in terms of traffic (Placer.ai, 2025)

Surrounded by dense population of 322K+ within 3-miles

Highly visible retail center from 67,000+ VPD on Roosevelt Blvd, 25K+ VPD on Cottman Ave, and 19K+ VPD on Bustleton Ave (Kalibrate, 2021)



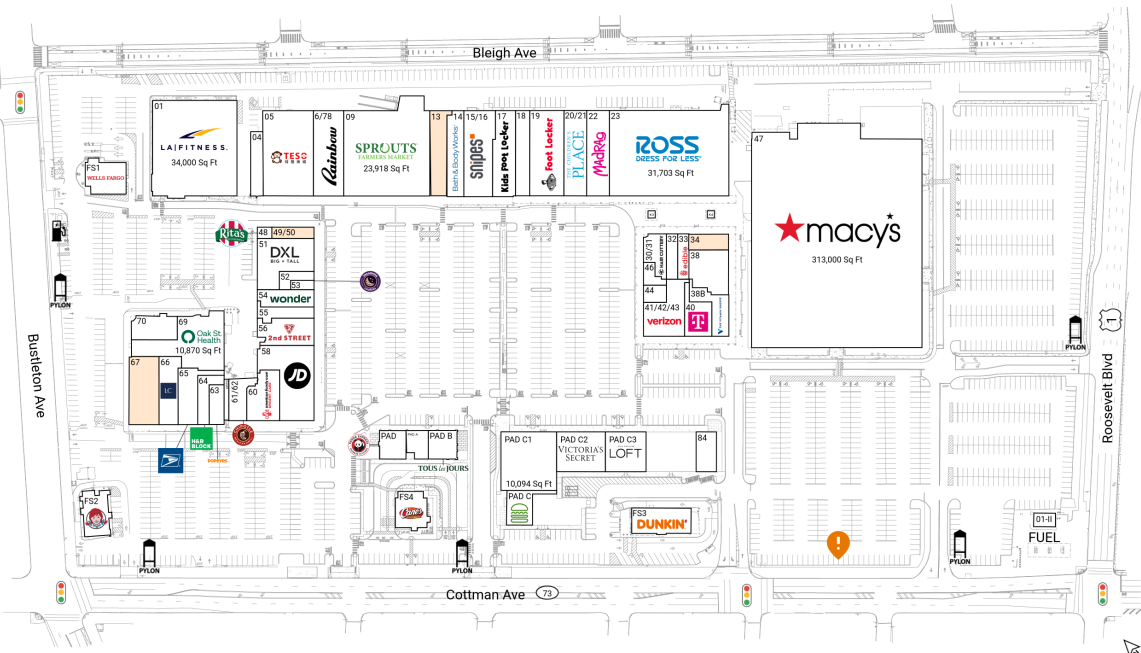
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Available Spaces

13	4,692 Sq Ft	67	6,596 Sq Ft
34	2,231 Sq Ft	OPO 1	0 Sq Ft
49/50	1,500 Sq Ft		

Current Tenants

Space size listed in square feet

01	LA Fitness	34,000	51	DXL Men's Apparel	7,116
01-II	Speed Petroleum	900	52	Insomnia Cookies	1,200
04	Yes Dental	2,373	53	Ben's Jewelers	600
05	Teso Life	13,337	54	Wonder	3,000
6/78	Rainbow Shops	8,000	55	The Dermatology Specialists	2,150
09	Sprouts Farmers Market	23,918	56	2nd Street USA	4,500
14	Bath & Body Works	4,503	58	JD Sports	9,650
15/16	Snipes	7,374	60	AFC Urgent Care	4,600
17	Kids Foot Locker	5,750	61/62	Chipotle Mexican Grill	2,580
18	Armed Forces Recruiting	3,750	63	Popeyes Louisiana Kitchen	1,820
19	Foot Locker	8,973	64	H&R Block	2,147
20/21	The Children's Place	6,000	65	United States Postal Service	3,500
22	MadRag	6,000	66	LensCrafters	4,240
23	Ross Dress for Less	31,703	69	Oak Street Health	10,870
30/31	Hair Cuttery	2,550	70	Cottman Nails Bar & Eyelash	3,296
32	Lavish Nails	1,550	84	Occupied	2,500
33	Edible Arrangements	1,550	FS1	Wells Fargo	3,500
38	U.S. Department of Veterans Affairs	4,791	FS2	Wendy's	3,271
38B	The Vitamin Shoppe	3,156	FS3	Dunkin'	4,620
40	T-Mobile	3,184	FS4	Raising Cane's	3,026
41/42/43	Verizon Wireless	5,610	K3	Philly Halal Eats	144
44	Phone Fix & Gadgets	1,200	K4	Key Hut	144
46	Way Out	1,066	OFFC	Office	860
47	Macy's	313,000	PAD	Panda Express	2,400
48	Rita's Water Ice	500	PAD A	ChiCha San Chen	1,759
			PAD B	Tous les Jours	2,500
			PAD C1	Occupied	10,094
			PAD C2	Victoria's Secret	6,000
			PAD C3	LOFT	5,000

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.

