

NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Property Details

Owned GLA

301,209 SF

Availability

1 Suite | 1,550 SF

Parking Spaces

1,584

Overview

- Proven tenant stability with multiple retailers operating at the center for 15+ years
- Located on the former Sears catalogue operation for the entire U.S. A replica of the former Sears tower remains on site
- Located along Roosevelt Blvd, the busiest commercial highway in Philadelphia, with traffic counts over 93,000 VPD
- Benefits from proximity to major employers like Cardone Industries Headquarters (5,000 employees), Naval Support Activity Campus (5,200 employees), & Temple University (40,000 students)

Tenant Mix



Walmart

ROSS
DRESS FOR LESS

dd's
DISCOUNTS

PETSMART

OLD NAVY



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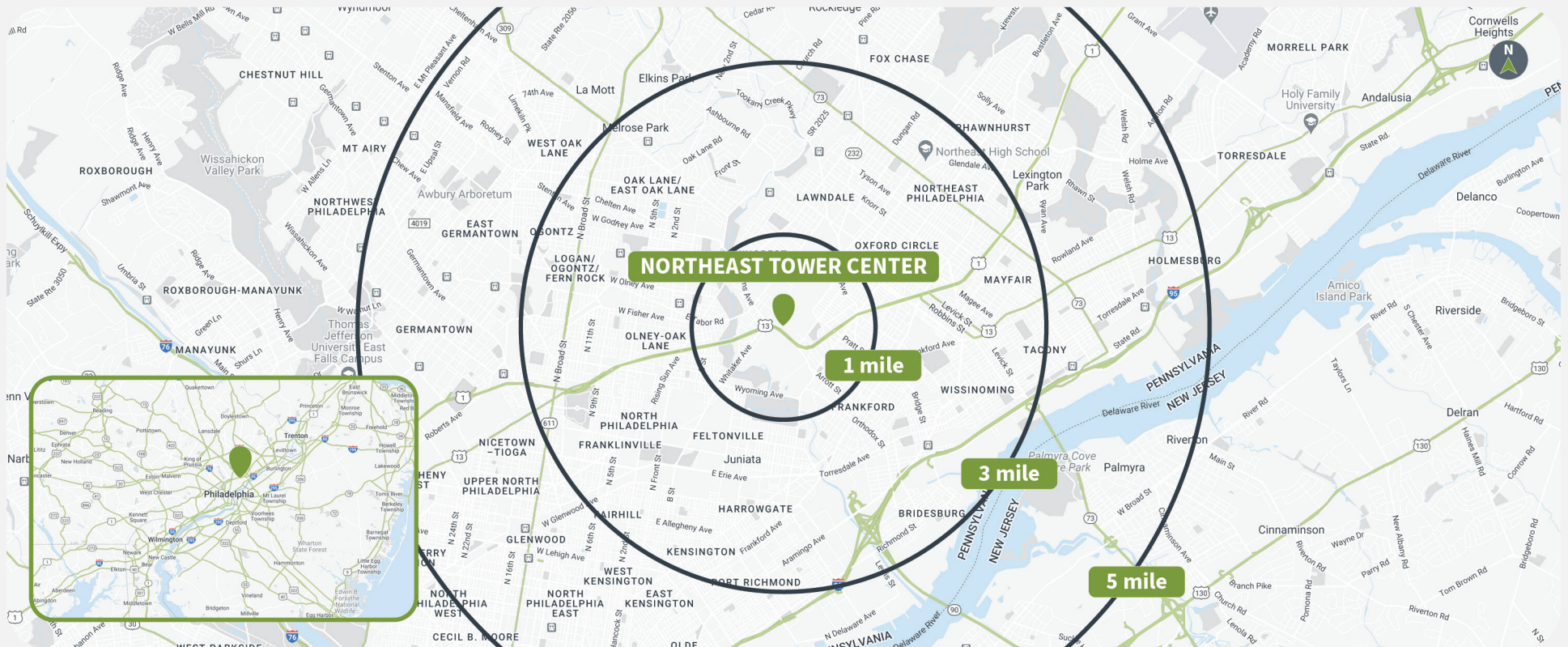
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Demographics

Source: Advan, 2024.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	40,598	28,553	13,179	\$63,165	\$51,376
3 MILES	406,042	359,833	140,134	\$62,248	\$48,119
5 MILES	841,099	799,685	311,967	\$68,105	\$52,841



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Market Aerial



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Site Plan



Suite	Tenant	GLA (SF)
5	AVAILABLE	1,550
18	WALMART	119,388
15	ROSS DRESS FOR LESS	30,187
7	DD'S DISCOUNTS	20,365
17	STAPLES	20,000
13	PETSMART	16,406
10	OLD NAVY	15,080
PAD3	NORTHEAST BUFFET	10,600
21	KID CITY	9,200
1	DOLLAR TREE	8,694
16	T-MOBILE	8,500
9	FIVE BELOW	8,500
20	HAIR BUZZ	7,488
PAD1D	XFINITY	5,000
PAD2	CHICK-FIL-A	4,927
PAD1C	AMERICA'S BEST CONTACTS	3,660
11	CHASE BANK	3,044
PAD1A	PANDA EXPRESS	2,400
4	H&R BLOCK	2,150
2	GAMESTOP	1,500
PAD1B	DOMINO'S	1,440
3	GNC	1,129
ATM	WELLS FARGO ATM	

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Learn more about Northeast Tower Center at shopcore.com/property/northeast-tower-center