

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



NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

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



NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Market Aerial



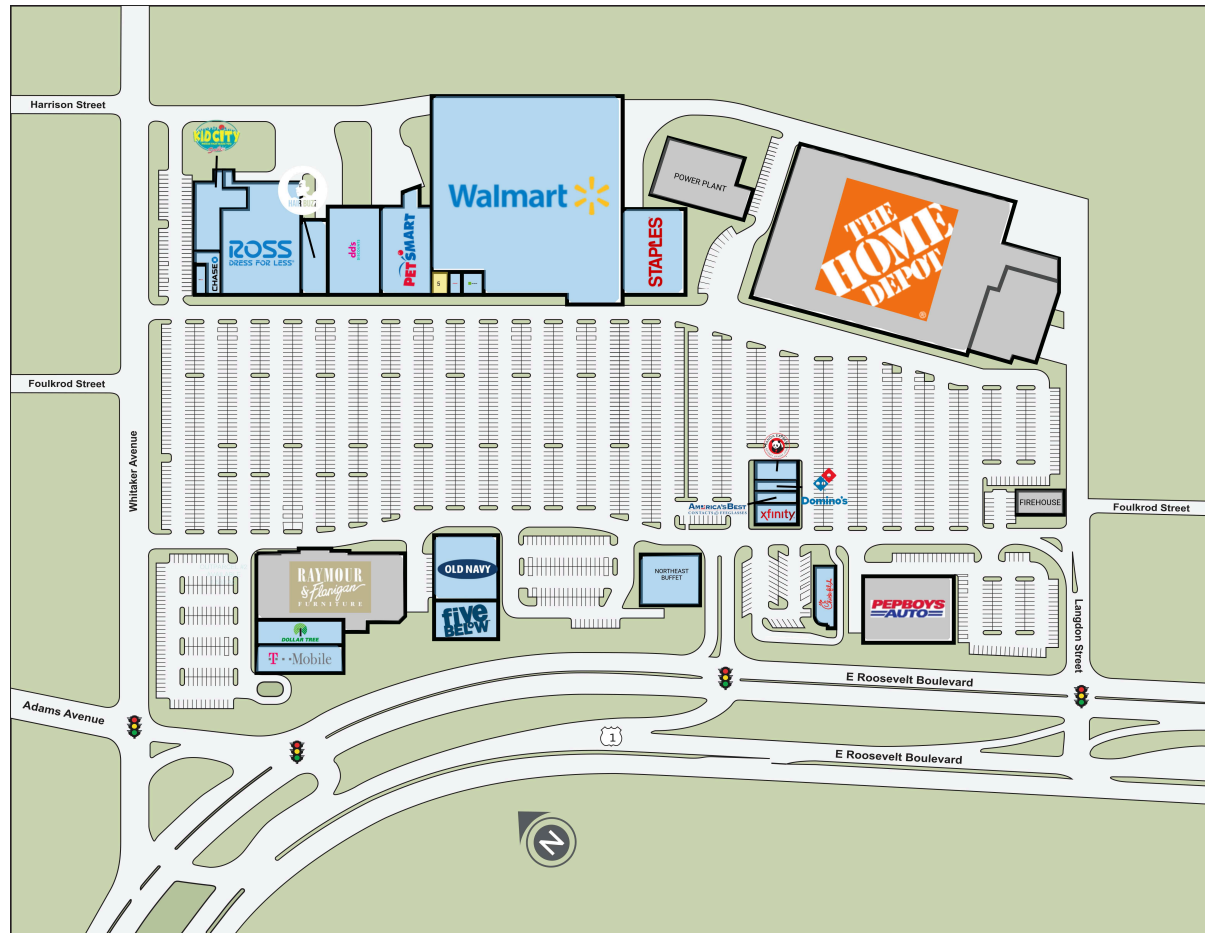
NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

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	

NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

Get in Touch with Us

Leasing

Matthew Vender

267-214-3679

mvender@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team

267-762-5331

specialtyleasing@performproperties.com

Property Management

Scott Krumm

609-678-5011

skrumm@performproperties.com



This document is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations or warranties as to any matter, including ownership of the real property depicted hereon or any part thereof, the size and nature of improvements (or that any improvements will be constructed or will continue to exist as depicted), or the identity or nature of any occupants thereof.

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