NORTHEAST TOWER CENTER

4640 ROOSEVELT BLVD | PHILADELPHIA, PA 19124

Perform Properties

Property Details

Owned GLA
301,209 SF

Availability
1 Suite | 1,550 SF

Overview

- Shadow anchored by Walmart and Home Depot, with a curated mix of retail and dining
- Strong tenant stability, with multiple retailers operating 15+ years
- Former Sears catalog hub for the U.S., featuring a preserved replica tower on site
- Positioned along Roosevelt Blvd, Philadelphia's busiest commercial corridor (93,000+ VPD)
- Near major employment drivers including Cardone Industries HQ (5,000 employees), Naval Support Activity (5,200), and Temple University (40,000 students)

Tenant Mix









For more information, contact: Sarah Jordan | 267-214-3679 | sjordan@performproperties.com

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Demographics

Source: Advan, 2025.

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1-MILE RADIUS	41,306	28,735	13,881	$70,671	$60,637
3-MILE RADIUS	408,588	320,090	144,903	$73,050	$58,733
5-MILE RADIUS	867,042	749,353	331,058	$82,293	$65,959

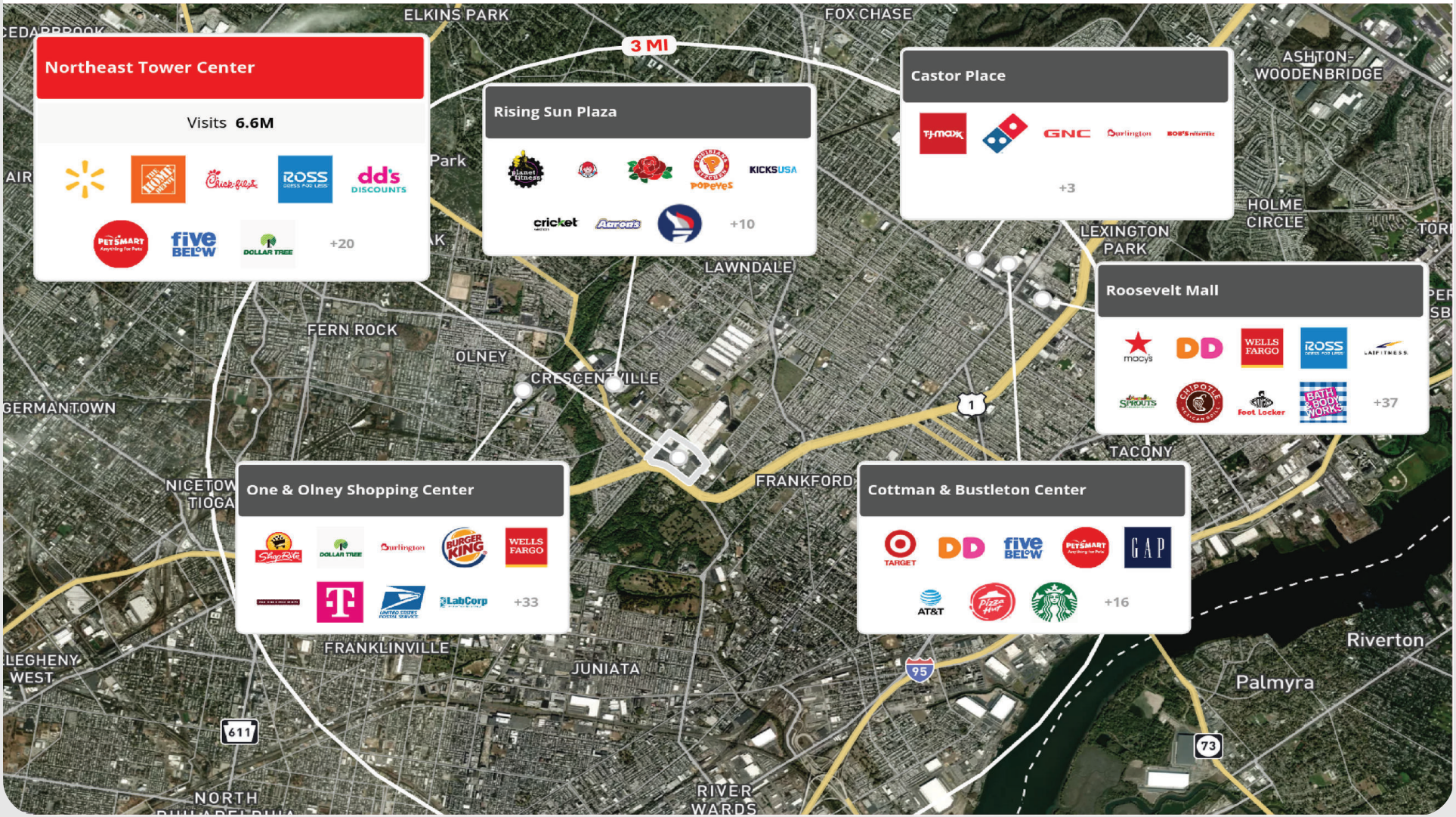


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Market Aerial



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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	HAIR BUZZ	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	SNIPES	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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Get in Touch with Us

Leasing

Sarah Jordan
267-214-3679
sjordan@performproperties.com

Pop-up & Short-term Leasing

Specialty Leasing Team
267-762-5331
specialtyleasing@performproperties.com

Property Management

Luke Majewski
201-460-3387
LMajewski@performproperties.com



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