

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



Walmart

ROSS
DRESS FOR LESS

dd's
DISCOUNTS

PETSMART

OLD NAVY



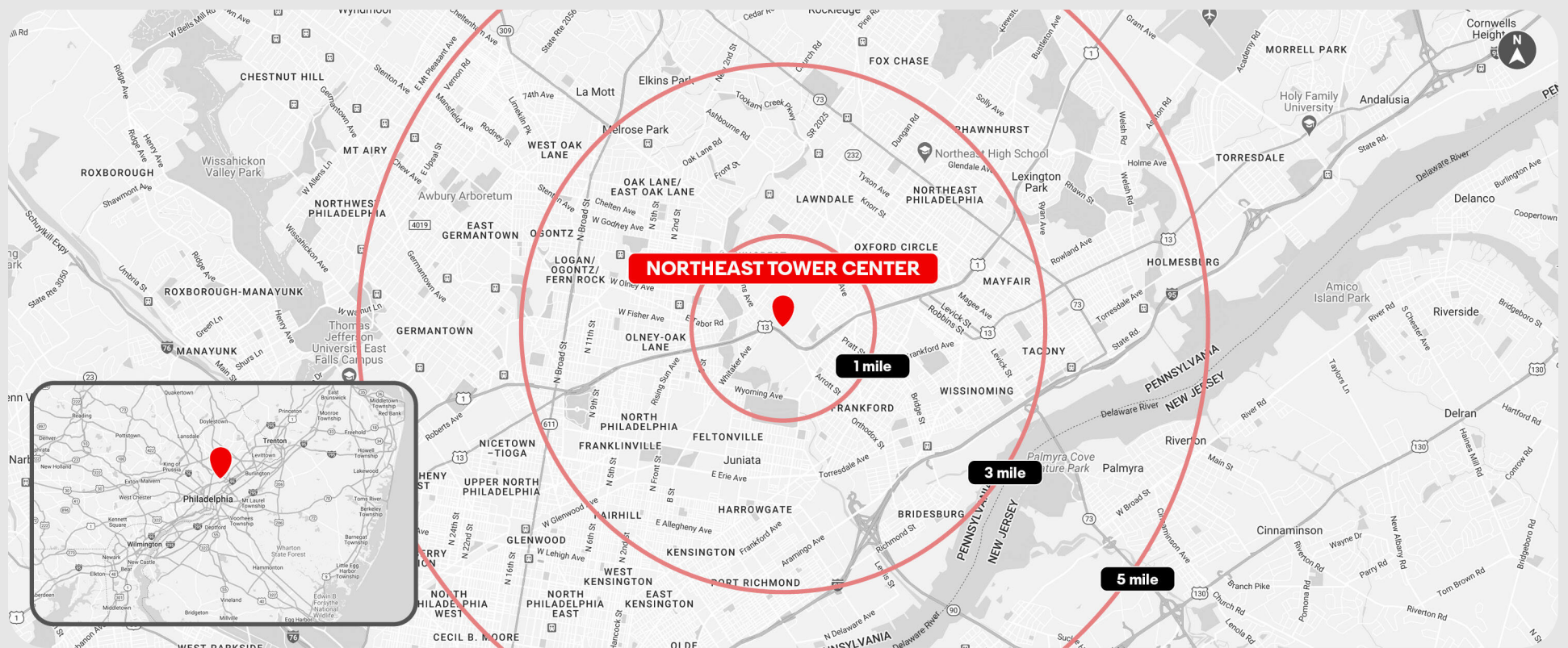
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Demographics

	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

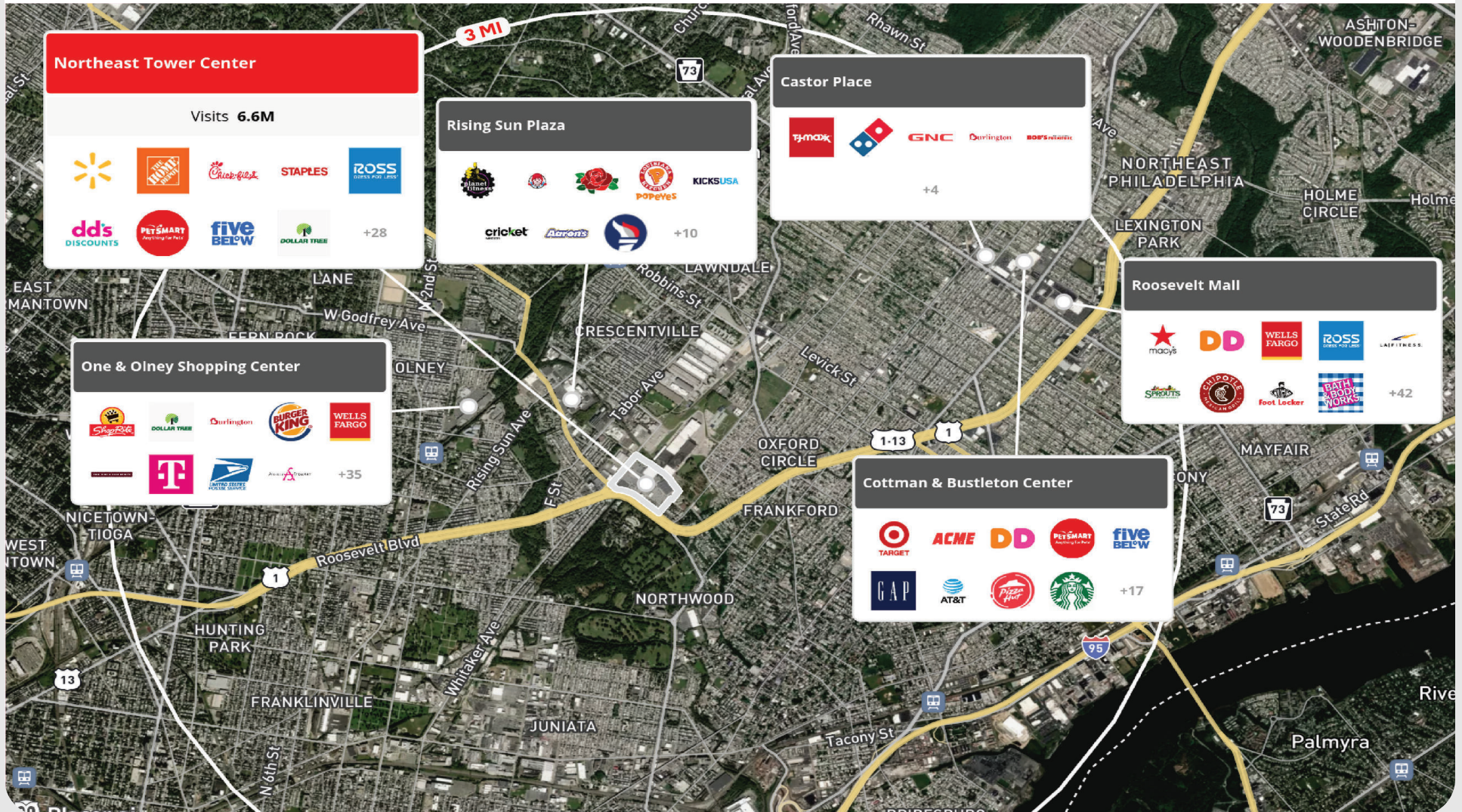


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Market Aerial



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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

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