

GRANT ACADEMY SHOPPING CENTER

3300 GRANT AVENUE

PHILADELPHIA, PA

±1,200 - 4,800 SF AVAILABLE FOR LEASE

JOIN



property highlights.

- Grocery anchored shopping center in greater Northeast Philadelphia
- Densely populated neighborhoods and strong daytime population
- Attractive rent structure and tenant fitout available
- Total GLA: ±72,803 SF

stats.

2016 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,554	184,198	464,654
EST. HOUSEHOLDS	6,980	70,976	174,593
EST. AVG. HH INCOME	\$67,074	\$65,436	T\$66,701

GRANT AVENUE TRAFFIC COUNT: 37,959 VPD *ESRI 2016



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

get in touch.

GREG JONES

office 610.825.5222
direct 610.260.2662
gjones@metrocommercial.com

MELISSA LIPPE

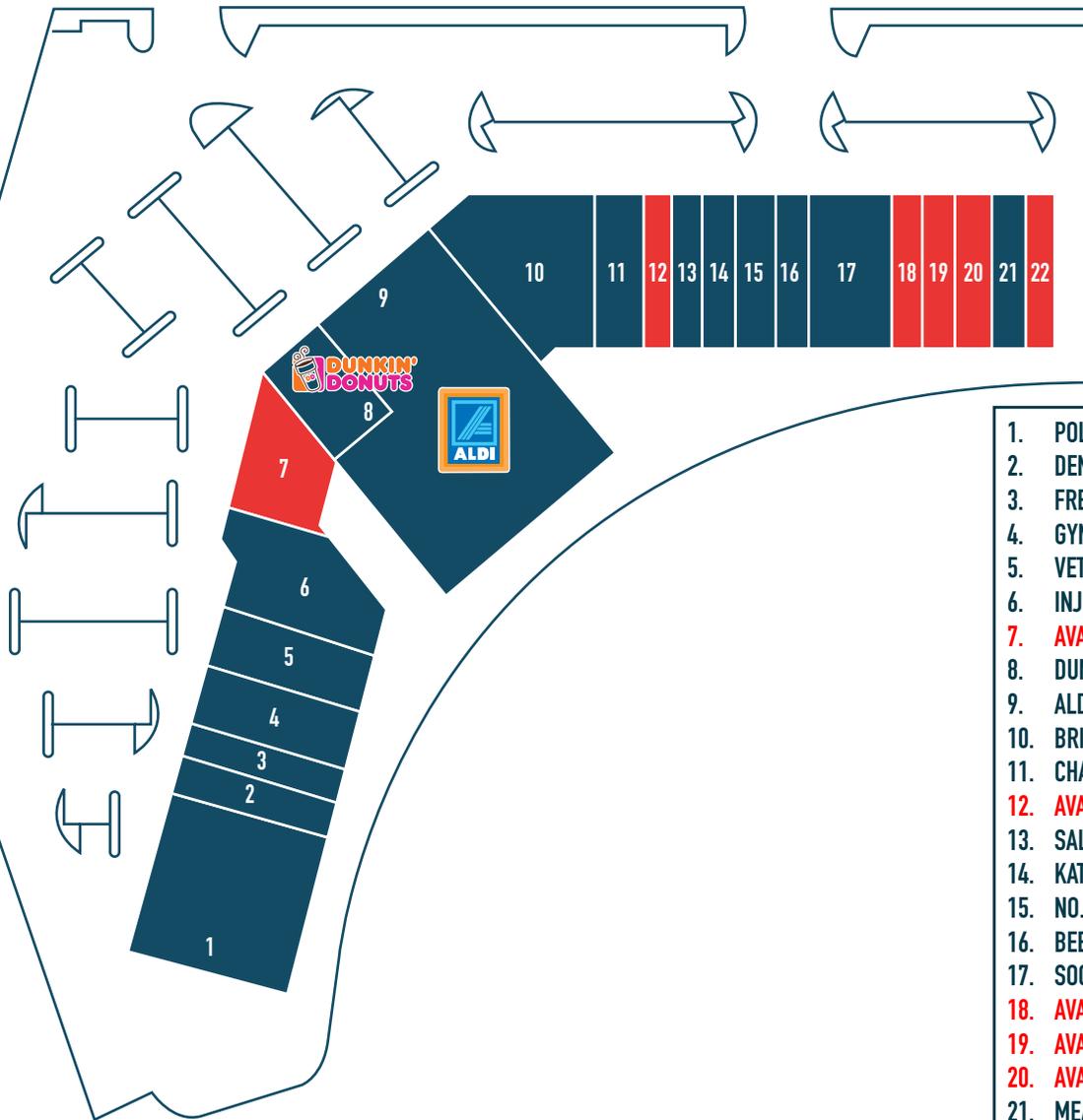
office 610.825.5222
direct 610.260.2677
mlippe@metrocommercial.com



GRANT AVENUE 37,959 VPD



ACADEMY ROAD



1.	POLICE & FEDERAL CREDIT UNION	6,400 SF
2.	DENTIST	1,600 SF
3.	FREEDOM INSURANCE	1,600 SF
4.	GYM	2,400 SF
5.	VETERINARY CLINIC	2,400 SF
6.	INJURY CARE CENTER	4,800 SF
7.	AVAILABLE	3,800 SF
8.	DUNKIN DONUTS	
9.	ALDI	15,000 SF
10.	BRICK HOUSE BAR & GRILL	6,767 SF
11.	CHAMP NUTRITION CENTER	
12.	AVAILABLE	1,600 SF
13.	SALON	
14.	KATIES NAILS	
15.	NO. 1 CHINA	
16.	BEER BOX	
17.	SOCCER POST	3,300 SF
18.	AVAILABLE	1,200 SF
19.	AVAILABLE	1,600 SF
20.	AVAILABLE	1,600 SF
21.	MEATHEADS DELI	
22.	AVAILABLE	1,200 SF

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 1.6.17

3300 GRANT AVENUE
PHILADELPHIA, PA

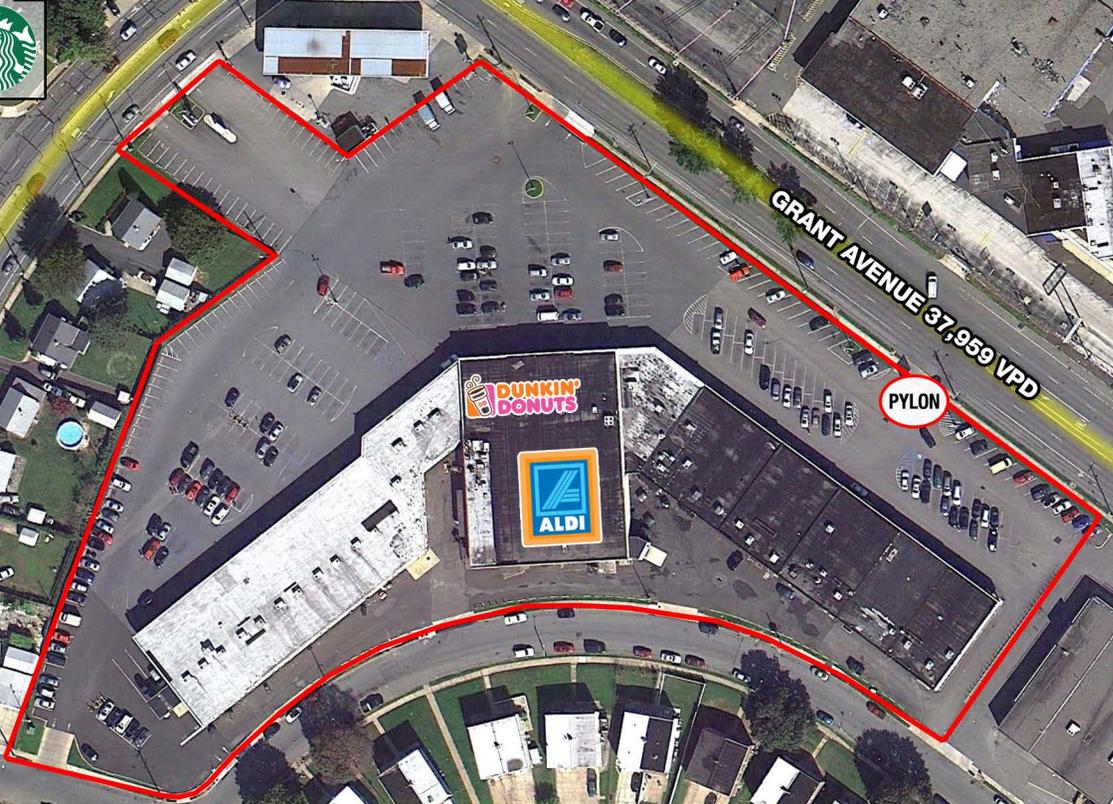




ACADEMY ROAD

GRANT AVENUE 37,959 VPD

PYLON



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 1.6.17

3300 GRANT AVENUE
PHILADELPHIA, PA





The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 1.6.17

**3300 GRANT AVENUE
PHILADELPHIA, PA**

