*Source: Placer.ai (Foot Traffic / Location Analytics)

LEVIN MANAGEMENT

RETAIL

Morrell Plaza

9910 FRANKFORD AVENUE | NE PHILADELPHIA, PA 19114

Available Spaces

12,718 SF (former Rite Aid); 1,855 SF; 2,440 SF:

2,000 SF

Broker Incentives

5% commission on leases up to 15,000 SF; 4% on leases from 15,001–40,000 SF.

Property Highlights

- 103,251-SF community shopping center anchored by a high-volume ShopRite
- **Generates nearly 2 million visits annually according to Placerai**
- Prime location in a high-traffic Northeast Philadelphia neighborhood on Frankford Avenue/Route 13
- Easy access to major roadways, including Delaware Expressway (I-95), Routes 63 & 1
- Features a diverse mix of national, regional, and local retailers and service providers
- Newest tenant additions: Al-Sham Mediterranean Restaurant and a new child daycare center
- **Average Daily Traffic:** 19,195 Frankford Avenue

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5-Mile Demographics

396,765 POPULATION

150,600 HOUSEHOLDS

$99,555 AVERAGE HH INCOME

401,582 DAYTIME POPULATION

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SITE PLAN

Tenant Roster		SF
1	Freedom Credit Union	2,000
2/3	Chunky Cheeks Kollege Too	5,200
4	The Pack & Ship Store	1,200
5	Mediterranean Restaurant	1,600
6	Supreme Nails	1,600
7	Available	2,000
9	ShopRite	62,726
10	Available (former Rite Aid)	12,718
11	Available	2,440
12	WingStop	1,636
13	Supercuts	1,227
14	Mr. Wish Bubble Tea	1,221
15	Available	1,855
16	Yamato Sushi & Hibachi	4,063
17	Dunkin	1,765

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AERIAL

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GALLERY

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SITE PLAN

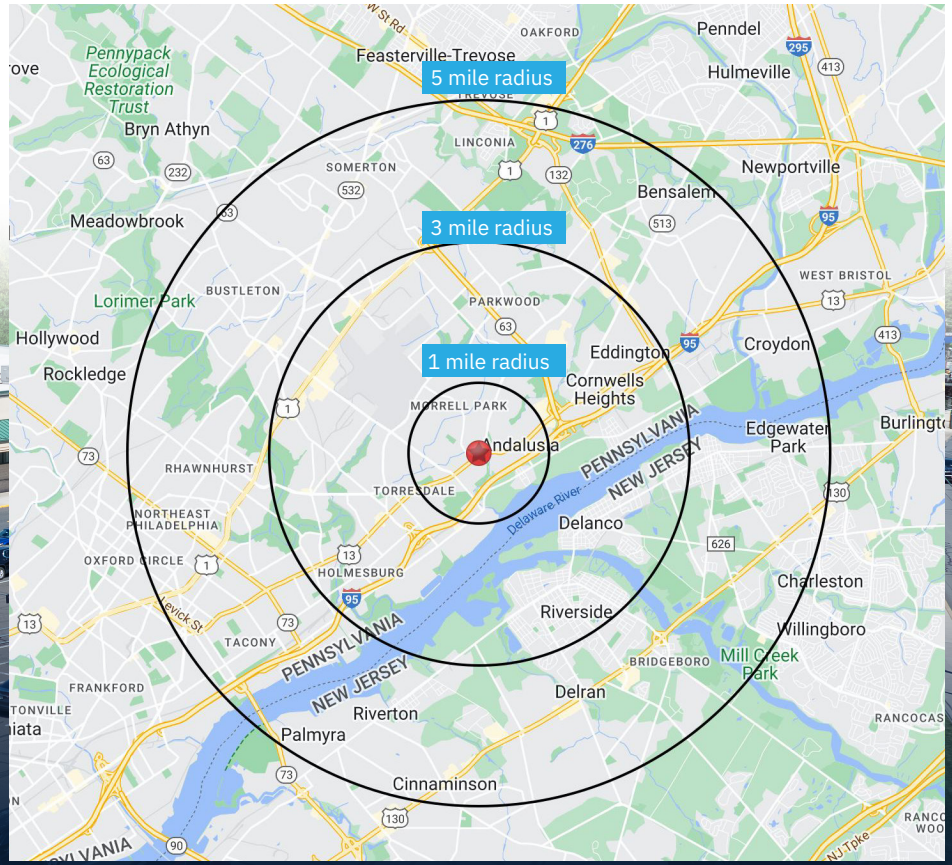
2010-2020 Census | 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,764	128,276	396,765
Households	8,159	50,476	150,600
Average Household Income	$103,460	$100,810	$99,555
Projected Average Household Income (2030)	$101,055	$98,818	$98,046
Median Household Income	$77,514	$76,584	$75,443
Total Businesses	444	3,923	13,446
Total Employees	4,735	46,331	129,410
Daytime Population	19,689	115,518	401,582
Total Annual Household Expenditure	$802.76 M	$4.88 B	$14.61 B
HH Income $200K or more	744	4,491	13,447
College Degree + (Bachelor Degree or Higher)	4,364	26,214	80,945

Source: sitesusa.com

2M
visits annually*

8.59
visit frequency*

29 min
avg. visit duration*



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MARKET AERIAL

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Our Vision, *Stronger.*

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