

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

2M

visits annually*

8.59

visit frequency*

29 min

avg. visit duration*

Retailers

ShopRite



DUNKIN'

SUPERCUTS®

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RETAIL

Morrell Plaza

9910 FRANKFORD AVENUE | NE PHILADELPHIA, PA 19114

Available Spaces

12,718 SF (former Rite Aid); 1,200 SF; 1,855 SF; 2,440 SF

2,000 SF - 2nd gen restaurant

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	Available	1,200
5	Mediterranean Restaurant	1,600
6	Supreme Nails	1,600
7	Available - 2nd gen restaurant	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

12,718 SF
Available

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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

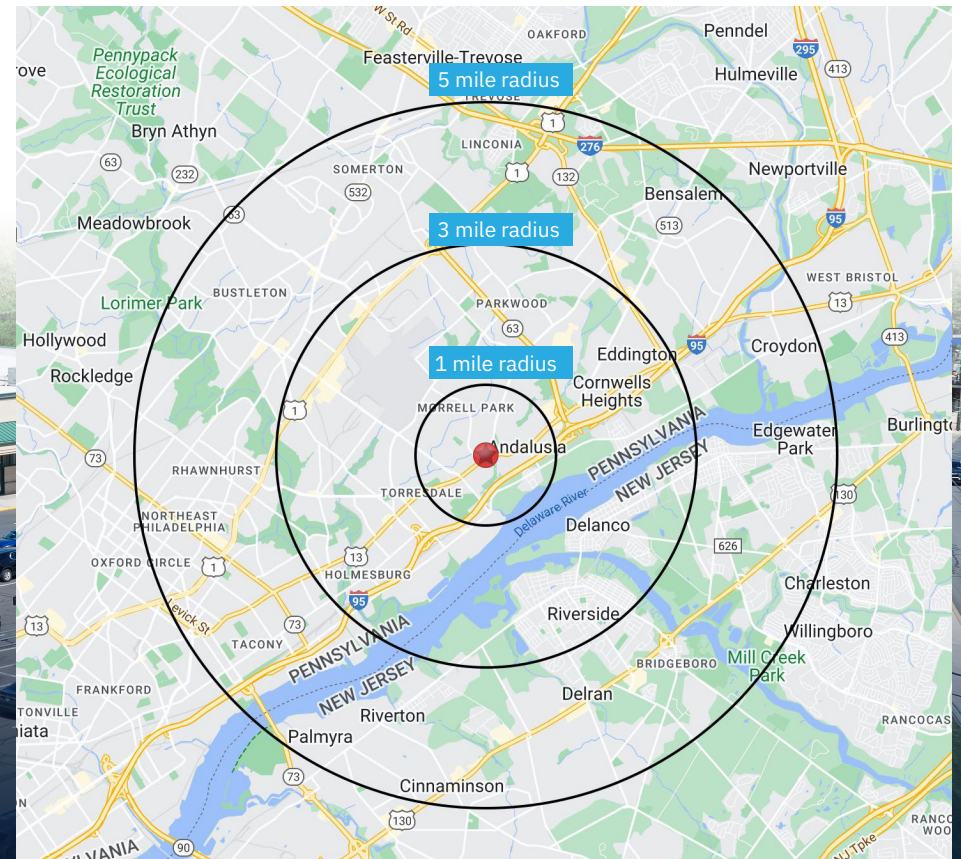
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MARKET AERIAL





Our History is Strong.
Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agents

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