

Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT



1.9M visits annually
8.73 visit frequency
29 min avg. duration

*Property Data by Placer.ai



Available Spaces

1,855; 1,200 SF - Available now
2,000, 2,440 SF 2nd Gen Restaurant - coming available
12,718 SF - Rite Aid Space Coming available

Property Highlights

- **103,251-SF** community shopping center anchored by a high-volume ShopRite
- Generates **1.9 million visits annually**, with **1.68 million repeat shoppers***
[Visits Growth: YoY +0.6% | Yo2Y +2.8% | Yo3Y +7.6%]
- **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 addition:** Al-Sham Mediterranean Restaurant and a new child daycare center coming soon!
- **Attractive Co-broker incentive: 5% commission up to 15K SF**

Retailers



Average Daily Traffic

19,195 | Frankford Avenue/PA US 13
19,924 | PA US 1
12,474 | Grant Avenue

Demographics

5-mile radius



376,334
POPULATION



149,610
HOUSEHOLDS



\$111,155
AVERAGE HH INCOME



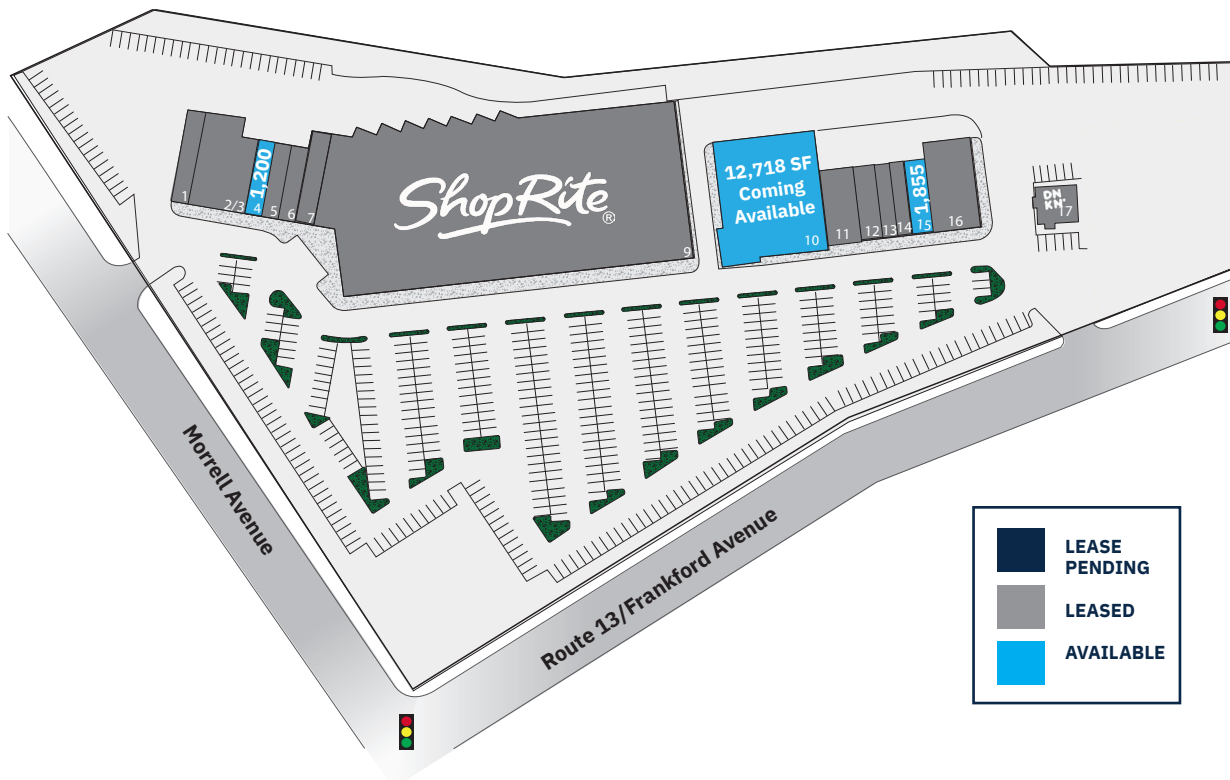
175,274
DAYTIME POPULATION

Source: sitesusa.com

Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

SITE PLAN



TENANT ROSTER

SF

1	Freedom Credit Union	2,000
2/3	Chunky Cheeks College Too <i>Opening Soon!</i>	5,200
4	Available	1,200
5	Mediterranean Restaurant <i>Opening Soon!</i>	1,600
6	Supreme Nails	1,600
7	Pizza Restaurant <i>Coming Available</i>	2,000
9	ShopRite	62,726
10	Rite Aid <i>Coming Available</i>	12,718
11	T-Mobile <i>Coming Available</i>	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

Morrell Plaza

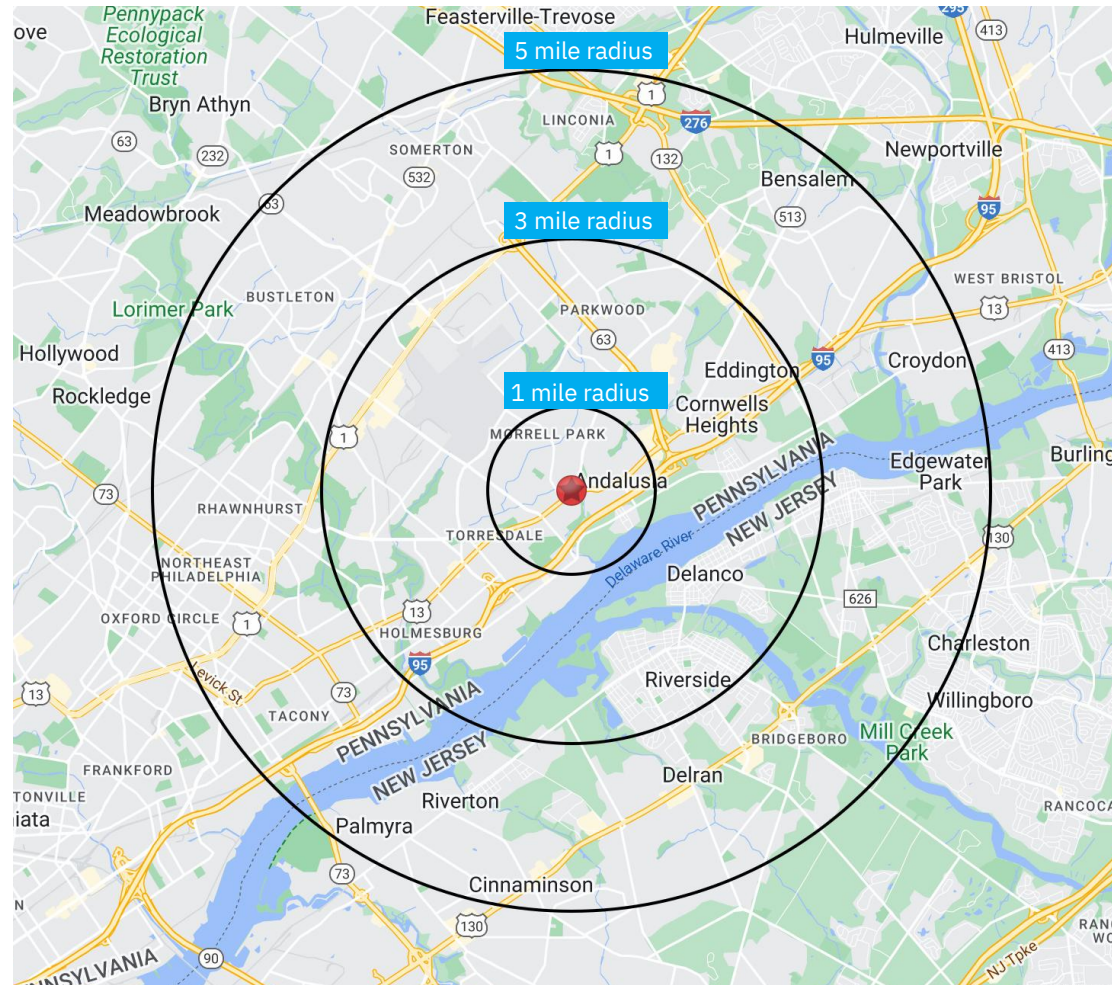
9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT

DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	19,126	124,342	376,334
Households	8,200	50,764	149,610
Average Household Income	\$123,448	\$113,652	\$111,155
Projected Average Household Income (2028)	\$140,594	\$129,100	\$128,503
Median Household Income	\$82,292	\$77,817	\$76,395
Total Businesses	432	3,748	12,915
Total Employees	4,743	44,474	126,742
Daytime Population	7,392	61,364	175,274
Total Annual Household Expenditure	\$675.48 M	\$3.91 B	\$11.34 B
HH Income \$200K or more	834	4,852	14,085
College Degree + (Bachelor Degree or Higher)	3,956	26,111	79,870

Source: sitesusa.com



Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT



Morrell Plaza

9910 FRANKFORD AVENUE | NORTHEAST PHILADELPHIA, PA 19114

LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

NICOLE ANDEROCCHI

Leasing Representative

t. 908.226.5296 m. 610.290.6066

nanderocci@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS