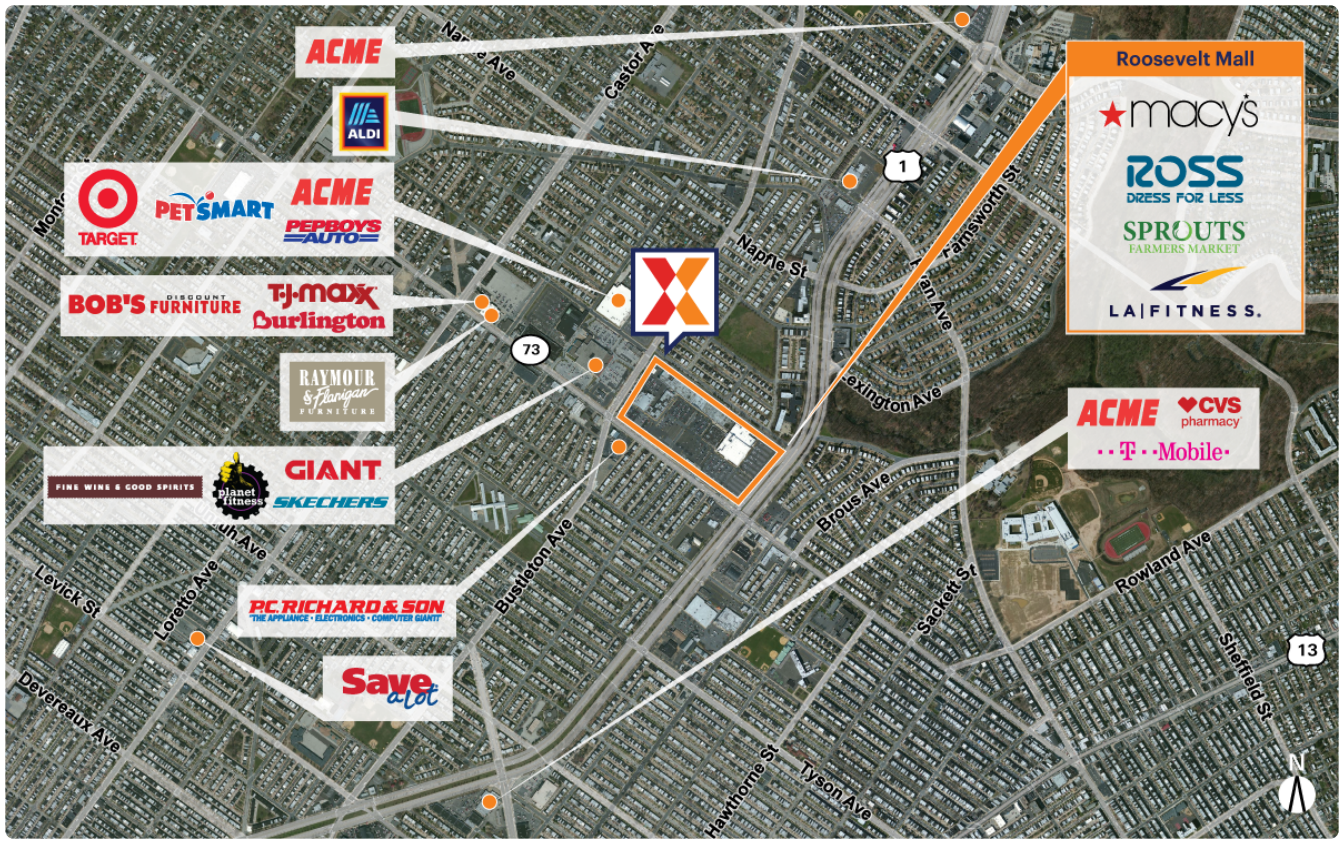
Roosevelt Mall

2329 Cottman Avenue | Philadelphia, PA 19149

40.0473, -75.0562

Philadelphia County | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 590,548 Sq Ft





Demographics	1 Mile	3 Miles	5 Miles
Population	53,308	322,505	630,410
Daytime Pop.	37,492	230,183	516,160
Households	17,729	117,251	233,252
Income	$85,722	$86,003	$91,134

Source: Synergos Technologies, Inc. 2024

Commercial space strategically located in a retail hub of 2M Sq Ft in Northeast Philadelphia

Recently underwent a $41M redevelopment, completed in 2024

Open-air center anchored by 313K Sq Ft Macy's and top national brands including Sprout's Farmers Market, Ross Dress for Less, LA Fitness and Chipotle drawing an estimated 6.2M annual visits (Placer.ai, 2025)

Ranked as one of the market's top three community shopping centers in terms of traffic (Placer.ai, 2025)

Surrounded by dense population of 322K+ within 3-miles

Highly visible retail center from 67,000+ VPD on Roosevelt Blvd, 25K+ VPD on Cottman Ave, and 19K+ VPD on Bustleton Ave (Kalibrate, 2021)



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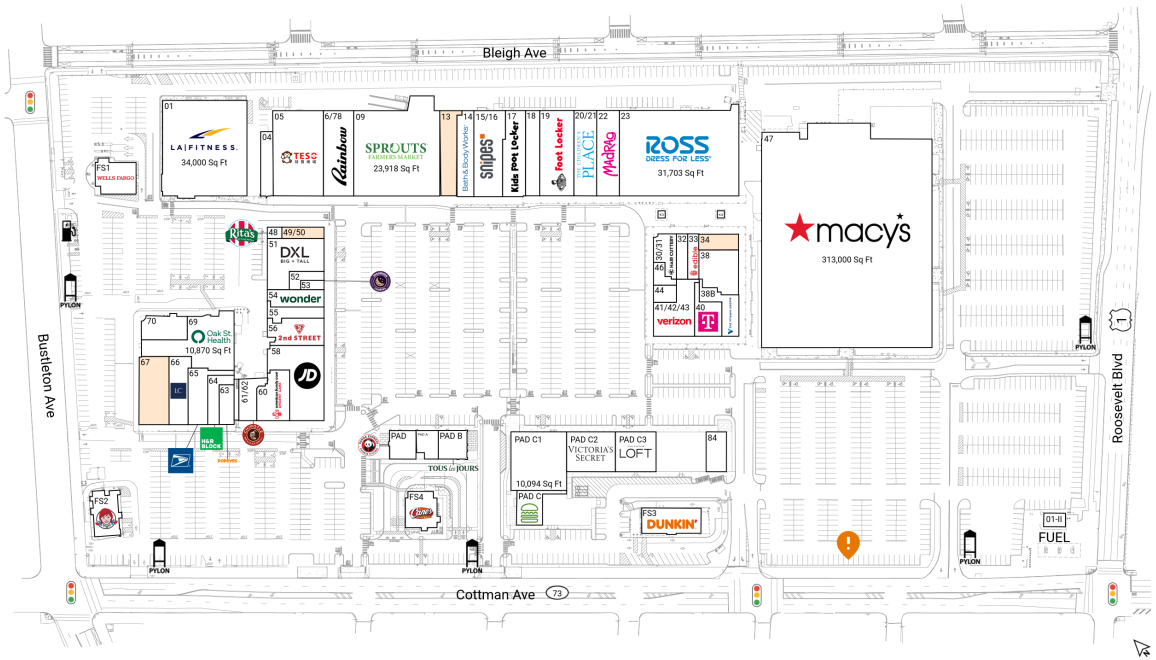
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Roosevelt Mall

Philadelphia County | Philadelphia-Camden-Wilmington, PA-NJ-DE-MD | 590,548 Sq Ft

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Available Spaces

13	4,692 Sq Ft	67	6,596 Sq Ft
34	2,231 Sq Ft	OPO 1	0 Sq Ft
49/50	1,500 Sq Ft 360°		

Current Tenants

Space size listed in square feet

01	LA Fitness	34,000
01-II	Speed Petroleum	900
04	Yes Dental	2,373
05	Teso Life	13,337
6/78	Rainbow Shops	8,000
09	Sprouts Farmers Market	23,918
14	Bath & Body Works	4,503
15/16	Snipes	7,374
17	Kids Foot Locker	5,750
18	Armed Forces Recruiting	3,750
19	Foot Locker	8,973
20/21	The Children's Place	6,000
22	MadRag	6,000
23	Ross Dress for Less	31,703
30/31	Hair Cuttery	2,550
32	Lavish Nails	1,550
33	Edible Arrangements	1,550
38	U.S. Department of Veterans Affairs	4,791
38B	The Vitamin Shoppe	3,156
40	T-Mobile	3,184
41/42/43	Verizon Wireless	5,610
44	Phone Fix & Gadgets	1,200
46	Way Out	1,066
47	Macy's	313,000
48	Rita's Water Ice	500
51	DXL Men's Apparel	7,116
52	Insomnia Cookies	1,200
53	Ben's Jewelers	600
54	Wonder	3,000
55	The Dermatology Specialists	2,150
56	2nd Street USA	4,500
58	JD Sports	9,650
60	AFC Urgent Care	4,600
61/62	Chipotle Mexican Grill	2,580
63	Popeyes Louisiana Kitchen	1,820
64	H&R Block	2,147
65	United States Postal Service	3,500
66	LensCrafters	4,240
69	Oak Street Health	10,870
70	Cottman Nails Bar & Eyelash	3,296
84	Occupied	2,500
FS1	Wells Fargo	3,500
FS2	Wendy's	3,271
FS3	Dunkin'	4,620
FS4	Raising Cane's	3,026
K3	Philly Halal Eats	144
K4	Key Hut	144
OFFC	Office	860
PAD	Panda Express	2,400
PAD A	ChiCha San Chen	1,759
PAD B	Tous les Jours	2,500
PAD C1	Occupied	10,094
PAD C2	Victoria's Secret	6,000
PAD C3	LOFT	5,000

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1001



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