

BLUE GRASS PLAZA PHILADELPHIA, PA

2417 WELSH ROAD

±1,600 - 3,000 SF AVAILABLE FOR LEASE (SECOND GENERATION RESTAURANT)

PHILADELPHIA MSA

JOIN



NETCOST AND DOLLAR GENERAL ANCHORED CENTER STRATEGICALLY LOCATED IN THE HEART OF NORTHEAST PHILADELPHIA



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get in touch.

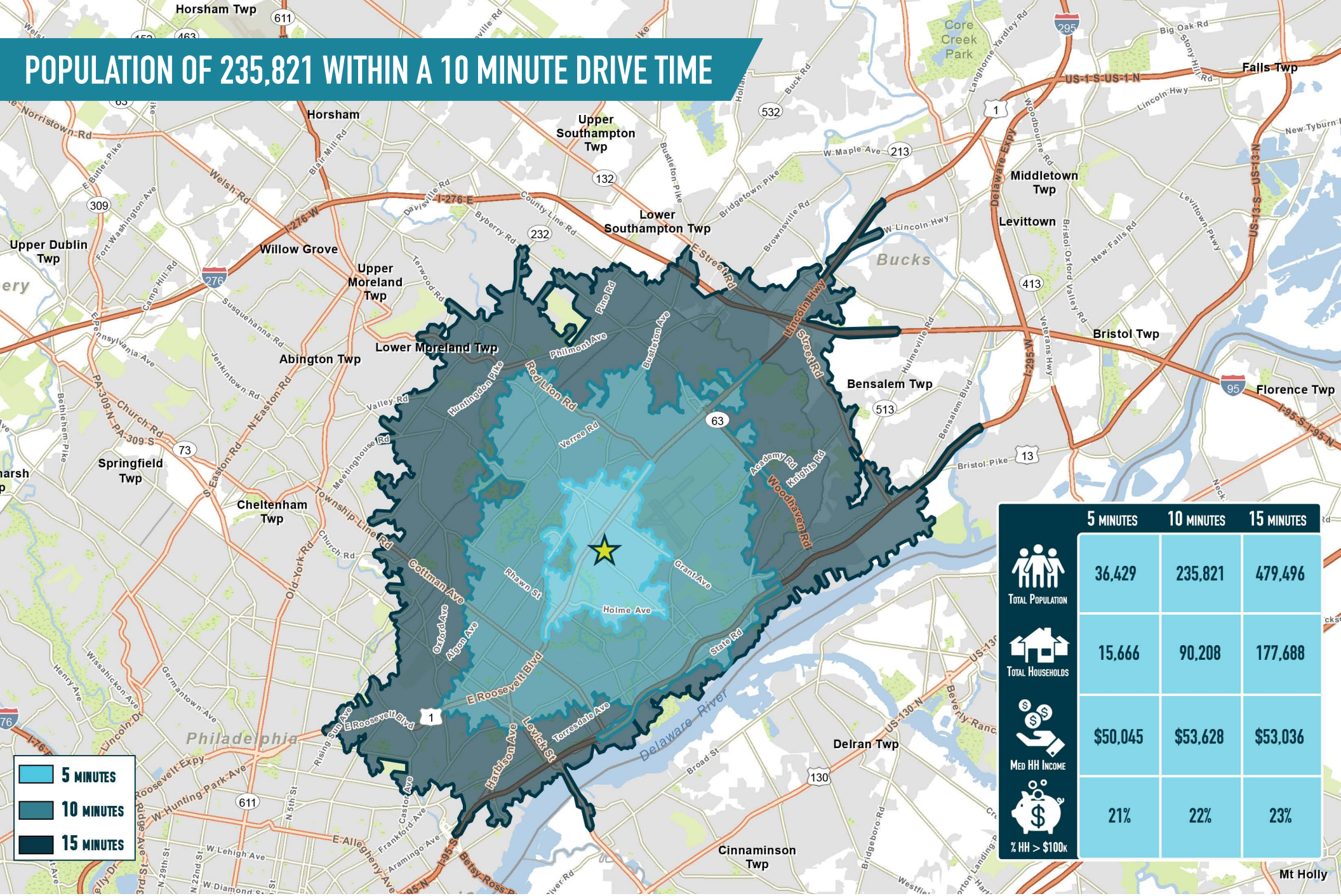
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POPULATION OF 235,821 WITHIN A 10 MINUTE DRIVE TIME



■ 5 MINUTES
■ 10 MINUTES
■ 15 MINUTES

| | 5 MINUTES | 10 MINUTES | 15 MINUTES |
|------------------|-----------|------------|------------|
| TOTAL POPULATION | 36,429 | 235,821 | 479,496 |
| TOTAL HOUSEHOLDS | 15,666 | 90,208 | 177,688 |
| MED HH INCOME | \$50,045 | \$53,628 | \$53,036 |
| % HH > \$100k | 21% | 22% | 23% |

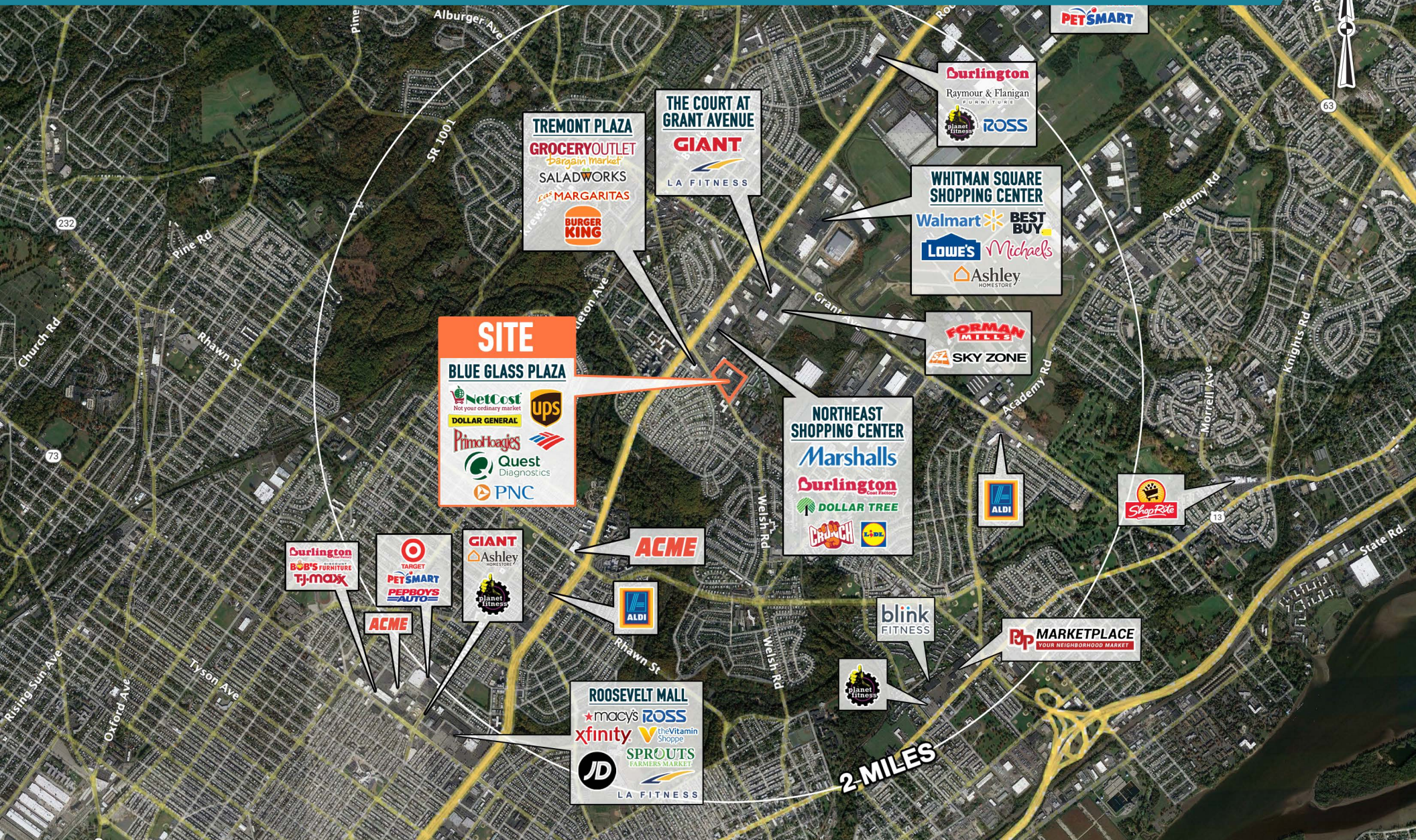
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LOCATED ON WELSH ROAD (17,845 VPD) AND NEARBY TO ROUTE 1 (ROOSEVELT BLVD - 35,786 VPD)



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SEEKING ALL USES FOR 3,000 SF. SPACE IS IN VANILLA BOX CONDITION WITH 1 ADA BATHROOM



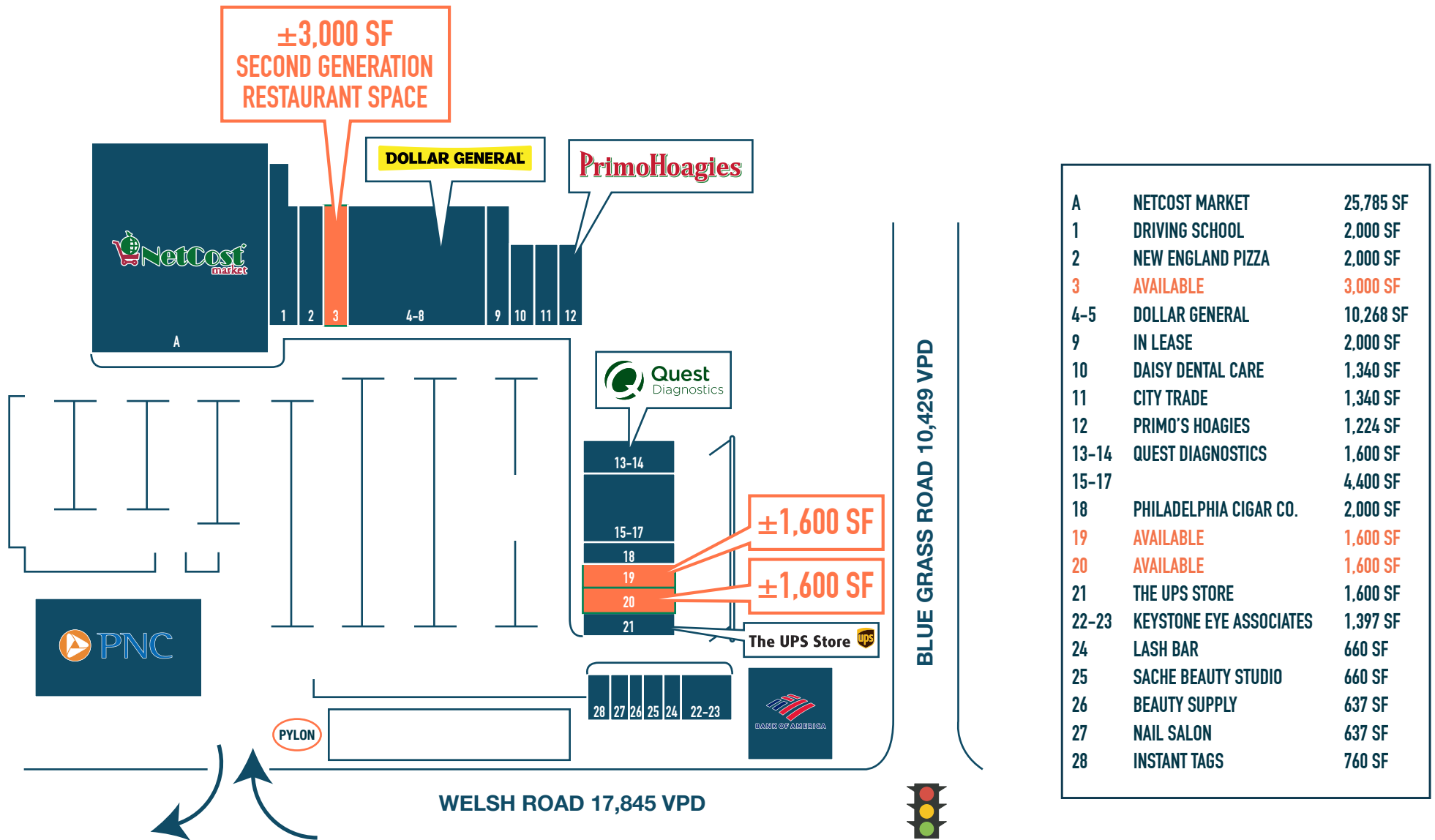
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SITE PLAN



| | | |
|-------|-------------------------|-----------|
| A | NETCOST MARKET | 25,785 SF |
| 1 | DRIVING SCHOOL | 2,000 SF |
| 2 | NEW ENGLAND PIZZA | 2,000 SF |
| 3 | AVAILABLE | 3,000 SF |
| 4-5 | DOLLAR GENERAL | 10,268 SF |
| 9 | IN LEASE | 2,000 SF |
| 10 | DAISY DENTAL CARE | 1,340 SF |
| 11 | CITY TRADE | 1,340 SF |
| 12 | PRIMO'S HOAGIES | 1,224 SF |
| 13-14 | QUEST DIAGNOSTICS | 1,600 SF |
| 15-17 | | 4,400 SF |
| 18 | PHILADELPHIA CIGAR CO. | 2,000 SF |
| 19 | AVAILABLE | 1,600 SF |
| 20 | AVAILABLE | 1,600 SF |
| 21 | THE UPS STORE | 1,600 SF |
| 22-23 | KEYSTONE EYE ASSOCIATES | 1,397 SF |
| 24 | LASH BAR | 660 SF |
| 25 | SACHE BEAUTY STUDIO | 660 SF |
| 26 | BEAUTY SUPPLY | 637 SF |
| 27 | NAIL SALON | 637 SF |
| 28 | INSTANT TAGS | 760 SF |

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