

FORMER RITE AID
PHILADELPHIA, PA

4011 COTTMAN AVENUE

±14,700 SF GROUND FLOOR WITH ±1,440 SF MEZZANINE OFFICE AVAILABLE FOR LEASE

PHILADELPHIA MSA

**JUNIOR BOX
OPPORTUNITY!**

RARE JUNIOR BOX SPACE IN NORTHEAST PHILADELPHIA



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

get in touch.

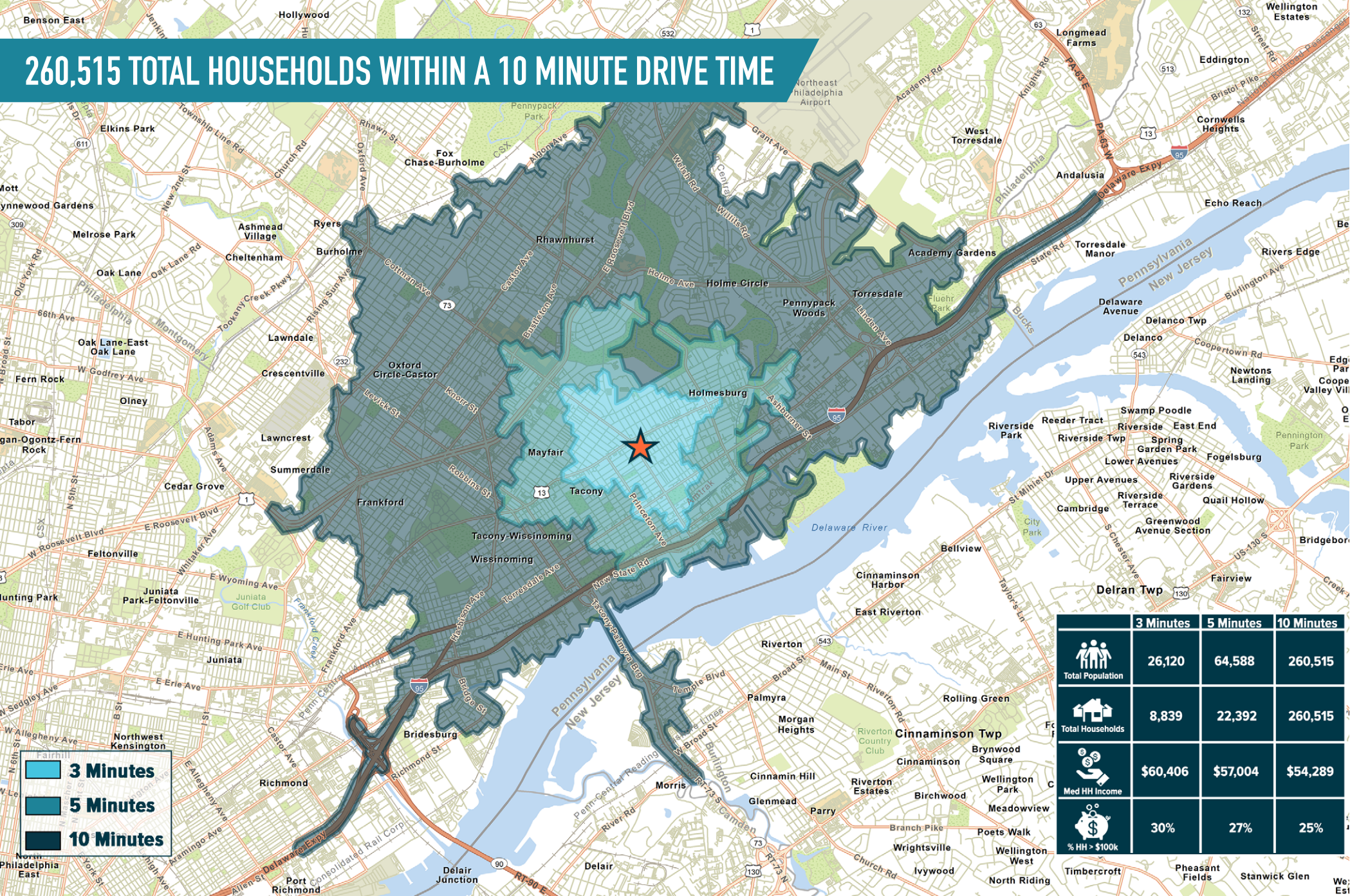
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260,515 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



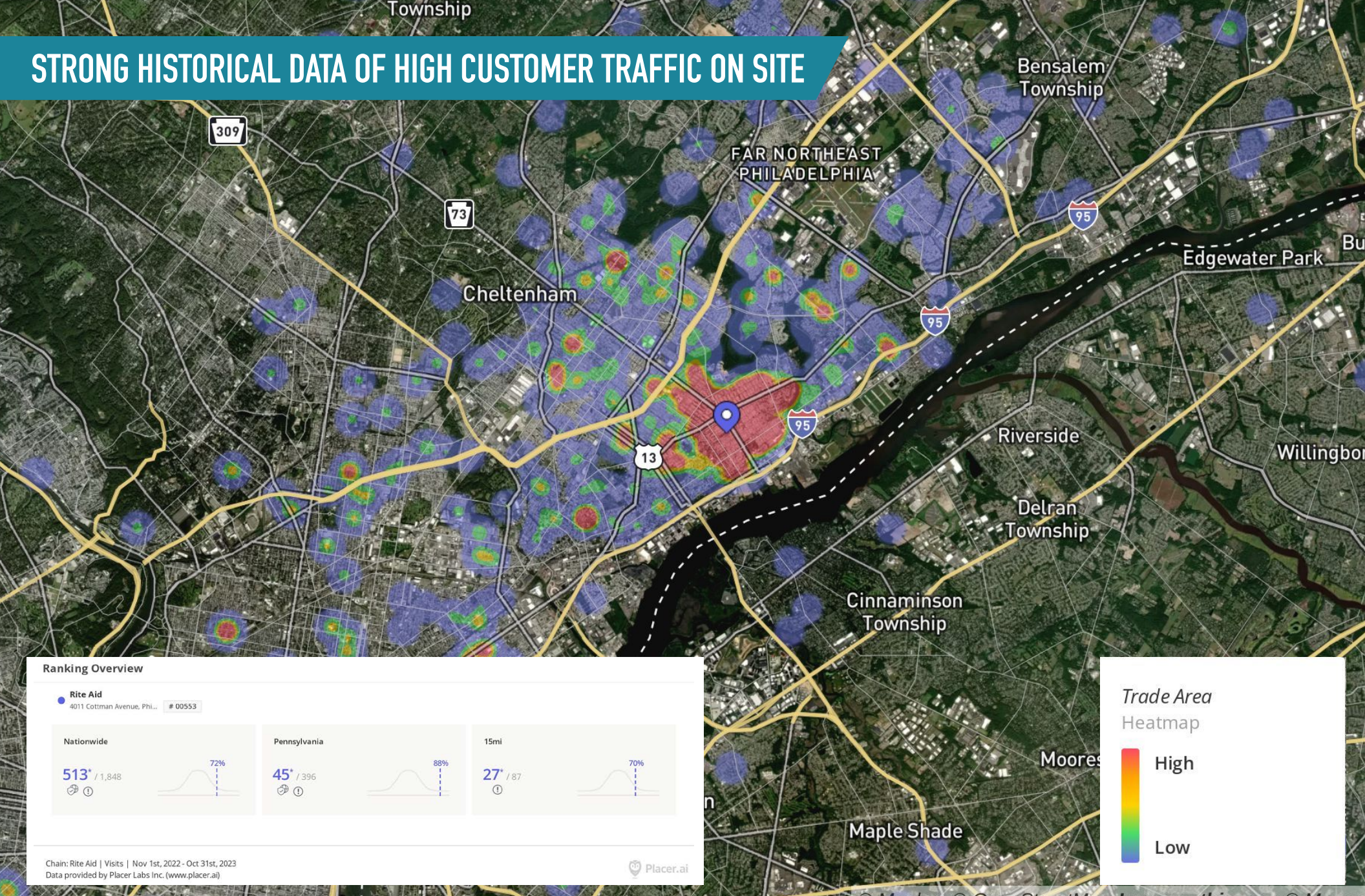
3 Minutes
 5 Minutes
 10 Minutes

	3 Minutes	5 Minutes	10 Minutes
Total Population	26,120	64,588	260,515
Total Households	8,839	22,392	260,515
Med HH Income	\$60,406	\$57,004	\$54,289
% HH > \$100k	30%	27%	25%

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STRONG HISTORICAL DATA OF HIGH CUSTOMER TRAFFIC ON SITE



Ranking Overview

Rite Aid
4011 Cottman Avenue, Phi... # 00553

Nationwide

513* / 1,848



Pennsylvania

45* / 396



15mi

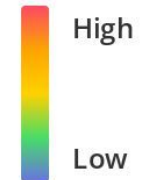
27* / 87



Chain: Rite Aid | Visits | Nov 1st, 2022 - Oct 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



Trade Area
Heatmap



© Mapbox © OpenStreetMap Improve this map © Maxar

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WELL POSITIONED JUNIOR BOX WITHIN DENSE NEIGHBORHOOD OF NE PHILADELPHIA



COTTMAN & CASTOR SHOPPING CENTER
TJ-maxx
ACME GIANT
Curlington
 Raymour & Flanigan
five BELOW **Party City**

target
PETSMART
PEPBOYS AUTO

NORTHEAST TOWER CENTER
Walmart
PETSMART
ROSS
 Raymour & Flanigan
Staples
DOLLAR TREE

Roosevelt Mall
macy's **ROSS**
xfinity **the Vitamin Shoppe**
snipes **JD** **THE CHILDREN'S PLACE**
NEW YORK & COMPANY

MAYFAIR MARKET
planet fitness
DOLLAR TREE
FAMILY DOLLAR

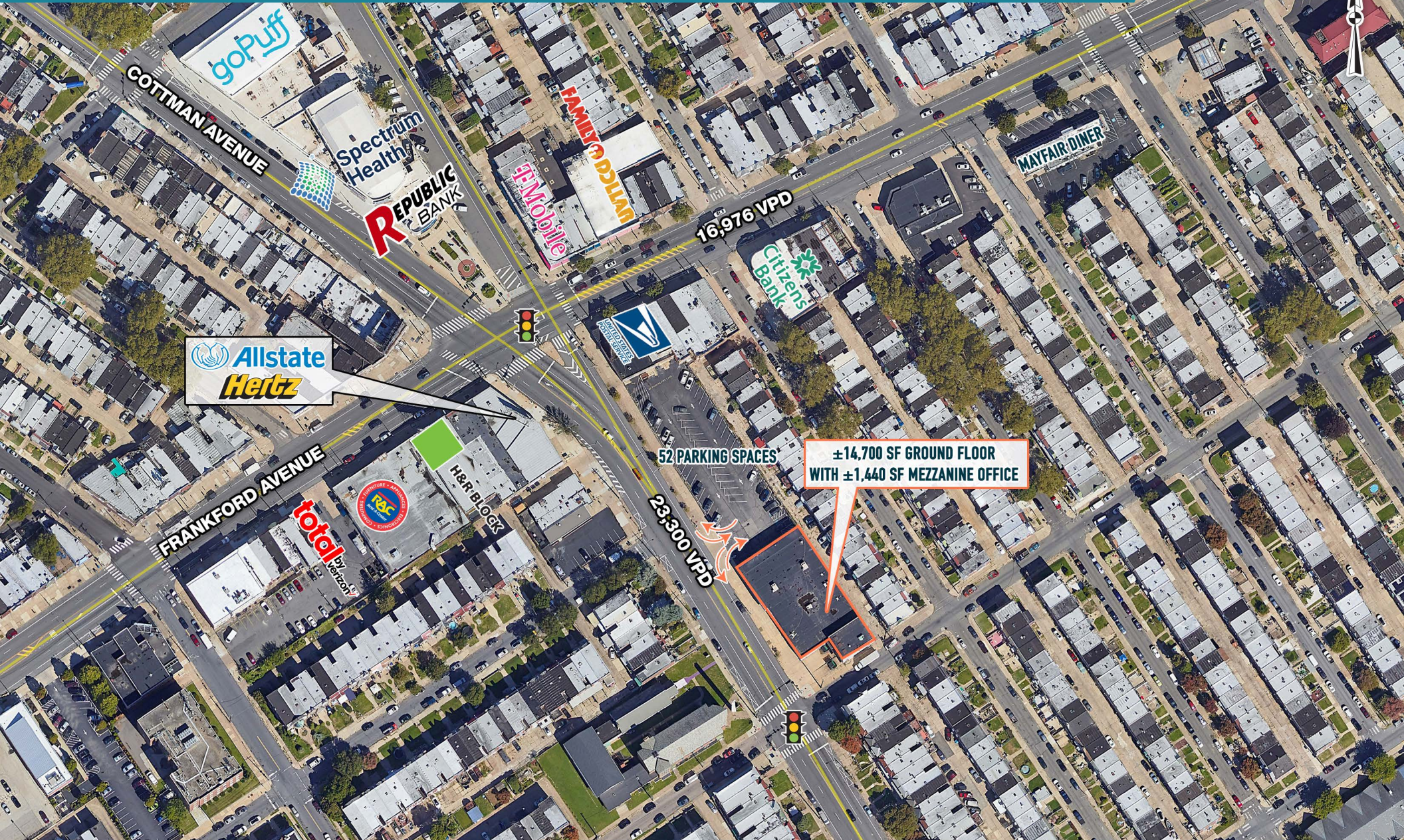
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LOCATED ON THE HARD CORNER OF FRANKFORD & COTTMAN WITH 52 PARKING SPACES



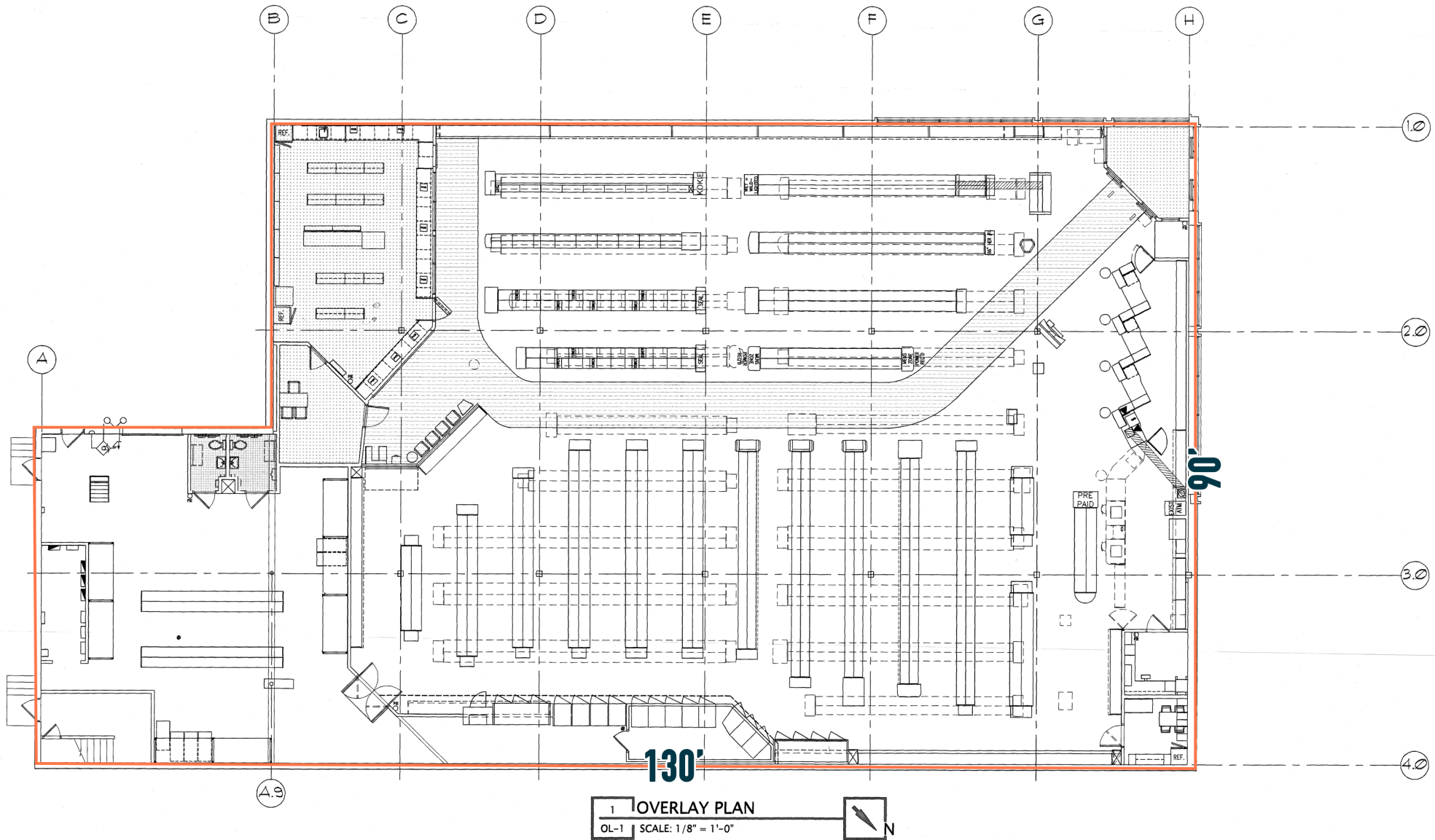
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FLOOR PLAN



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