

# GRANT @ ONE

9475 Roosevelt Boulevard, Philadelphia, PA 19114



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	20,716	81,486	199,171
Average HHI	\$60,814	\$70,386	\$72,243
Employees	16,002	36,141	63,992
Total Businesses	1,022	2,632	5,292

## LOCATION OVERVIEW

Grant @ One is in a prime location in the heart of the Northeast Philadelphia trade area. Positioned at the intersection of Grant Avenue and Roosevelt Boulevard, traffic counts exceed 100,000 ADT.

## PROPERTY HIGHLIGHTS

- 3,300 SF retail space available for lease
- Large pylon sign on both Grant Avenue and Roosevelt Boulevard
- Adjacent to Lowe's, Walmart, Giant and LA Fitness



**ARROW**

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901  
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004  
 610.400.3018 | ArrowRealEstateServices.com



**BRYAN PERCHICK**

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Additional Photos

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