



Accelerating success.



FOR LEASE

32,033 SF retail space for lease

2500 Grant Avenue
Philadelphia, Pennsylvania

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Grant Avenue

Large Format Retail Opportunity

Potential flagship retail location with over 32,000 SF in the same shopping center as Otherworld

Excellent long-term leasing opportunity in Grant Avenue Shopping Center adjacent to *Otherworld*, an immersive art installation that originated in Ohio.

Other highlights include:

- High traffic counts on Grant Ave
- Retail neighbors GIANT, Five Guys, Dunkin', and Mens' Warehouse
- Convenient access to/from Roosevelt Blvd
- Signalized intersection
- Close proximity to Northeast Philly Airport

Property Specifications

Address	2500 Grant Ave, Philadelphia PA 19114
Site Area	14.9 acres
Location	Grant Avenue and Blue Grass Road
Current Zoning	ICMX (Industrial Commercial Mixed Use)
Property Use	Neighborhood shopping center
Built/Renovated	1980/2006
Parking	270 surface spaces



Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population	21,933	208,192	485,671
Households	9,486	81,993	182,556
Average HHI	\$86,668	\$96,566	\$95,770
Employees	16,070	74,982	168,214

About Otherworld

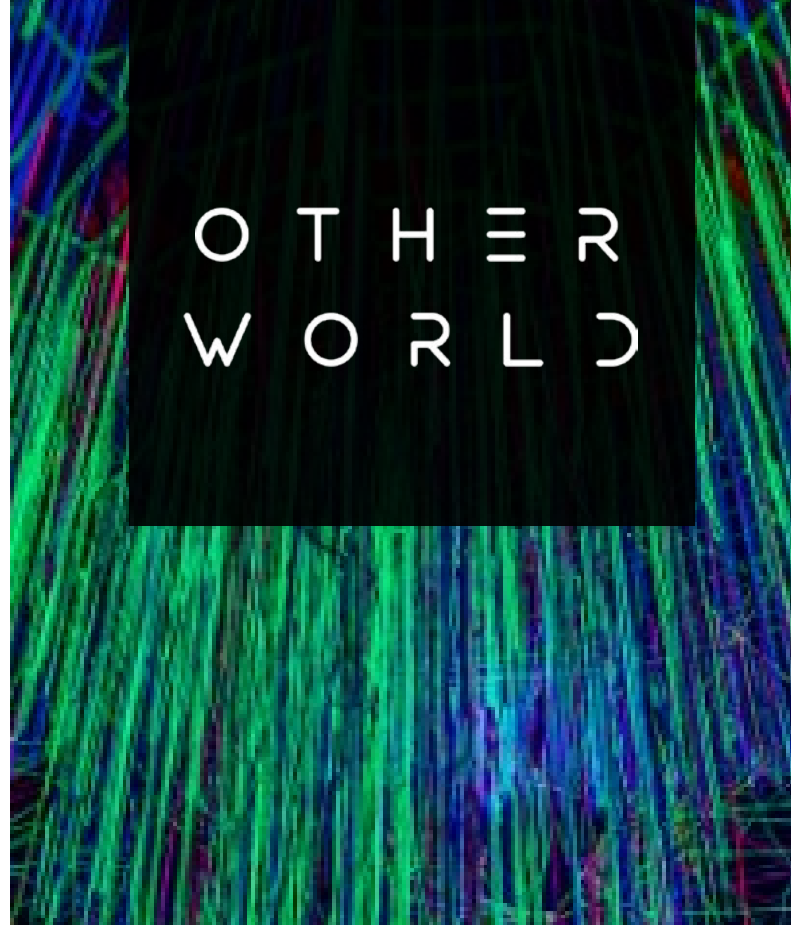
Otherworld is an immersive art installation born in Columbus, Ohio where visitors are encouraged to freely explore and interact with a surreal world of science fiction and fantasy while moving through scenes filled with large-scale art, mixed reality playgrounds, puzzles, and secret passageways.

Through highly interactive tech, props, sets, and engaging narrative, Otherworld takes immersion to the next level. Since its founding by Jordan Renda in 2018, Otherworld Ohio has gone on to collect accolades like the 2019 “World’s Coolest Places” list in Time Magazine and “America’s Best New Attractions” list by Thrillist.

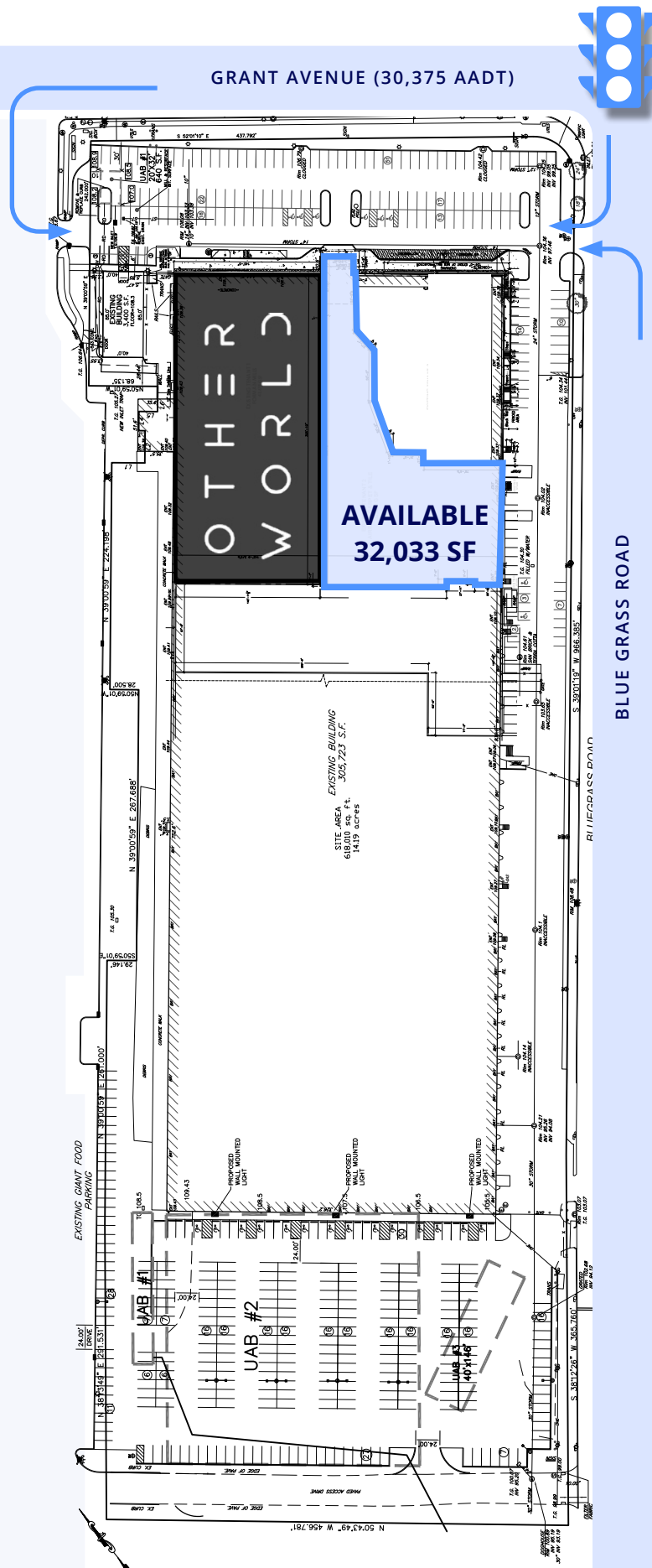
[Otherworld Philadelphia Announcement](#)

Otherworld’s Benefit to Neighboring Retailers

Otherworld guests will be required to purchase tickets for specific timeslots. These “showtimes” will result in an influx of shopping center foot traffic multiple times a day. Adjacent retailers have excellent access to these guests as they enter and exit.



THE COURT AT GRANT



GRANT AVENUE (30,375 AADT)

2500 Grant Ave
32,033 SF

- Kitchen & Bath:
23,484 SF
- Home Furnishing
Expo: 32,317 SF

BLUE GRASS ROAD

Local Retail



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