



Accelerating success.

Inline retail opportunities for lease/sale*

Point Plaza, 1701 Welsh Road, Philadelphia, PA

A prime retail opportunity located in the heart of Northeast Philadelphia offering exceptional visibility, strong traffic counts, and easy access off both Grant Avenue and Welsh Road.

*Land is not for sale. Only the beer distributor business is available for purchase. The accompanying property is offered exclusively as a lease.

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DETAILS

Address	Point Plaza, 1701 Welsh Road, Philadelphia, PA
SF GLA	17,727
SF Available for Lease	1,600 SF 4,670 SF
Land Area	0.52 AC / 22,651 SF
Frontage	Grant Ave 94', Welsh Rd 87'
Parking	76 Surface Spaces
Zoning	CA-1
Taxes (2024)	\$1.53/SF (2024)
Tenant Roster	• Beverage One 4,670 SF • Queen Spa & Nails 3,276 SF • Little Caesars 1,400 SF • Rising Scholars 2,911 SF

HIGHLIGHTS



Two prominent signage opportunities available facing Welsh Rd and Grant Ave



Combined 45,000+ vehicles per day (AADT), in densely populated location, on Grant & Welsh providing consistent customer flow



Excellent exposure along Welsh Road and Grant Avenue, two major Northeast Philadelphia corridors



Located in a dense retail corridor near Roosevelt Boulevard



Abundant parking in shared lot



Suitable for a diversity of uses such as medical, offices, or a variety of retail



Site Plan



BEVERAGE¹
BEER

Queen Spa

KREWSTOWN SHOPPING CENTER



NORTHEAST
RACQUET CLUB
& FITNESS CENTER



DOLLAR
GENERAL

STATION PIZZA



15,936 AADT

Point Plaza

30,053 AADT

GRANT PLAZA



Demographics

	1 mile	3 miles	5 miles
Population	25,591	183,352	484,698
Households	10,556	72,443	181,503
Avg. HHI	\$96,806	\$98,935	\$98,821
Employees	12,935	81,927	183,156



Logos in the top right corner:

- TOPGOLF, hg honeygrow, LASCAJA'S FIRE
- AT&T, Wawa, CHIPOTLE MEXICAN GRILL
- Chick-fil-A, SUPERCUTS

Logos in the center-right area:

- TARGET, CHICKIE'S & PETE'S Crab House Sports Bar
- PETSMART, HC hair cuttery
- Clubszone, CVS pharmacy
- STARBUCKS, ShopRite, planet fitness

Logos in the center-left area:

- ACME, DUNKIN'
- SUBWAY, McDonald's
- Auto Zone, goodwill, DOLLAR TREE

Logos in the center-bottom area:

- Walmart, PRETZEL FACTORY, LOWE'S
- SUBWAY, LONGHORN STEAKHOUSE, petco
- Famous Footwear, ASHLEY, BEST BUY
- Michaels, T-Mobile

Logos in the bottom-right area:

- Burlington, Panera Bread
- ROSS, Pep Boys
- tropical smoothie CAFE, MATTRESS FIRM, TACO BELL

Logos in the bottom-left area:

- CRUNCH FITNESS, ULTA, Marshalls, Checkers
- five BEEW, CHUCK E. CHEESE'S
- CHIPOTLE MEXICAN GRILL, carter's, snipes
- SKECHERS, ab, EUROPEAN WAX CENTER, LIDL
- DOLLAR TREE, america's best, crave cookies and waffles, GNC
- BRYANT

Logos in the bottom-right area (bottom):

- GIANT, OTHER|WORLD, SKY ZONE TRAMPOLINE PARK
- HC hair cuttery, STARBUCKS, Domino's
- KUMON, HAND + STONE MASSAGE AND FACIAL SPA, MILLER'S ALE-HOUSE
- FIVE GUYS BURGERS and FRIES, LA FITNESS, FINE WINE & GOOD SPIRITS, P, M, W



Grant Ave

Welsh Rd

Contact

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