

# Sunrise Square Shopping Center

575 Adams Ave, Philadelphia, PA 19120



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## Property Details

Welcome to Sunrise Square Shopping Center (32,000sf on 1.76 Acres) located at 575 Adams Avenue just off Roosevelt Blvd, (US-1) in the heavily populated North East section of Philadelphia, PA.

Anchored by a very successful restaurant named - Pho Ha Saigon, the center also contains Emancipet Veterinarian Center, and the newly opened state-of-the-art KenCrest Academy in 11,000 SF. We currently have 2 - 5,000 sf space end cap available for lease.

- Great Visibility and Signage
- Located at a Signalized Intersection
- New Restaurant Anchor - Pho Ha along side, Emancipet Vet Services
- Dense Urban Neighborhood
- 2 Spaces left - Each 5,000 sf

|                      |                    |
|----------------------|--------------------|
| Rental Rate:         | \$18.00 /SF/YR     |
| Property Type:       | Shopping Center    |
| Center Type:         | Strip Center       |
| Stores:              | 4                  |
| Center Properties:   | 1                  |
| Frontage:            | 101' on Adams Ave  |
| Gross Leasable Area: | 32,580 SF          |
| Walk Score ®:        | 78 (Very Walkable) |
| Transit Score ®:     | 59 (Good Transit)  |
| Rental Rate Mo:      | \$1.50 /SF/MO      |



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## Listing space

### 1st Floor Ste 3 - A

Space Available: 5,000 SF

Rental Rate: \$18.00 /SF/YR

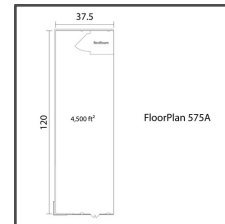
Date Available: Now

Service Type: Triple Net (NNN)

Space Type: New

Space Use: Retail

Lease Term: Negotiable



### 1st Floor Ste 3 - B

Space Available: 5,000 SF

Rental Rate: \$18.00 /SF/YR

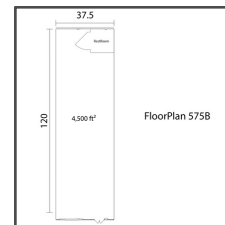
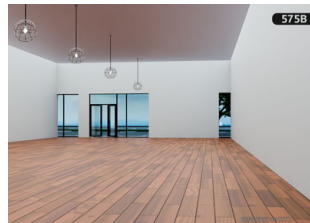
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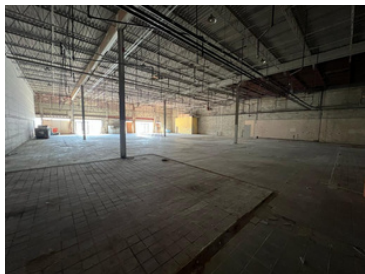
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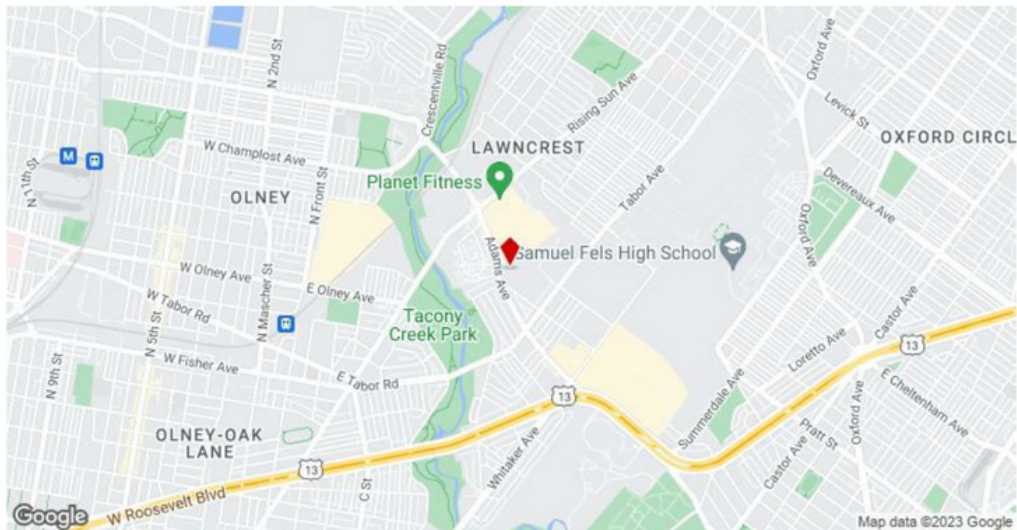
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## Location



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## Property Photos



Building Photo



Building Photo

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## Property Photos



New Restaurant Opened 2015



Building Photo

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## Property Photos



Building Photo



Building Photo

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## Property Photos



Unit 2 & 3



Great Curb Appeal

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## Avi Malul

THE LION REAL ESTATE

Licensed Real Estate Broker (BOR)

347.298.LION (5466)

[info@thelionrealestate.com](mailto:info@thelionrealestate.com)

[WWW.THELIONREALESTATE.COM](http://WWW.THELIONREALESTATE.COM)

HEADQUARTERS

961 Teaneck Rd

Teaneck, NJ, 07666

The Lion Real Estate KW-NYC

360 Madison Ave, 9th Flr

New York, NY 10017

The Lion Real Estate Florida

5225 Collins Ave

Miami Beach, Florida 33140

