

## FRIENDLY PLAZA

**For Lease: 11,120 SF**

3141 Frankford Ave | Philadelphia, PA 19134

EQUITY CRE



### PROPERTY FEATURES

- Up to 11,120 SF available (demisable)
- Ideal for any retail, medical or distribution tenant
- Rare off street parking
- Pylon signage with great visibility along Frankford Ave

### LOCATION DETAILS

- Join Area Tenants: Dollar Tree, Lowe's, ShopRite, Target and Petco
- Positioned directly between the Kensington and Port Richmond neighborhoods
- Close proximity to I-95
- 61,726 people within 1-mile radius

### CONTACT

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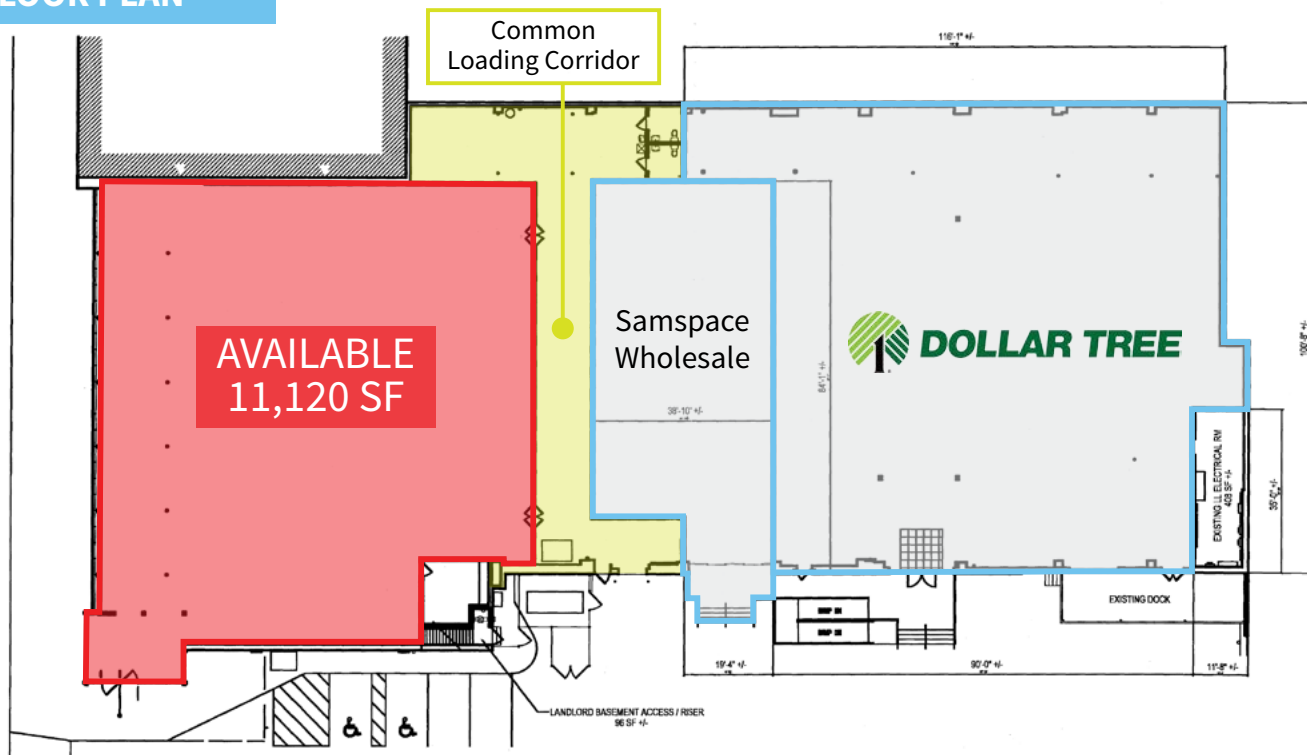
# FRIENDLY PLAZA

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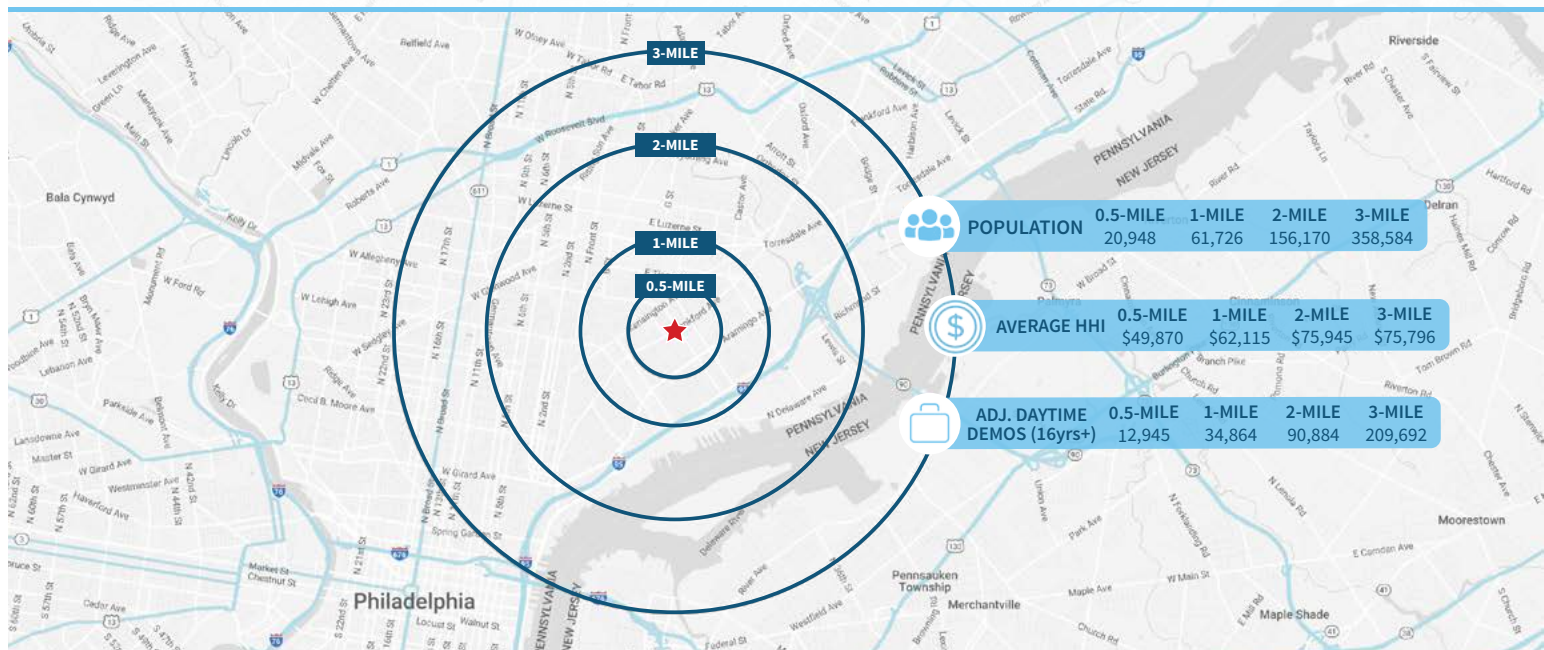
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### FLOOR PLAN



### Demographic Overview (0.5, 1, 2, 3-mile radius)



The right space. The right move.

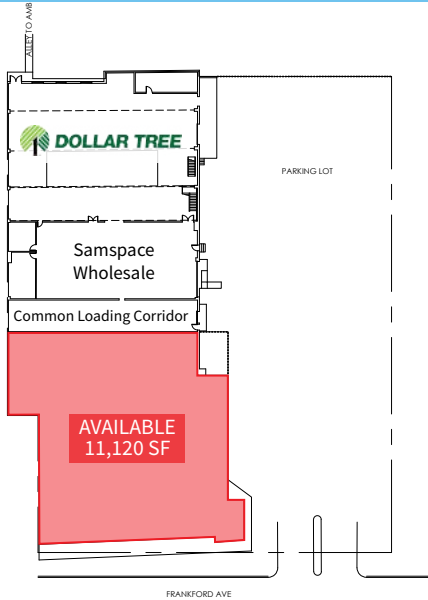


**CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

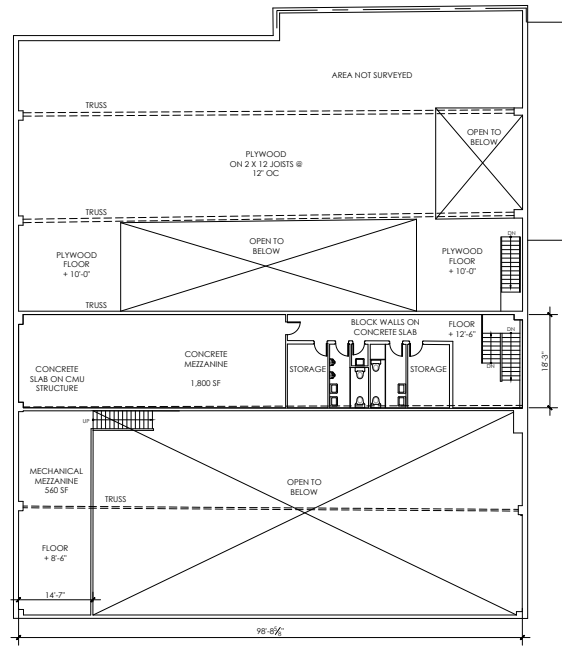
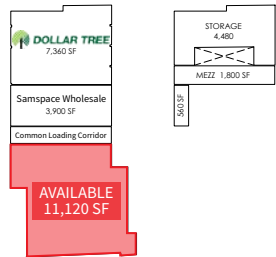
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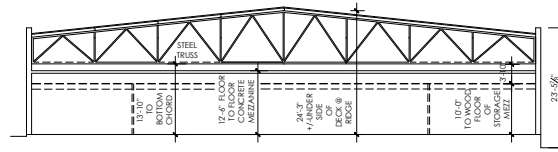
# BUILDING SURVEY



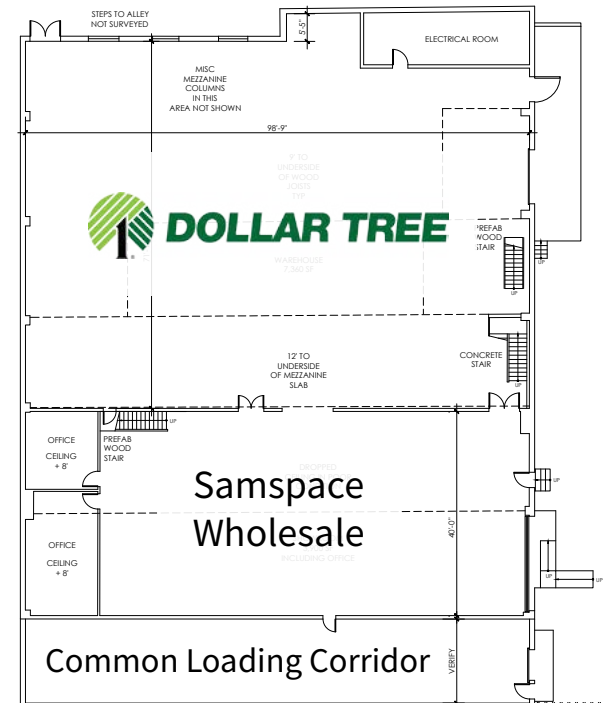
1 PLOT PLAN  
SCALE: 1/32" = 1'-0"



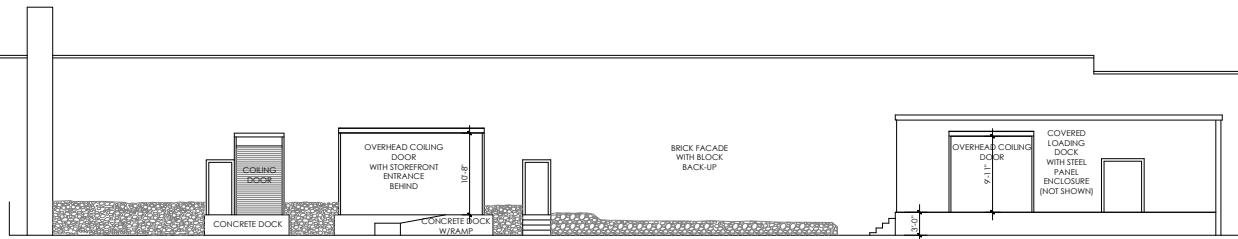
MEZZANINE  
SCALE: 3/32" = 1'-0"



SECTION AT CONCRETE MEZZANINE  
SCALE: 3/32" = 1'-0"



GROUND LEVEL PLAN  
SCALE: 3/32" = 1'-0"



EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

Compliments of:

EQUITY CRE

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# MARKET AERIAL

3141 Frankford Ave | Philadelphia, PA

**SITE:**  
Friendly Plaza  
DOLLAR TREE

## Aramingo Crossings



## Aramingo Village



## Imperial Plaza



25,110 ADT



## Port Richmond Plaza



## The Shops at Aramingo



27,550 ADT



Aramingo Ave



Castor Ave

13,953 ADT



138,909 ADT



Aerial Source: Google Earth Pro & Traffic Source: Placer.ai ('23)

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