

# ACADEMY PLAZA

FOR LEASE 3250 RED LION ROAD | PHILADELPHIA, PA 19114

**PAD SITE WITH  
DRIVE-THRU AVAILABLE**

[VIEW PROPERTY](#)

FREE-STANDING & IN-LINE SPACES AVAILABLE



## HIGHLIGHTS

- **Available Spaces:**  
3,200 SF Free-Standing Building w/ Drive-Thru  
1,500 SF - 3,100 SF In-Line Spaces
- Situated off **Academy Road** with over **29,900 AADT**
- Heavily-trafficked neighborhood shopping center
- Prominent pylon signage with **access from three streets**

## DEMOGRAPHICS



## TRAFFIC GENERATORS

	1 MILE	3 MILE	5 MILE
POPULATION	19,437	68,034	145,338
AVERAGE HH INCOME	\$81,097	\$77,737	\$72,540
DAYTIME EMPLOYEES	10,080	30,280	58,803

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

**SRD** Soloff Realty & Development, Inc.

ONE PRESIDENTIAL BLVD. SUITE 202  
BALA CYNWYD, PA 19004  
[SRDRE.COM](http://SRDRE.COM)

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**DAVID M. DUNKELMAN**  
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# ACADEMY PLAZA

# SITE PLAN

FOR LEASE

3250 RED LION ROAD | PHILADELPHIA, PA 19114

VIEW PROPERTY 

#	BUSINESS	S.F.
1	Pizza City	1,440 SF
1A	Dunkin'	840 SF
2	Supreme Nail Salon	1,400 SF
3	Giant Fitness	4,523 SF
7	Giant Fitness	9,589 SF
8	H&R Block	2,131 SF

#	BUSINESS	S.F.
9	Bi-Rite Deli	5,355 SF
10	AVAILABLE	3,100 SF
11	ArchWell Health	11,860 SF
14	The Ryan Pub	2,000 SF
15	AVAILABLE	2,000 SF
16	Today's Eyewear	1,247 SF

#	BUSINESS	S.F.
17	PA Dept of Revenue	4,744 SF
19	AVAILABLE	2,780 SF
20	Fine Wine & Spirits	4,403 SF
22	Weiner Family Dentistry	1,440 SF
23	AT LEASE	1,210 SF
24	Metro By T-Mobile	1,360 SF

#	BUSINESS	S.F.
25	Beijing Chinese	1,300 SF
26	Salon Bella	1,280 SF
30-31	Modern Spin Laundromat	7,268 SF
32	ACME	50,918 SF
33	Beer Baron	4,417 SF
34	AVAILABLE	1,500 SF

#	BUSINESS	S.F.
35A	AVAILABLE	745 SF
35B	Santini's Grill	630 SF
35C	Arts & Class	597 SF
36	Available	3,200 SF
37	Wendy's	3,000 SF
38	Rita's	408 SF



ACADEMY ROAD - 29,912 AADT

CALERA ROAD

CROMWELL ROAD

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BIRDS EYE

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# ACADEMY PLAZA

MID AERIAL

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**RED LION PLAZA**

Burlington ROSS  
DRESS FOR LESS

AspenDental

PEPBOYS AUTO MATTRESS FIRM

SHERWIN WILLIAMS Panera tropical CAFE TACO BELL

**WHITMAN SQUARE SHOPPING CENTER**

Walmart Lowe's

Michaels petco

Chick-fil-A Ashley HOMESTORE BEST BUY

LONGHORN STEAKHOUSE BUFFALO WILD WINGS Famous Footwear

**ACADEMY PLAZA**

ACME GIANT FITNESS  
MORE EQUIPMENT - NO WAITING

ArchWell HEALTH MODERN SPIN LAUNDROMAT

Wendy's FINE WINE & GOOD SPIRITS DUNKIN'

**KNIGHTS ROAD SHOPPING CENTER**

GROCERY OUTLET Bargain Market WOODSPRING SUITES  
AN EXTENDED STAY HOTEL

ARMY RESERVE DUNKIN' empire TRUIST

**WOODHAVEN ROAD (RT. 63)**  
69,330 AADT

**ACADEMY ROAD**  
29,912 AADT

**KNIGHTS ROAD**  
14,380 AADT

**NORTHBROOK APARTMENTS**  
516 UNITS

**REGENCY TOWNHOMES**  
160 UNITS

**ARCHBISHOP RYAN HIGH**  
882 STUDENTS

**ARTS ACADEMY AT BENJAMIN RUSH**  
635 STUDENTS

**LABRUM MIDDLE**  
220 STUDENTS

**FITZPATRICK ELEMENTARY**  
784 STUDENTS

**CANTERBURY COURT APARTMENTS**  
173 UNITS

**RUSHWOOD APARTMENTS**  
392 UNITS

**Jefferson Health**  
258 BEDS

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# ACADEMY PLAZA

FOR LEASE

3250 RED LION ROAD | PHILADELPHIA, PA 19114

HIGH AERIAL

VIEW PROPERTY ↗



**RED LION PLAZA**

Burlington ROSS DRESS FOR LESS  
AspenDental  
PEPBOYS AUTO  
MATTRESS FIRM  
SHERWIN WILLIAMS  
Panera tropical CAFE  
TACO BELL

**WOODHAVEN ROAD (RT. 63)**  
69,330 AADT

**FRANKLIN MARKETPLACE**

Thrift DOLLAR TREE  
HARBOR FREIGHT  
CSL PLASMA

**LIBERTY PLAZA**

Raymour & Flanigan FURNITURE  
CVS pharmacy  
DICK'S SPORTS GOODS  
BURGER KING



**WHITMAN SQUARE SHOPPING CENTER**

Walmart LOWE'S  
Michaels petco  
Ashley HOMESTORE  
BEST BUY  
Chick-fil-A  
LONGHORN STEAKHOUSE  
WILD WINGS  
Famous Footwear

NORTHEAST PHILADELPHIA AIRPORT

PHILADELPHIA INDUSTRIAL PARK

**KNIGHTS ROAD SHOPPING CENTER**

GROCERY OUTLET bargain market  
WOODSPRING SUITES  
DUNKIN'  
empire BEAUTY SERVICES  
TRUIST

**ACADEMY PLAZA**

ACME GIANT FITNESS  
ArchWell HEALTH  
MODERN SPIN LAUNDROMAT  
Wendy's  
FINE WINE & GOOD SPIRITS  
DUNKIN'

**PHILADELPHIA MILLS MALL**

Walmart Supercenter Burlington  
Marshall's HomeGoods  
AMC THEATRES  
OFF 5TH  
five BELOW  
UNITED STATES POSTAL SERVICE  
Wendy's  
FINE WINE & GOOD SPIRITS  
AMERICAN FREIGHT FURNITURE - MATTRESS - APPLIANCE  
TACO BELL



**NORTHEAST SHOPPING CENTER**

LIDL Marshalls ULTA  
five BELOW DOLLAR TREE  
CHUCK E. CHEESE  
carter's LANE BRYANT  
DUNKIN'  
snipes KFC  
Checkers  
EUROPEAN WAX CENTER

**ACADEMY ROAD**  
29,912 AADT



**BLUE GRASS PLAZA**

NetCost  
DOLLAR GENERAL  
Primoloagies  
THE UPS STORE

**GRANT ACADEMY SHOPPING CENTER**

ALDI  
DOLLAR TREE  
DUNKIN'



**KNIGHTS ROAD**  
14,380 AADT

**MORRELL PLAZA**

ShopRite  
Mr. Wish  
DUNKIN'  
F Mobile  
SUPER CUTS

**WOODHAVEN MALL**

ACME TJ-maxx  
gandall  
THE HOME DEPOT  
SHERWIN WILLIAMS  
AMC THEATRES  
MCDONALD'S

DOLLAR TREE

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