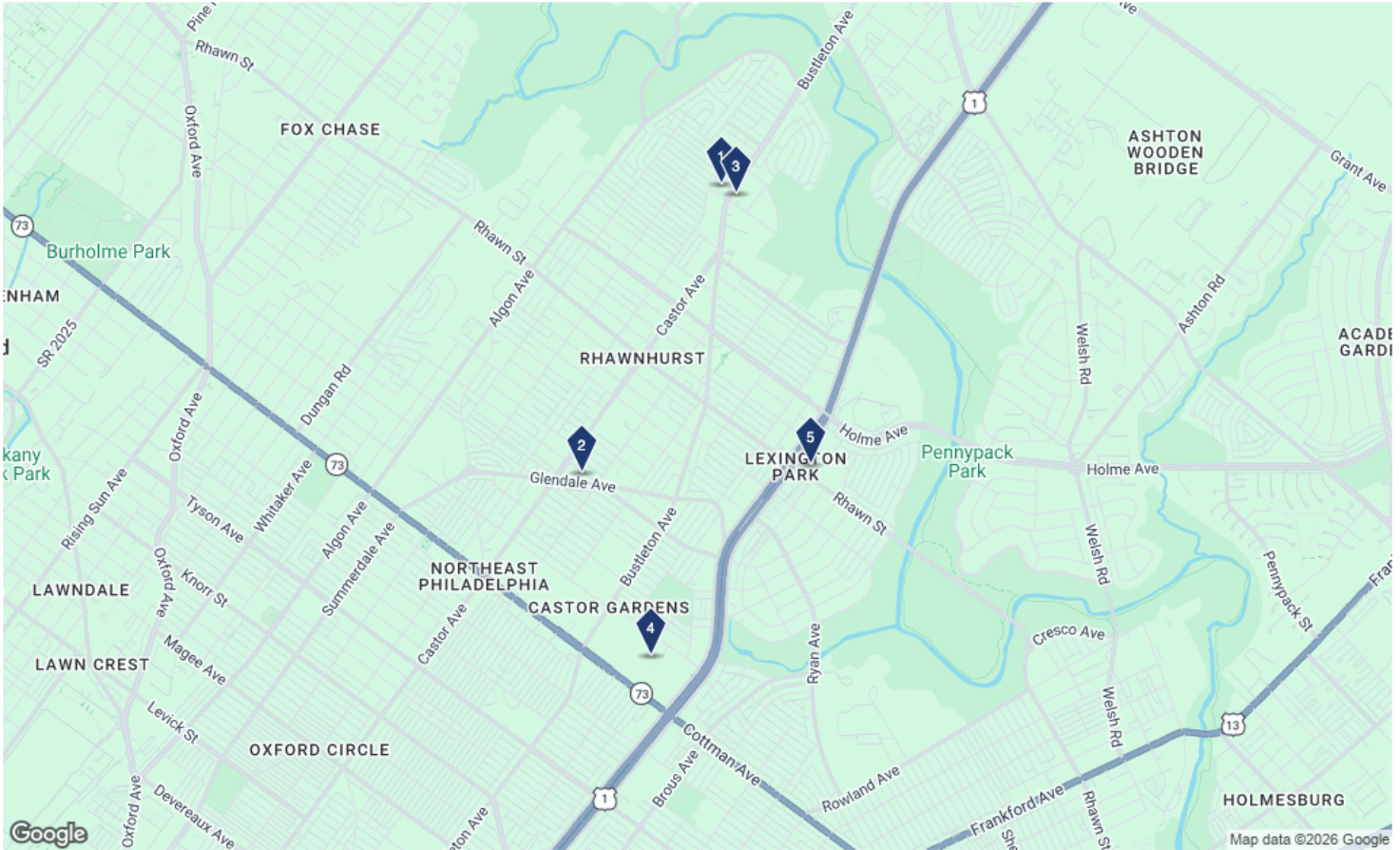




Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	2,620 SF	26,635 SF	23,094 SF	58,960 SF
Year Built	1950	1962	1960	1973
Available SF	1,393 SF	8,440 SF	5,000 SF	26,165 SF
Asking Rent Per SF/YR	\$18.00	\$19.53	\$21.50	\$25.00
Availability %	6.4%	31.7%	26.1%	100%
Vacancy %	4.2%	26.9%	26.1%	100%
Asking Price Per SF	\$60.62	\$60.62	\$60.62	\$60.62
Cap Rate	-	-	-	-
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.6	★ ★ ★ ☆ ☆ 3	★ ★ ★ ☆ ☆ 3

Property List

Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1 Concordia Plaza 8400 Bustleton Ave Philadelphia, Pennsylvan...	Office ★ ★ ☆ ☆ ☆	1966/2012	21,615 SF (95.8%)	489 - 1,393	\$25.00 SF/Year/MG	Not For Sale



Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	2040 Napfle Ave Philadelphia, Pennsylvan...	Retail ★★★★☆	1960	23,094 SF (78.4%)	5,000	\$18.00 SF/Year/NNN	\$1,400,000
3	8401 Bustleton Ave Philadelphia, Pennsylvan...	Office ★★★☆☆	1950	2,620 SF (100%)	2,620	Withheld	Not For Sale
4	2327 Cottman Ave Philadelphia, Pennsylvan...	Retail ★★★★☆	1960	26,888 SF (73.9%)	400 - 7,022	Withheld	Not For Sale
5	Smylie Times Bldg 8001 Roosevelt Blvd Philadelphia, Pennsylvan...	Office ★★★★☆	1973/2013	58,960 SF (65.6%)	1,121 - 26,165	Withheld	Not For Sale



8400 Bustleton Ave - Concordia Plaza

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Office



Property Summary

RBA (% Leased)	21,615 SF (95.8%)	Tenancy	Multiple
Built/Renovated	1966/2012	Available	489 - 1,393 SF
Stories	4	Max Contiguous	904 SF
Elevators	1 passenger	Asking Rent	\$25.00 SF/Year/MG
Typical Floor	5,403 SF		
Parking Spaces	2.00/1,000 SF; 38 Surface Spaces		
True Owner	Concordia Properties		

Amenities

24 Hour Access, Air Conditioning, Basement, Signage





8400 Bustleton Ave - Concordia Plaza

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Office

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 3	301	Office	Direct	904	904	904	\$25.00 MG	Vacant	1 - 5 Years

This attractive office suite offers a clean, modern layout with large windows that flood the space with natural sunlight throughout the day. Neutral gray walls and plush commercial carpeting create a professional and welcoming atmosphere suitable for a variety of business uses.

The suite features an open, flexible floor plan ideal for private offices, conference space, or collaborative work areas. Drop ceilings with integrated lighting provide consistent illumination, while window blinds allow for light control and privacy as needed. Multiple entry points and adjoining rooms offer versatility for reception, meeting, or administrative areas.

*Please note: This office can be customized into 2 separate office spaces.

Contact our office for additional details 215-464-6101

Well-maintained and move-in ready, this office space is perfect for businesses seeking a bright, functional, and professional environment.

P 3	309	Office	Direct	489	489	489	\$25.00 MG	30 Days	Negotiable
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Suite 309 offers:

Reception area perfect for greeting clients and visitors

Two private offices with ample space for individual workstations or executive offices

Large window providing natural light

Built-in closet-storage

Neutral paint colors and professional finishes

Professional office environment with easy access to major roadways, public transportation, and nearby services.

This efficient and functional layout provides the privacy needed for focused work while maintaining a welcoming space for clients and guests.

Property Notes

Concordia Plaza is a medical and professional office building located in the heart of northeast Philadelphia at 8400 Bustleton Avenue. Spanning four stories, the property offers premier office suites complemented by a newly renovated lobby, upgraded common areas, and modernized restrooms on each floor. Concordia Plaza also features an oversized medical elevator and centralized HVAC systems. Immediately available suites offer spacious floor plans and can be fully customized to accommodate tenant specifications. Utilities are included with every lease for added convenience. All tenant-business names are prominently displayed on complimentary engraved nameplates on each office door, as well as lobby and outside directories. Concordia Plaza is ideally situated along the Bustleton Avenue commercial corridor and under 10-minute drives of nearby acute care hospitals such as Nazareth Hospital, Jeanes Hospital, Eastern Regional Medical Center, and Holy Redeemer Hospital and Medical Center. The property's excellent location provides a bus stop right out front of the building, served by SEPTA routes 1, 14, 20, 38, and 50. Tenants and guests also enjoy ample off-street parking and easy access to all major highways. Through offering ideal accommodations, Concordia Plaza provides professional spaces where businesses can flourish.





Property Summary

GLA (% Leased)	23,094 SF (78.4%)	Max Contiguous	5,000 SF
Built	1960	Asking Rent	\$18.00 SF/Year/NNN
Tenancy	Multiple	Frontage	47' on Napfle Street
Available	5,000 SF	Frontage	215' on Napfle St
Parking Spaces	0.87/1,000 SF; 20 Surface Spaces		



2040 Napfle Ave

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Retail

For Sale Summary

Asking Price	\$1,400,000 (\$60.62/SF)	Built	1960
Status	Active	On Market	59 Days
Sale Type	Owner User	Last Update	May 12, 2026
Land	0.53 AC		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,000	5,000	5,000	\$18.00 NNN	Vacant	Negotiable





8401 Bustleton Ave

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Office



Property Summary			
RBA (% Leased)	2,620 SF (100%)	Available	2,620 SF
Built	1950	Max Contiguous	2,620 SF
Stories	1	Asking Rent	Withheld
Typical Floor	2,620 SF		
True Owner	Oak Street Real Estate Capital, GIC Real Estate		

Available Spaces									
Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office/Medical	Sublet	2,620	2,620	2,620	Withheld	Vacant	Thru Mar 2034





2327 Cottman Ave - Roosevelt Mall

Philadelphia, Pennsylvania 19149 (Philadelphia County) - Northeast Philadelphia Subm...



Retail



Property Summary

Center Type	Regional Mall	Available	400 - 7,022 SF
GLA (% Leased)	26,888 SF (73.9%)	Max Contiguous	7,022 SF
Built	1960	Asking Rent	Withheld
Tenancy	Multiple	Frontage	907' on Cottman Ave
True Owner	Brixmor Property Group Inc.		

Amenities

Signage

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	34-38A	Retail	Direct	400 - 7,022	7,022	7,022	Withheld	Vacant	Negotiable





Property Summary

RBA (% Leased)	58,960 SF (65.6%)	Tenancy	Multiple
Built/Renovated	1973/2013	Available	1,121 - 26,165 SF
Stories	5	Max Contiguous	11,800 SF
Elevators	2 passenger	Asking Rent	Withheld
Typical Floor	11,792 SF		
Parking Spaces	0.46/1,000 SF; 27 Surface Spaces; Covered Tandem Spaces Available; Covered Spaces Available; Reserved Spaces Available; Surface Tandem Spaces Available		
True Owner	Pinecroft Realty LLC		

Amenities

Monument Signage, Property Manager on Site, Signage, Storage Space

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	207	Medical	Direct	3,273	5,208	5,208	Withheld	Vacant	Negotiable
P 2	208	Medical	Direct	1,935	5,208	5,208	Withheld	Vacant	Negotiable



8001 Roosevelt Blvd - Smylie Times Bldg

Philadelphia, Pennsylvania 19152 (Philadelphia County) - Northeast Philadelphia Subma...



Office

Available Spaces (Continued)

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 2	200	Office/Medical	Direct	1,785	1,785	1,785	Withheld	30 Days	Negotiable
Can be used as office or medical space.									
P 3	302	Office/Medical	Direct	4,089	5,210	5,210	Withheld	30 Days	Negotiable
P 3	304	Office/Medical	Direct	2,162	2,162	2,162	Withheld	Vacant	Negotiable
Built-out dental suite includes 6 operatories, lab, reception/waiting area, consult room and staff lounge.									
P 3	310	Office/Medical	Direct	1,121	5,210	5,210	Withheld	Vacant	Negotiable
E 5	500	Medical	Direct	11,800	11,800	11,800	Withheld	Vacant	Negotiable

Property Notes

- > Five-story office/medical building with suites available from 550 SF - 11,950 SF, full floor available
- > 5,218 SF first floor opportunity, with corner visibility and private, street level entrance
- > Major capital renovations completed to date include upgraded common lobbies, hallways, parking lot and exterior lighting
- > Stable, experienced ownership providing on-site management
- > Located at Roosevelt Boulevard (Route 1) and Rhawn Street, with easy access to major highways and New Jersey bridges
- > Ample on-site parking
- > Served by SEPTA Routes 1, 14, 20, 28 and 50

