



**TradeCor, LLC**

Real Estate Development & Investment

[www.TradeCorLLC.com](http://www.TradeCorLLC.com)

2701 Dallas Parkway, Suite 590  
Plano, TX 75093

tel: 972.378.6800  
fax: 972.980.9705

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Brett Anz  
Cell: 214.415.2378

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**Outlot Franklin Mills Mall (Former Chi Chi's)**

**Property: 599 Franklin Mills Circle, Philadelphia, PA**

**Lot Size: Approximately 1.536 Acres**

**Parking: Approximately 110 spaces**

**Real Estate Taxes: \$14,380.07 (2011)**

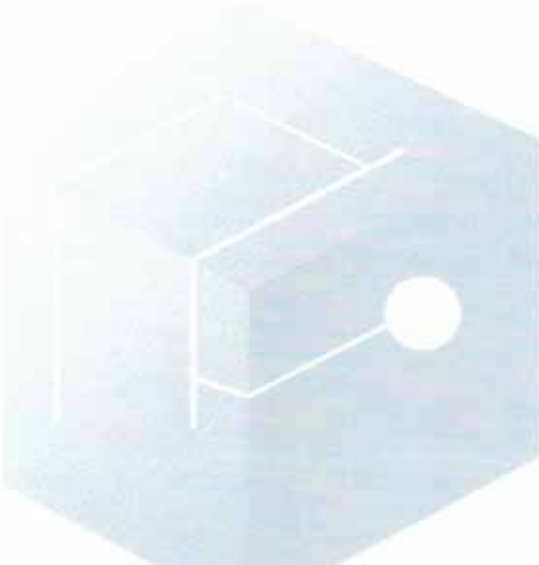
**Zoning: ASC (Area Shopping Center)**

**Purchase Price: \$1,000,000.00**

**Ground Lease Price: \$70,000.00**

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# NE Philadelphia, PA





# FORMER CHI CHI'S

Franklin Boulevard & Design Center Drive, Philadelphia, PA



**Existing  
8,230 SF  
Building  
Available**

- 1.536 Acres
- Access from two Roads
- Great visibility
- Monument Sign

**TradeCorPartners, LLC**

410-880-8888 • 410-880-8888 • 410-880-8888 • 410-880-8888 • 410-880-8888

## SITE PLAN



### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population:	22,628	108,694	317,786
Med HH Inc:	\$56,084	\$51,594	\$49,790
Daytime Pop:	6,027	58,640	130,801



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