

Levy
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Group.

Bob's Discount Furniture

Springfield, Pennsylvania
Fully Leased NNN Retail Asset

38,880 SF

Total GLA

2013

Opened



Property Overview

674 Baltimore Pike | Springfield, PA

38,880 SF Total GLA	Bob's Discount Furniture Anchor Tenant	2013 Year Opened
100% Occupancy	Operating Status	

PROPERTY HIGHLIGHTS

- Fully leased NNN asset — Bob’s Discount Furniture and Tint World, 100% occupied
- On Baltimore Pike, one of the busiest retail corridors in the western Philadelphia suburbs
- Baltimore Pike: 35,573 VPD • Leamy Avenue: 9,748 VPD
- Direct access to I-476 (The Blue Route), connecting to the broader Philadelphia region
- Adjacent to Best Buy; trade area anchored by Springfield Mall and Target
- Opened 2013 on the site of the former Ferraro Cadillac dealership

About 674 Baltimore Pike

This 38,880 SF retail building is fully leased to Bob’s Discount Furniture and Tint World and sits on Baltimore Pike in Springfield Township, Delaware County. The location serves a dense, established residential base across Delaware County and West Philadelphia, adjacent to Best Buy and within the trade area anchored by the Springfield Mall, Target, and a deep bench of national retailers along the Pike.

Demographics & Market

674 Baltimore Pike | Springfield, PA

DEMOGRAPHICS (ACS 2020—24 EST.)

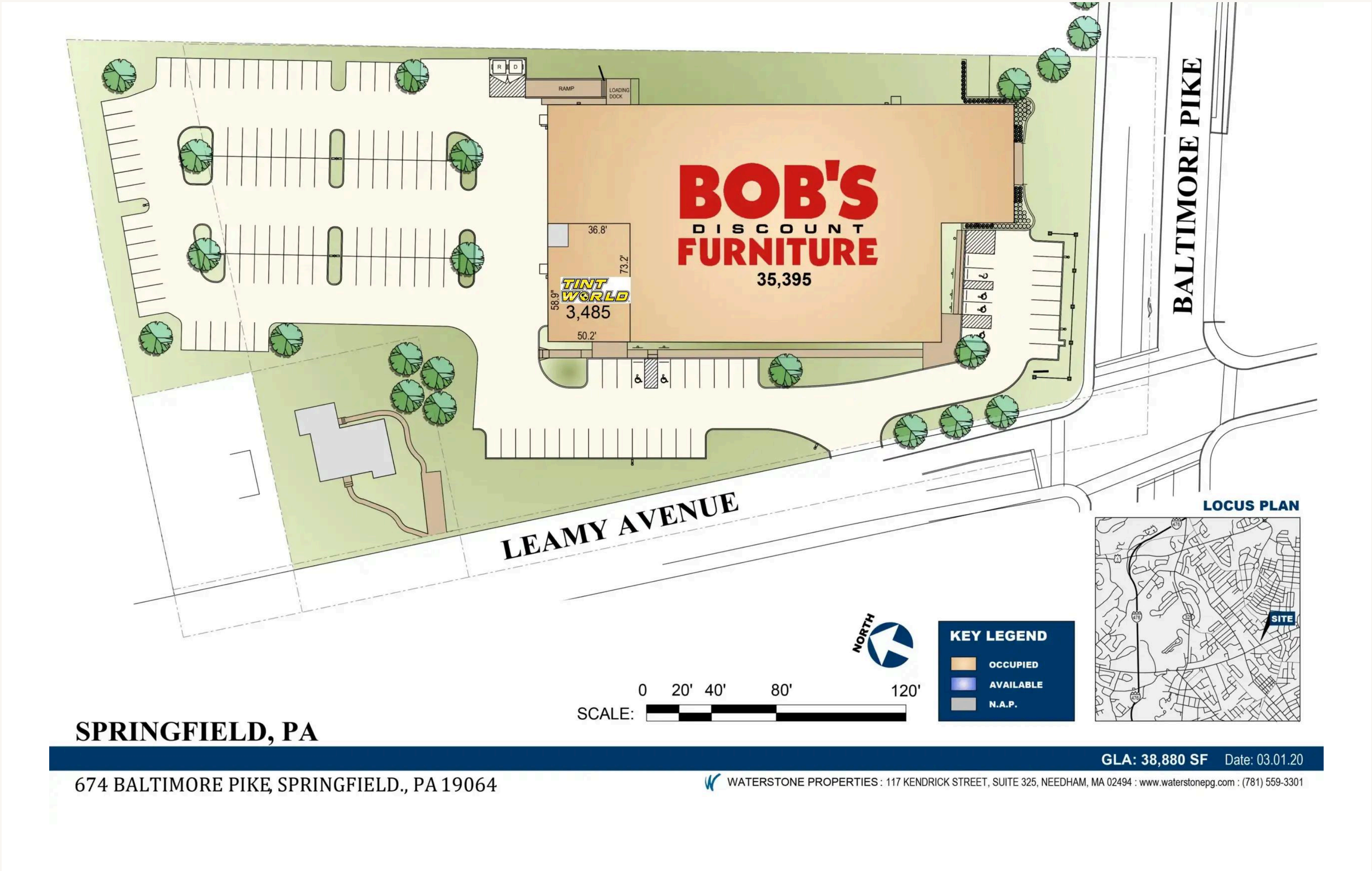
	1 MILE	3 MILE	5 MILE
Total Population	15,922	162,392	416,585
Median HH Income	\$117,121	\$91,785	\$79,041

MARKET STORY

- On Springfield's "Golden Mile" at a signalized intersection
- Baltimore Pike: 35,573 VPD • Leamy Avenue: 9,748 VPD
- Adjacent to Springfield Mall (PREIT-owned, 596,535 SF GLA, \$380 PSF sales)
- Nearby: Target, Kohl's, Best Buy, Acme, Giant, BJ's, PetSmart, Michaels
- Direct access to I-476 (The Blue Route) — 110,516 VPD

Site Plan

674 Baltimore Pike | Springfield, PA



Tenant		SF / Notes
Bob's Discount Furniture		35,395 SF
Tint World		3,485 SF
Baltimore Pike		35,573 VPD
Leamy Avenue		9,748 VPD

Levy Legacy Group.

Let's Build Something Together.

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For questions or to request investor documents:

Josh Levy

FOUNDER & CEO

✉ josh.levy@levylegacygroup.com

Vikki Gallagher

CONTROLLER

✉ investor.relations@levylegacygroup.com

Leasing Inquiries

LEVY LEGACY GROUP

✉ leasing@levylegacygroup.com

☎ 617-539-6954