



Ground Lease or Build-to-Suit

Prime development opportunity with "in-your-face" exposure along heavily trafficked W. Oregon Avenue in South Philadelphia. Totalling 1.120 acres within the CA-1 Commercial zoning district, this land parcel caters to a variety of commercial applications which require convenient access, unhindered visibility, and solid population counts. A host of quality retailers such as The Home Depot, ACME, Sprouts, Walgreens and BJ's to name a few, surround the subject parcel which solidifies the corridor as prime retail submarket of Philadelphia.

TRAFFIC COUNTS

W. OREGON AVENUE

AADT: 26,613 vehicles

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	323,277	722,156	1.2M
HOUSEHOLDS	134,539	286,005	251,643
AVG. HH INCOME (\$)	\$88,026	\$74,023	\$72,591
MEDIAN AGE	33	32	33

LEASING



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DEVELOPMENT OPPORTUNITY -OREGON AVENUE-

2129 W. Oregon Avenue
Philadelphia, PA 19145

For Lease

County: Philadelphia

Type: Development

Total SF: 1.210 Acres

Zoning: CA-1 Commercial

NEARBY RETAILERS



SPROUTS
FARMERS MARKET



ACME



PET SMART

Walgreens
Rainbow DUNKIN'

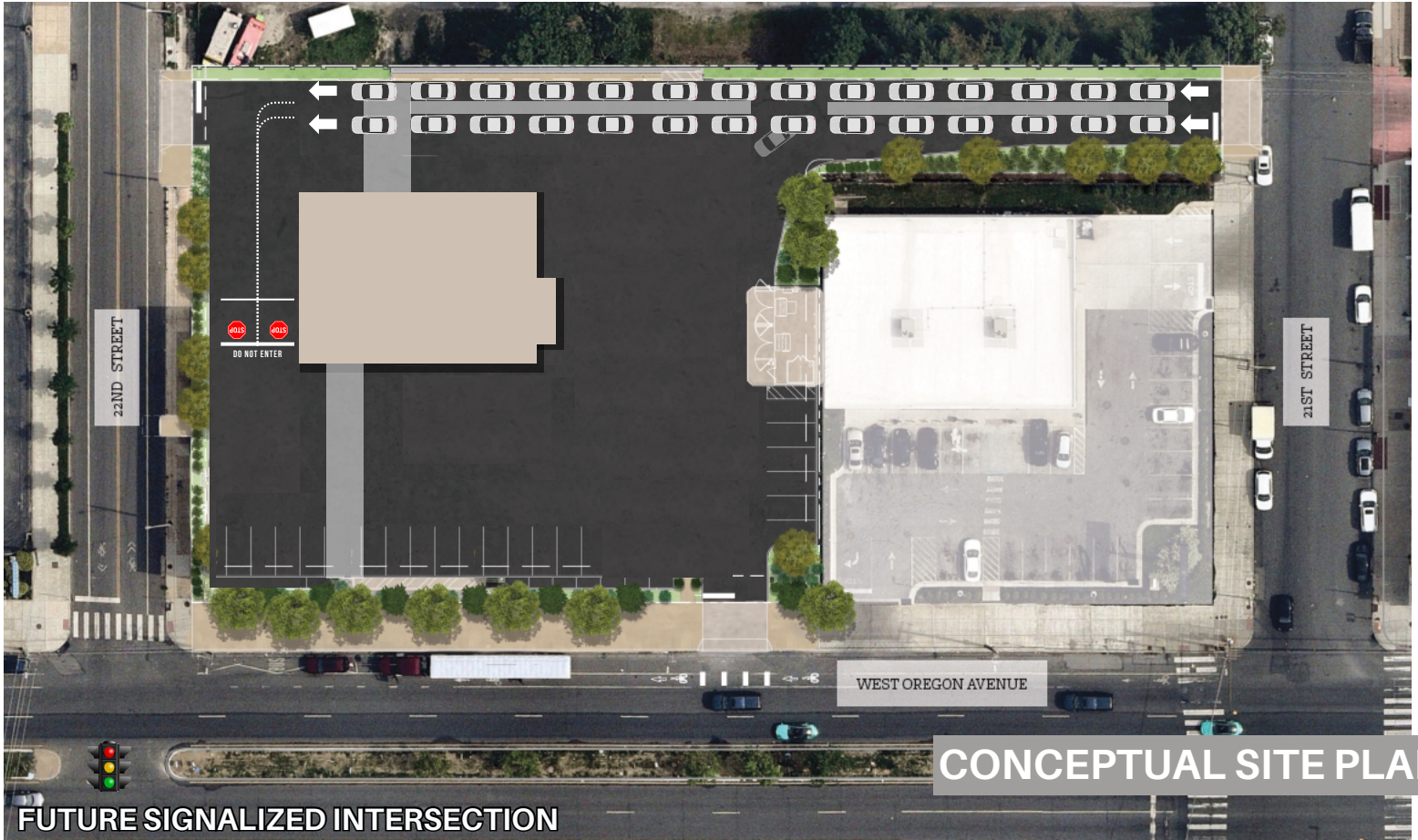
DOLLAR TREE



ROSS
DRESS FOR LESS

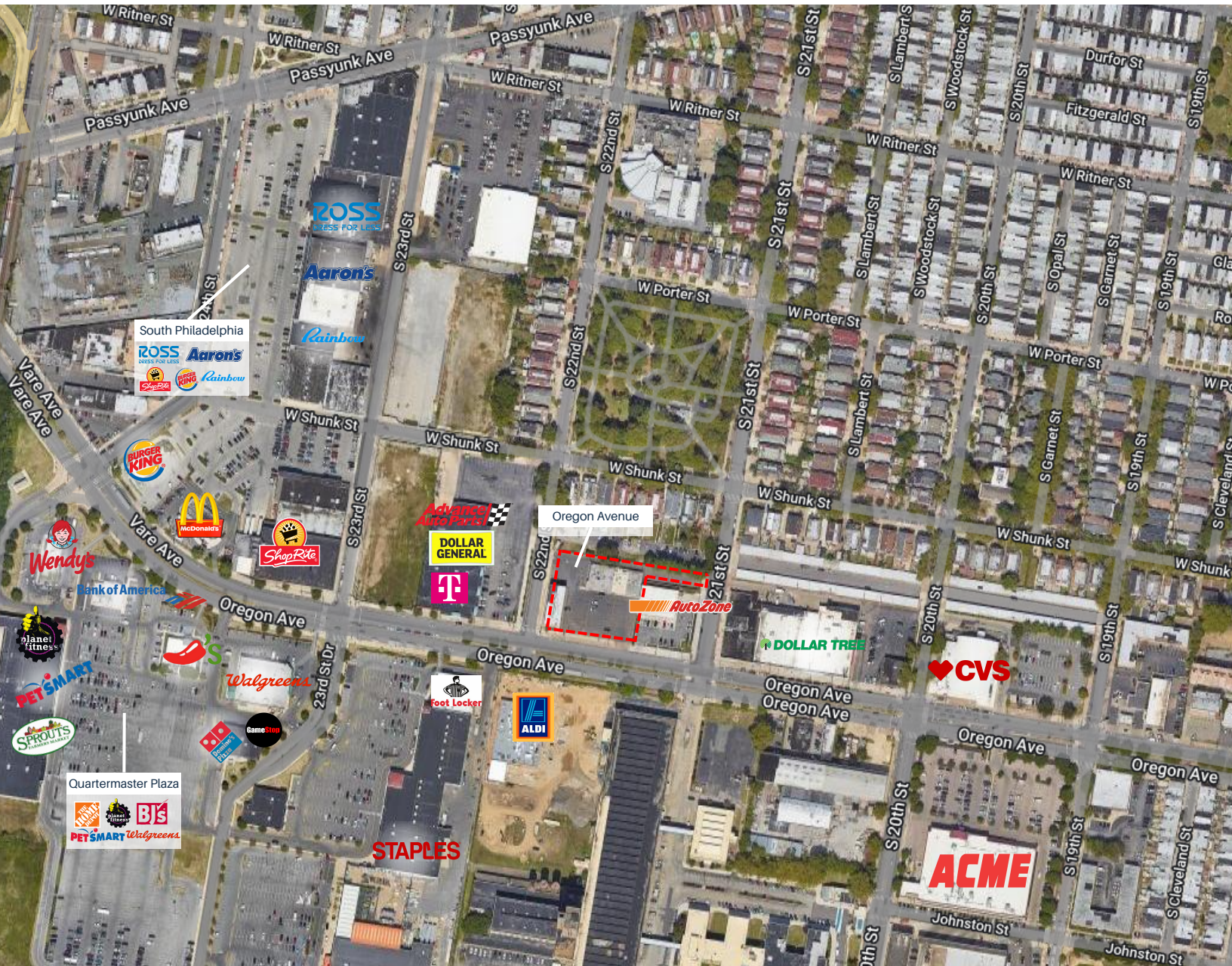
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