



# South Philadelphia

**TOTAL VISITORS**  
307.2K  
(12 MONTHS)

The South Philadelphia shopping center boasts an impressive and diverse range of national, regional, and local retailers. With the inclusion of a highly successful Ross Dress for Less and a carefully curated mix of tenants, this center has become an invaluable asset to the surrounding Philadelphia region. Serving as a community hub, the center offers a plethora of retail options, with a particular emphasis on beauty, wellness, and value-driven shopping experiences like the Dollar Tree. In addition, residents can enjoy the convenience of multiple clothing stores, coffee shops, and professional services all in one easily accessible location. With a remarkable visit frequency of 5.67, it is evident that this center has cultivated a loyal customer base who continually choose it as their go-to destination.

## OVERVIEW

2301-11 Oregon Avenue  
Philadelphia, PA 19145

**For Lease**  
**County:** Philadelphia  
**Type:** Retail  
**Total SF:** 221,157

## RETAILERS INCLUDE



## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	339,760	728,724	2M
HOUSEHOLDS	140,767	288,479	748,524
AVG. HH INCOME (\$)	\$85,291	\$73,729	\$78,770
MEDIAN AGE	32	32	35

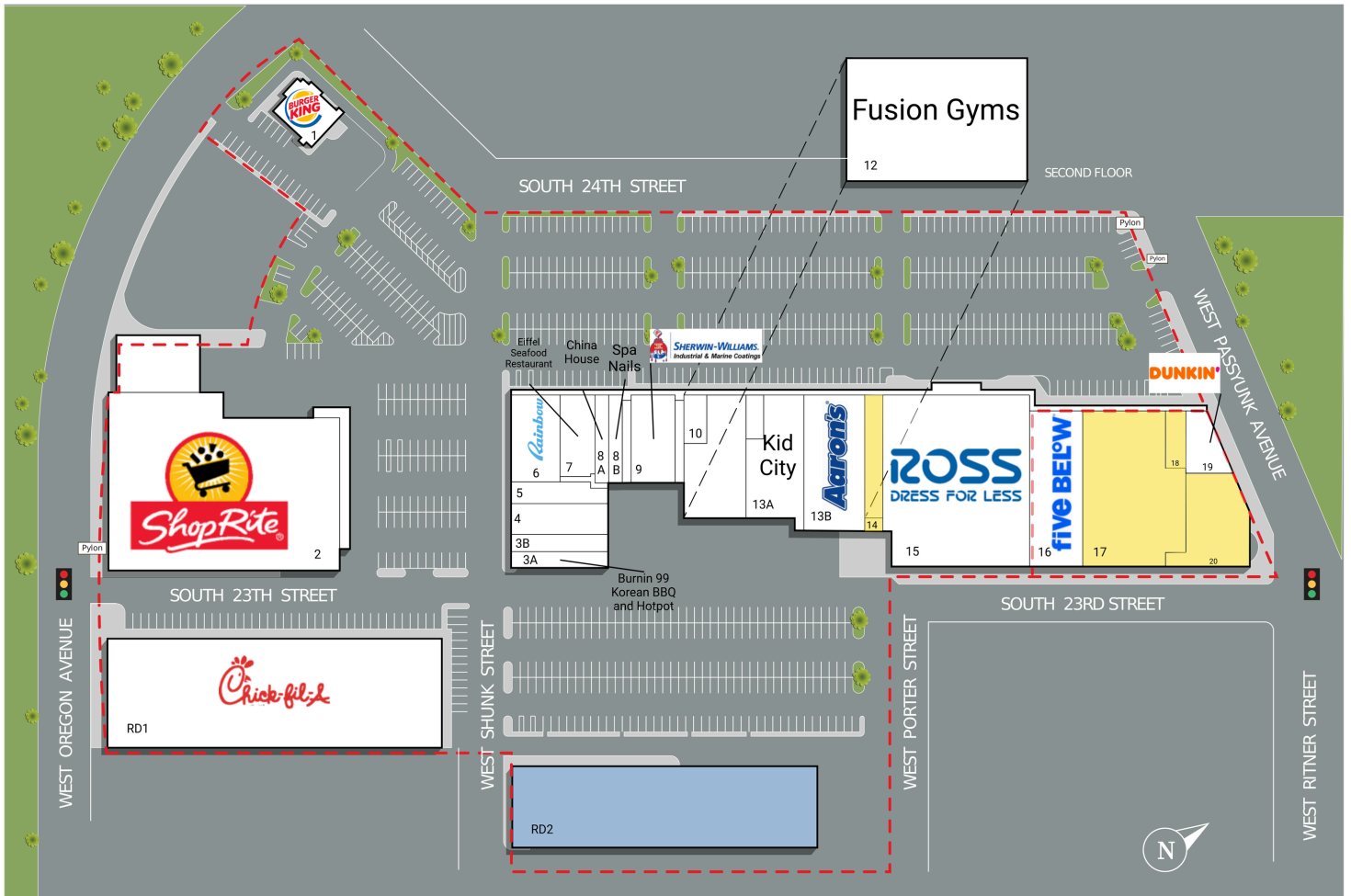
## LEASING ASSOCIATE



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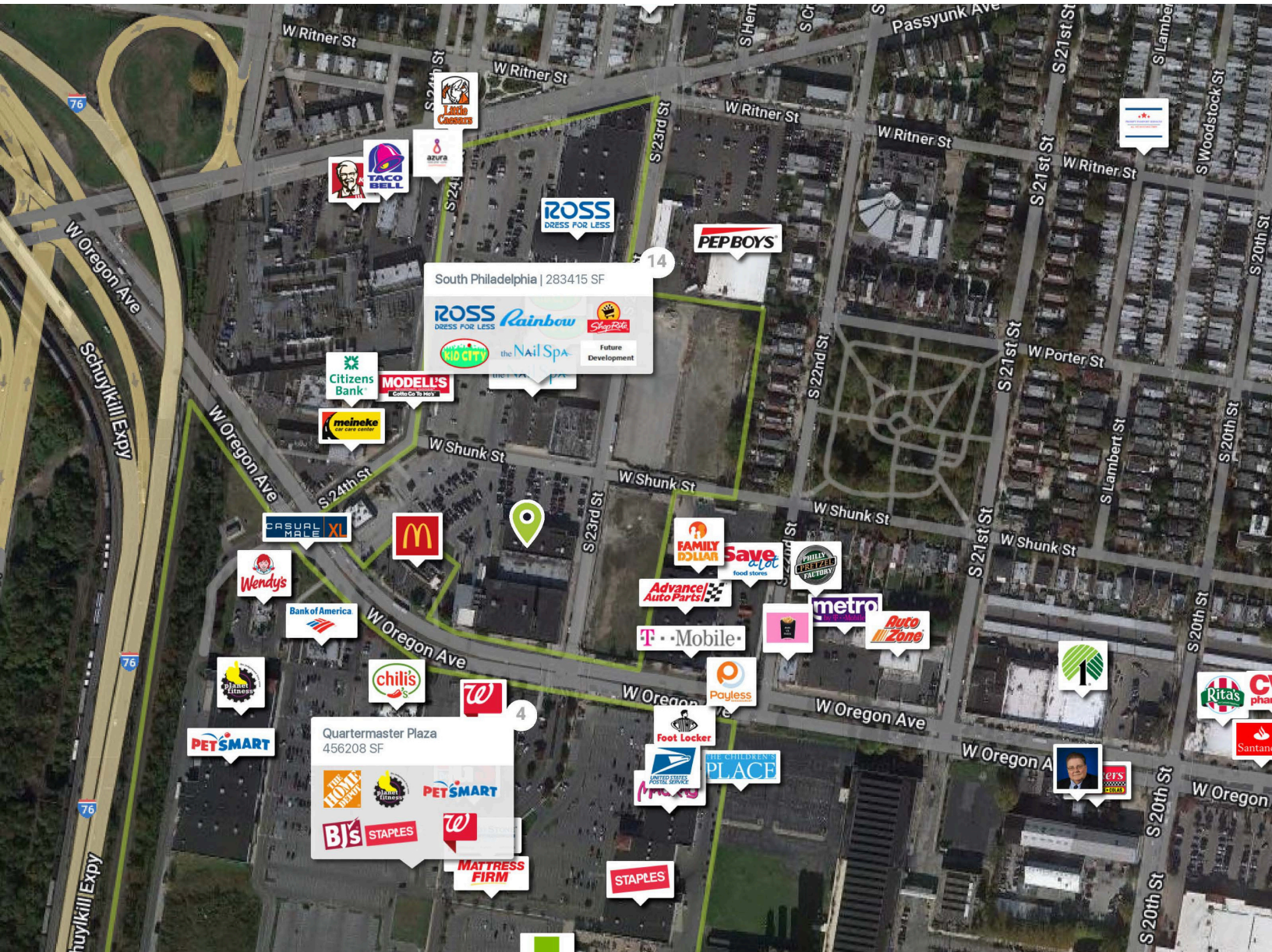


SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
RD1	Chick-Fil-A		9	The Sherwin-Williams Company	4,946
RD2	Future Development		10	BUW Human Hair Factory Store	1,350
1	Burger King	3,250	12	Fusion Gyms	31,000
2	ShopeRite	54,388	13A	Kid City	16,623
3A	Burnin 99 Korean BBQ and Hotpot	1,800	13B	Aaron's	9,543
3B	Burnin 99 Korean BBQ and Hotpot	2,380	14	AVAILABLE	3,100
4	Burnin 99 Korean BBQ and Hotpot	3,850	15	Ross Dress for Less	31,349
5	Burnin 99 Korean BBQ and Hotpot	2,000	16	Five Below	12,000
6	Rainbow	5,400	17	AVAILABLE	19,000
7	Eiffel Seafood Restaurant	4,428	18	AVAILABLE	1,717
8A	China House	1,800	19	Dunkin' Donuts	2,283
8B	Spa Nails	1,350	20	AVAILABLE	7,600



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**AADT: 15,209 vehicles (W. Oregon Ave.)**  
**Avg. Hourly Traffic: 1,157 vehicles (W. Oregon Ave.)**

**DISCLAIMER**

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