



South Philadelphia

Philadelphia, PA

The South Philadelphia shopping center boasts 25 stores with a rich array of national, regional and local retailers. A high-performing Ross Dress for Less, an impressive tenant mix and a well-trafficked locale have established the center as a highly convenient asset to the surrounding Philadelphia region. With a ShopRite anchor, owned by seasoned operator and community champion Jeff Brown, the center connects the community to a diverse number of retail options, with specific focuses on beauty, wellness, value-oriented shopping like the Dollar Tree and much more. The center also features numerous clothing stores, coffee shops and other professional services. Residents can take care of mailing needs, drop off and pick up laundry, and take care of shopping — all in one easy-to-reach location.

Traffic Count - 33,000 per day

Demographics	1 Miles	3 Miles	5 Miles
Population	47,682	344,634	755,296
Households	19,633	155,468	320,709
Average HH Income (\$)	64,584	78,774	66,927

Overview

**2301-11 Oregon Ave.
Philadelphia, PA 19145**

For Lease

County: Philadelphia

Type: Retail

Total SF: 283,415

Retailers Include

Ross Dress for Less
ShopRite

Leasing Representative

Lars R. Kerstein

📍 928 Carmans Road Massapequa, NY 11758

📞 610-999-9989

📠 610-999-9989

✉️ lkerstein@cdrt.com

Property Manager

Melanie Ramos

📍 928 Carmans Road Massapequa, NY 11758

📞 856-237-7330

✉️ mramos@cdrt.com

South Philadelphia - Site Plan



RD1	Future Development	
RD2	Future Development	
1	Available	3,250 SF
2	ShopRite	54,388 SF
3A	BUW Human Hair Factory Store	1,800 SF
3B	Available	2,380 SF
4	Available	3,850 SF
5	Available	2,000 SF
6	Rainbow	5,400 SF
7	Available	4,428 SF
8A	Available	1,800 SF
8B	Spa Nails	1,350 SF

9	Available	5,300 SF
10	Available	1,350 SF
11	Kid City	8,397 SF
12	Available	31,000 SF
13A	Kid City	8,226 SF
13B	Available	9,543 SF
14	Plush Mattress Company	3,100 SF
15	Ross Dress for Less	31,349 SF
16	Available	11,000 SF
17	Available	20,000 SF
18	Available	2,700 SF
19	Available	1,300 SF
20	Available	7,600 SF



Corporate Headquarters
 44 South Bayles Avenue
 Port Washington, NY 11050
 516.767.6492