

# PENROSE PLAZA

3000 ISLAND AVENUE, PHILADELPHIA, PA

±1,600 -12,000 SF AND PAD SITES AVAILABLE FOR LEASE & 1.86 ACRE PARCEL FOR SALE

JOIN



## property highlights.

- ShopRite anchored center located within close proximity to densely populated South and Southwest Philadelphia
- Located at signalized intersection with combined traffic count of 52,455 VPD
- New Island Avenue Road Improvement Project planned completion 2021
- Easy access to I-95 and I-76
- Located in Federal opportunity zone

## stats.

2020 DEMOGRAPHICS*	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,182	130,493	600,395
EST. HOUSEHOLDS	6,058	47,653	236,981
EST. AVG. HH INCOME	\$58,401	\$57,446	\$70,998

ISLAND AVENUE TRAFFIC COUNT: 31,313 VPD \*ESRI 2020  
LINDBERGH BLVD TRAFFIC COUNT: 16,931 VPD



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COMMERCIAL  
REAL ESTATE, INC.

MetroCommercial.com | PHILADELPHIA, PA | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | NAPLES, FL

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**AVAILABLE  
±1.86 ACRES FOR SALE  
OR GROUND LEASE**

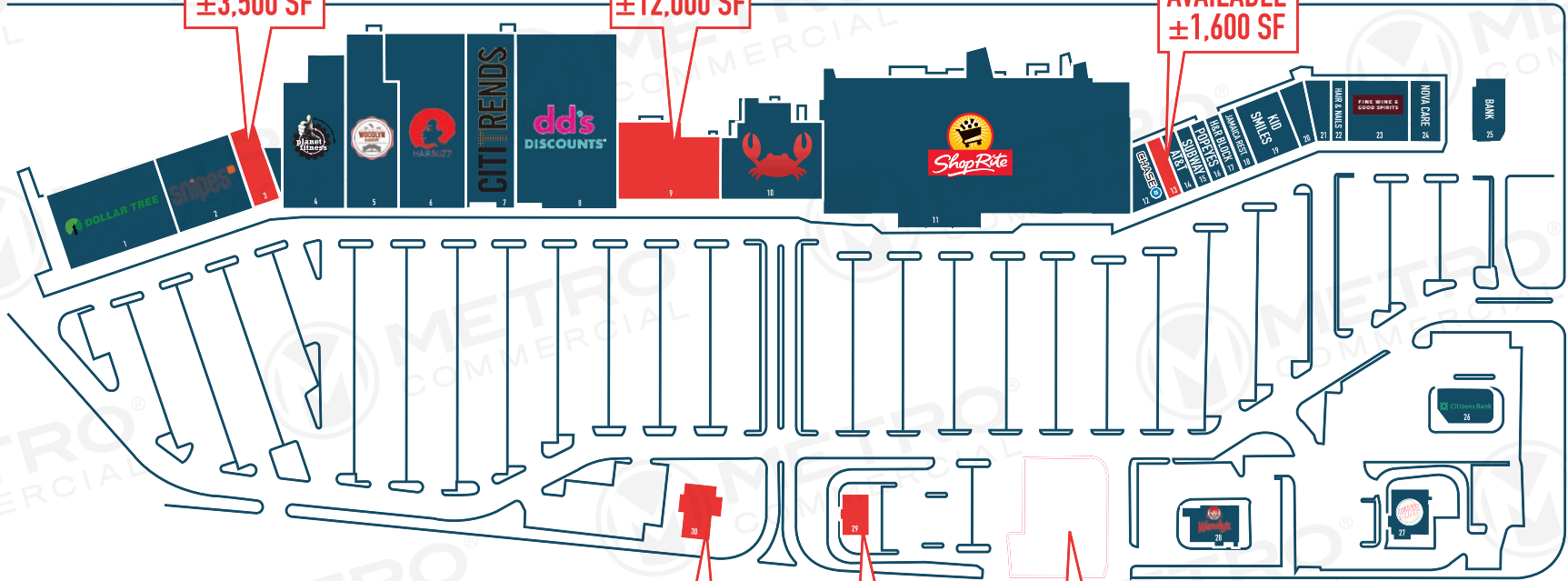
**AVAILABLE  
±3,500 SF**

**AVAILABLE  
±12,000 SF**

**AVAILABLE  
±1,600 SF**

**MARIO LANZA BOULEVARD**

**LINDBERGH BOULEVARD 25,980 VPD**



**ISLAND AVENUE 26,475 VPD**

**AVAILABLE  
±4,111 SF**

**AVAILABLE  
±1,975 SF**

**AVAILABLE  
±3,500 SF**

1.	DOLLAR TREE	17.	H&R BLOCK
2.	SNIPES	18.	JAMAICA RESTAURANT
3.	AVAILABLE - 3,500 SF	19.	KID SMILES
4.	PLANET FITNESS	20.	WINGSTOP
5.	WOODLYN ACADEMY	21.	BOOST MOBILE
6.	HAIR BUZZ	22.	HAIR & NAILS
7.	CITITRENDS	23.	FINE WINE & GOOD SPIRITS
8.	DD'S DISCOUNTS	24.	NOVA CARE
9.	AVAILABLE - 12,000 SF	25.	PAD SITES
10.	OCEAN CRAB	26.	BANK
11.	SHOPRITE	27.	CITIZENS BANK
12.	CHASE BANK	28.	BURGER KING
13.	AVAILABLE - 1,600 SF	29.	WENDY'S
14.	AT&T	30.	AVAILABLE - 1,975 SF
15.	SUBWAY		AVAILABLE - 4,111 SF
16.	POPEYES		PROPOSED PAD AVAILABLE - 3,500 SF

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**PENROSE PLAZA  
PHILADELPHIA, PA**



# ISLAND AVENUE ROAD IMPROVEMENT PROJECT EXPECTED COMPLETION Q4 2021

CITITRENDS  
planet fitness  
dd's DISCOUNTS

CHASE

ShopRite

Penrose Plaza Shopping Center

Burger King

Wendy's

TO THE AIRPORT

McDonald's T-Mobile



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# PENROSE PLAZA PHILADELPHIA, PA





1.86 ACRES AVAILABLE

AVAILABLE ±3,500 SF

AVAILABLE ±12,000 SF

AVAILABLE ±4,111 SF

AVAILABLE ±1,975 SF

AVAILABLE ±3,500 SF

AVAILABLE ±1,600 SF

# PENROSE PLAZA PHILADELPHIA, PA

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