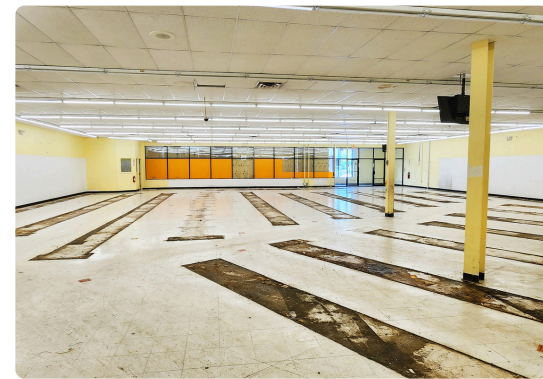


AVAILABLE FOR LEASE



**OCF REALTY
COMMERCIAL**
215.735.7368



1325 Point Breeze Avenue Philadelphia, PA 19146

9,520 Square Feet

Step into the vibrant heart of South Philadelphia with this incredible opportunity on Point Breeze Avenue! Spanning an impressive 9,520 square feet, this versatile commercial building—previously home to Family Dollar—is brimming with potential for your next venture.

With soaring ceilings and ample outdoor loading space, this property is designed to accommodate a variety of businesses. It features generous storage areas, two bathrooms, and endless possibilities to tailor the space to your vision.

This is a rare opportunity—the first time this building has been available for lease in decades! Imagine the impact your business could make in a thriving community. Plus, you'll benefit from the city's InStore Forgivable Loan Program, Storefront Improvement Program, and Security Camera Program, making it easier than ever to bring your ideas to life.

Join the revitalization of Point Breeze Avenue and position your business for success in one of the few expansive retail spaces available in this bustling corridor. Don't miss out on this game-changing opportunity!

FEATURES

- HIGH TRAFFIC COMMERCIAL CORRIDOR
- RARELY AVAILABLE
- LOTS OF NATURAL LIGHT
- LOADING/OUTDOOR SPACE
- OPEN TO A VARIETY OF USES
- LARGE STORAGE AREA



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