



2ND FLOOR FOR LEASE

1834 W. OREGON AVE
PHILADELPHIA, PA

RD+
ROTHBERG
DUBROW

PROPERTY SUMMARY

1834 W. Oregon Avenue presents a rare opportunity to occupy a high-visibility commercial property along one of South Philadelphia's most active retail corridors. This two-story building features 7,500sf of flexible commercial space, ideal for a variety of uses including medical or office.

The property boasts a clean façade with **large storefront windows, excellent signage potential, and convenient front-door parking.** With high daily traffic counts and close proximity to major commuter routes including **I-76, I-95, and the Broad Street Line**, 1834 W. Oregon offers unmatched accessibility to both local and regional clientele.

Situated in a densely populated, well-established neighborhood with a strong mix of national brands and local businesses, this property is primed for operators seeking a plug-and-play location in the heart of South Philadelphia.



AT A GLANCE



SQUARE FOOTAGE

7,500sf available
(divisible)



NEIGHBORHOOD

South Philadelphia -
Marconi Plaza



VISIBILITY

Located at signalized
intersection with signage
opportunities



PARKING

25 adjacent surface spots



ACCESS

Minutes from I-76 and I-95



LOADING/DROP OFF

Convenient loading and
drop off from rear lot



NEIGHBORHOOD

South Philadelphia offers a strategic area for retailers, service providers, and small businesses alike. Set along a well-trafficked stretch of Oregon Avenue, the property benefits from strong vehicular exposure, ample street parking, and easy access to major highways and transit lines.

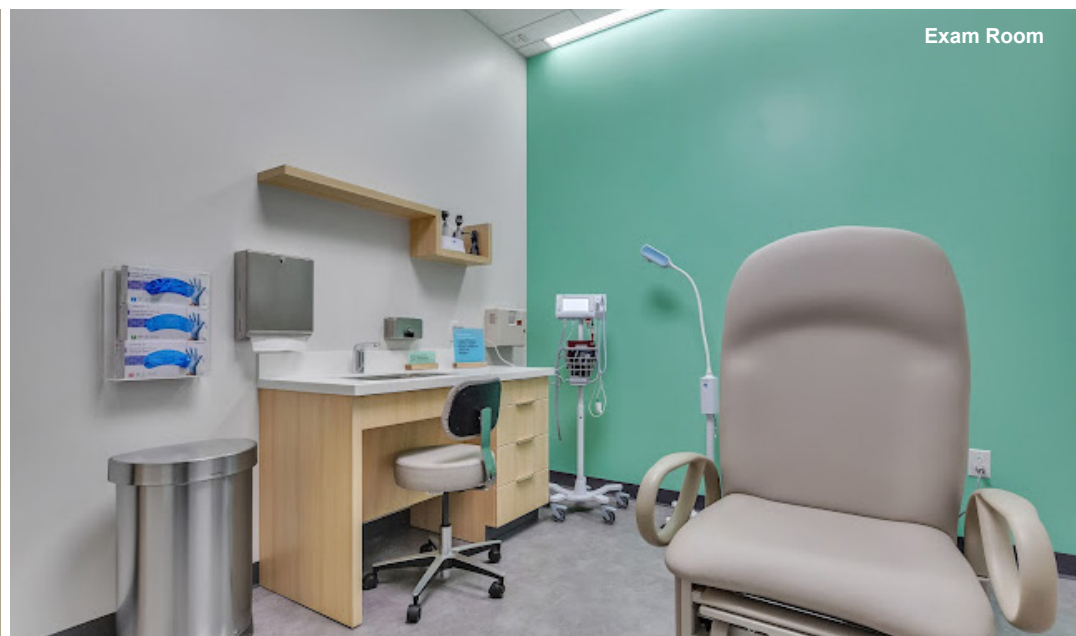
This commercial node serves as a vital connector between the residential neighborhoods of South Philly and key regional destinations like the South Philadelphia Sports Complex, the Navy Yard, and Philadelphia International Airport. With nearby access to I-95, I-76, and the Broad Street Line, the location supports both local and regional customer reach.

Surrounded by a dense, diverse population and longstanding neighborhood institutions, this area offers steady foot traffic, consistent demand, and a stable base of established businesses.



RENDERINGS

*For illustrative purposes only



AMENITY MAP

Food & Restaurants

- | | |
|----------------------------|---------------------------|
| 1. Dunkin' | 10. Skinny Joey's |
| 2. Asian Palace Restaurant | Cheesesteaks |
| 3. Chili's | 11. Avenue Steaks & Pizza |
| 4. Wendy's | 12. Steak 'Em Up |
| 5. McDonald's | 13. Dodo Bakery |
| 6. Burger King | 14. Tankie's Tavern |
| 7. Penrose Diner | 15. Oregon Steaks |
| 8. Popi's Restaurant | 16. Nifty Fifty's |
| 9. Nitty's Tavern | 17. Spoon's Breakfast |
| | 18. Chickie's & Pete's |

Hotels

- | | |
|----------------------------|-------------------------|
| 1. Holiday Inn-PHL Airport | 2. Live! Casino & Hotel |
|----------------------------|-------------------------|

Stores, Retail, & Fitness

- | | |
|-------------------|-------------------|
| 1. ACME Market | 5. Planet Fitness |
| 2. CVS | 6. Shoprite |
| 3. Grocery Outlet | 7. Ross |
| 4. The Home Depot | |

Area Attractions

- | | |
|----------------------------|-----------------------|
| 1. Live! Casino | 5. Xfinity Live |
| 2. Citizen's Bank Park | 6. Quatermaster Plaza |
| 3. Lincoln Financial Field | |
| 4. Xfinity Mobile Center | |



TRANSPORTATION

 10 Minutes

1834 W. OREGON AVE

P

BROAD STREET

+ SEPTA Bus Routes

+ SEPTA Subway

+ Indego Bike Station

P PARKING

 5 Minutes

INTERSTATE
76



PHL AIRPORT
9 Min Drive



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