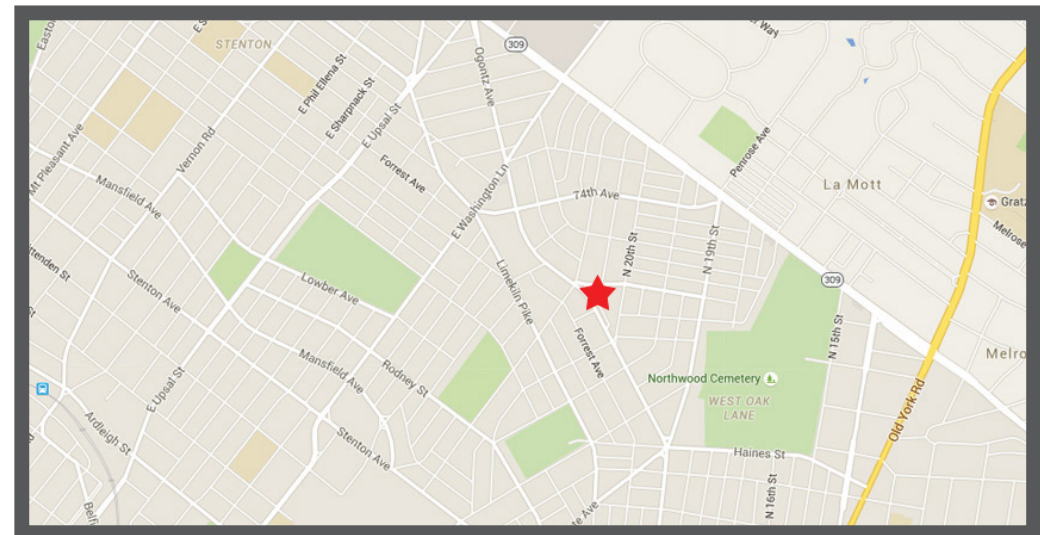


Ogontz Plaza



CITYVIEW

Commercial, LLC



www.cityviewcommercial.com



7101-7163 Ogontz Avenue
Shopping Center Name: Ogontz Plaza

Welcome to Ogontz Plaza

7101-7163 Ogontz Avenue, Philadelphia, PA 19138
Prime Retail Opportunity in Northwest Philadelphia!

Nestled in the heart of the bustling West Oak Lane neighborhood, Ogontz Plaza is a vibrant shopping center offering a prime location for businesses seeking to connect with the local community. With high visibility and easy access from major routes, including Cheltenham Avenue and Route 309, Ogontz Plaza is perfectly positioned to draw in steady foot traffic from the surrounding areas.

Current Anchor Tenants:

- * Fine Wine & Good Spirits: A popular destination for wine and spirits enthusiasts.
- * PennDOT: Serving local residents with a range of essential services.
- * Little Caesars: A beloved choice for quick and affordable dining.
- * China House: A well-known spot for delicious Chinese cuisine.

Property Highlights:

- * Ample parking available for customers and employees.
- * Convenient location with proximity to local landmarks like La Salle University and Awbury Arboretum.
- * Surrounded by a diverse community, offering excellent exposure to a mix of residential and commuter traffic.

Your Business Here!

Ogontz Plaza is actively seeking new tenants to join our vibrant community of businesses. Whether you're looking to open a boutique, a specialty shop, or a professional service, Ogontz Plaza offers the perfect setting to grow your business in a thriving neighborhood.

Contact us today to learn more about available spaces and start planning your next venture at Ogontz Plaza!

KEY FEATURES

- ✓ Join Wine and Spirits, Pen Dot, Little Caesars, and China House
- ✓ Neighborhood shopping district in a densely populated area
- ✓ Located on Ogontz Avenue between 71st and 72nd Street in the West Oak Lane section of Philadelphia
- ✓ 14,600 daily car traffic
- ✓ Parking 60 spaces
- ✓ Channeled lettering
- ✓ Gross leasable Area: 27,242 SF





◆ Available Spaces:

7145: 930 square feet available, plus a basement

7177: 1500 square feet available

◆ Transportation

- Public transportation within 1.8 miles
- 35-minute drive to the airport
- 15-minute drive to Freightport

◆ Demographics for Ogontz Plaza:

◆ 2024 Total Population:

- 1 mile: 47,319
- 3 miles: 269,219
- 5 miles: 656,677

◆ 2024 Total Households:

- 1 mile: 19,462
- 3 miles: 108,790
- 5 miles: 256,999

◆ Median Home Value:

- Within 1 mile: \$170,973
- Within 3 miles: \$208,880
- Within 5 miles: \$218,485

◆ Average Age:

- Within 1 mile: 41
- Within 3 miles: 41
- Within 5 miles: 39

◆ Median Household Income:

- Within 1 mile: \$50,451
- Within 3 miles: \$55,192
- Within 5 miles: \$54,166

◆ Ogontz Avenue:

Main road with a daily car traffic count of 14,600

◆ List of Tenants

7101-7121 Penn Dot. 6,720 SF

7123-7137 Little Caesars. 1,500 SF

7141 China House. 1,500 SF

7143 progressive insurance. 769 SF

7145 Vacant. 930 SF

7147 Liberty Tax. 770 SF

7153 golden dollar mini market. 2,200 SF

7155 Prime Choice Dental. 1,741 SF

7157A Quick Phone Fix and Flip. 1,100 SF

7157B Couture Collections. 1,100 SF

7159 Celebrity Styles Furniture LLC. 2,200 SF

7161-7163 wine & spirits. 6,237 SF

7169 Audrey's Caribbean & American Cuisine. 1,421 SF

7171 Little Miss Muffins. 1,420 SF.

7175A Salon Styles. 1,100 SF

7176 (7175B) Michaels Financial & Multi Services. 1,421 SF

7177 Vacant. 1,500 SF

7178 Event space. 1,400 SF



Property Manager & Leasing Contact:

David Friedler

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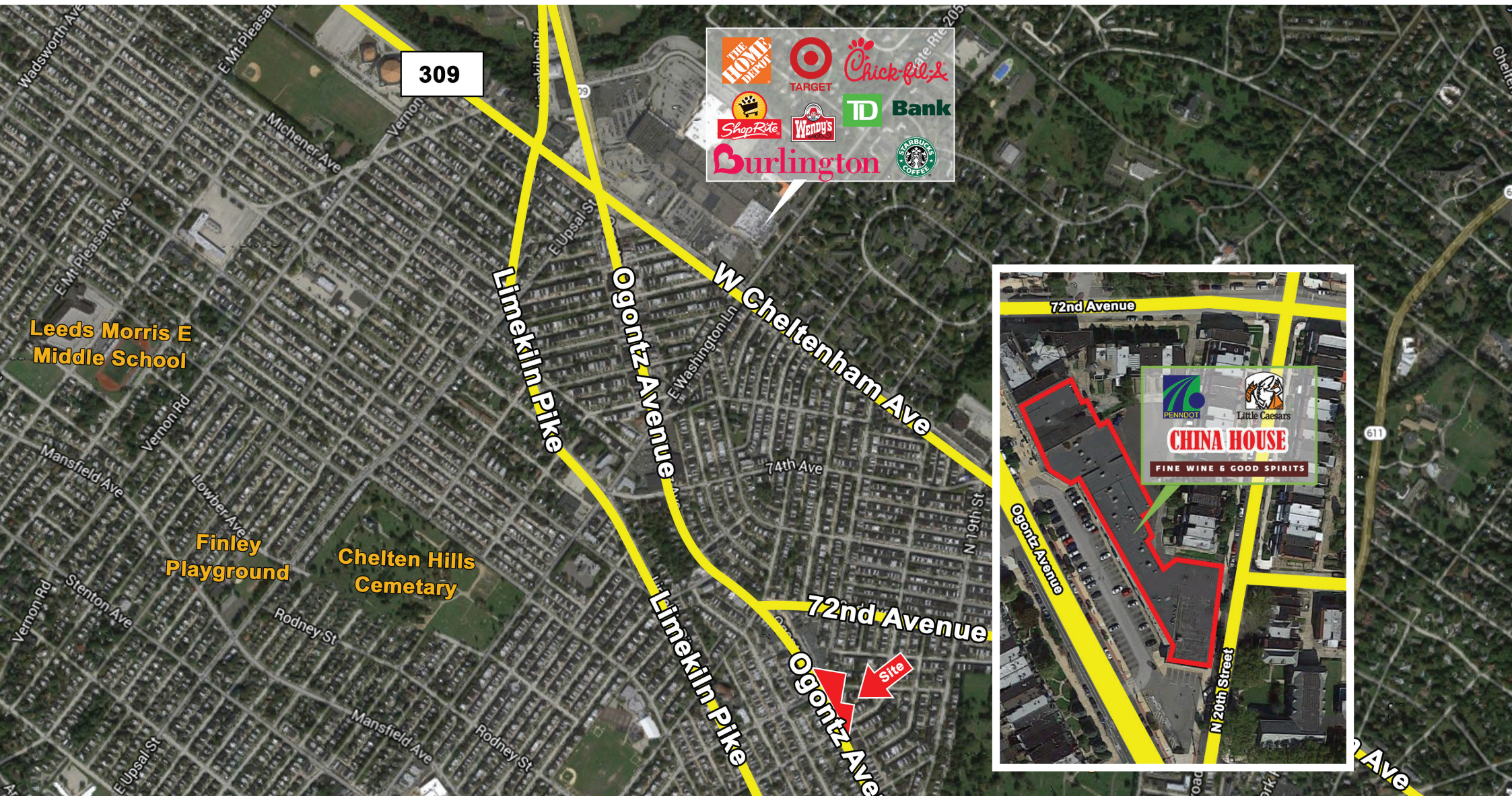
Mark Friedler

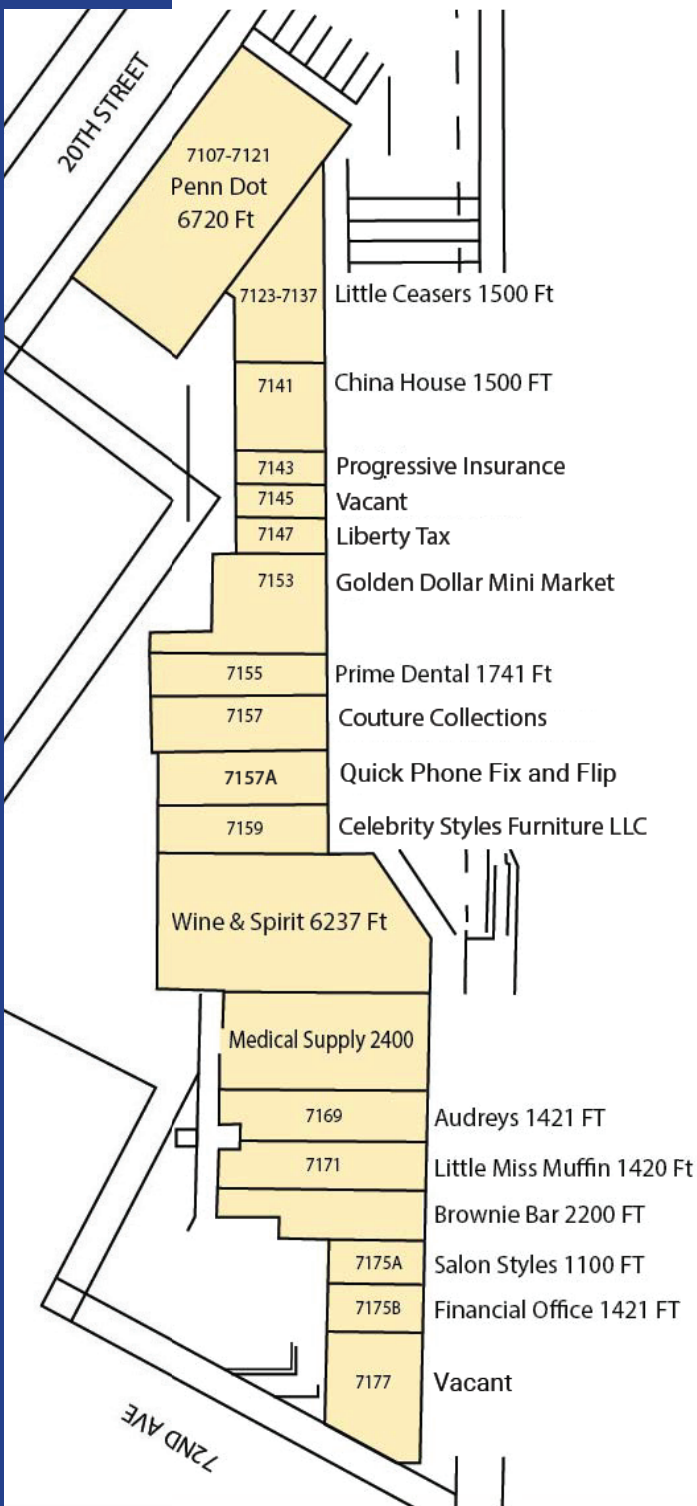
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LOCATION MAP





FOR LEASE

UNIT	STATUS	SF
7107-7121	Penn Dot	6720
7123-7137	Little Ceasers	1500
7141	China House	1500
7143	Progressive Insurance	769
7145	Vacant	930
7147	Liberty Tax	770
7153	Golden Dollar Mini Market	2200
7155	Prime Choice Dental	1741
7157A	Quick Phone Fix and Flip	1100
7157B	Couture Collections	1100
7159	Celebrity Styles Furniture LLC	2200
7161-7163	Wine & Spirits	6237
7169	Audrey's Caribbean & American Cuisine	1421
7171	Little Miss Muffins	1420
7175A	Salon Styles	1100
7176 (7175B)	Michaels Financial & Multi Services	1421
7177	Vacant	1500
7178	Event Space	1400