

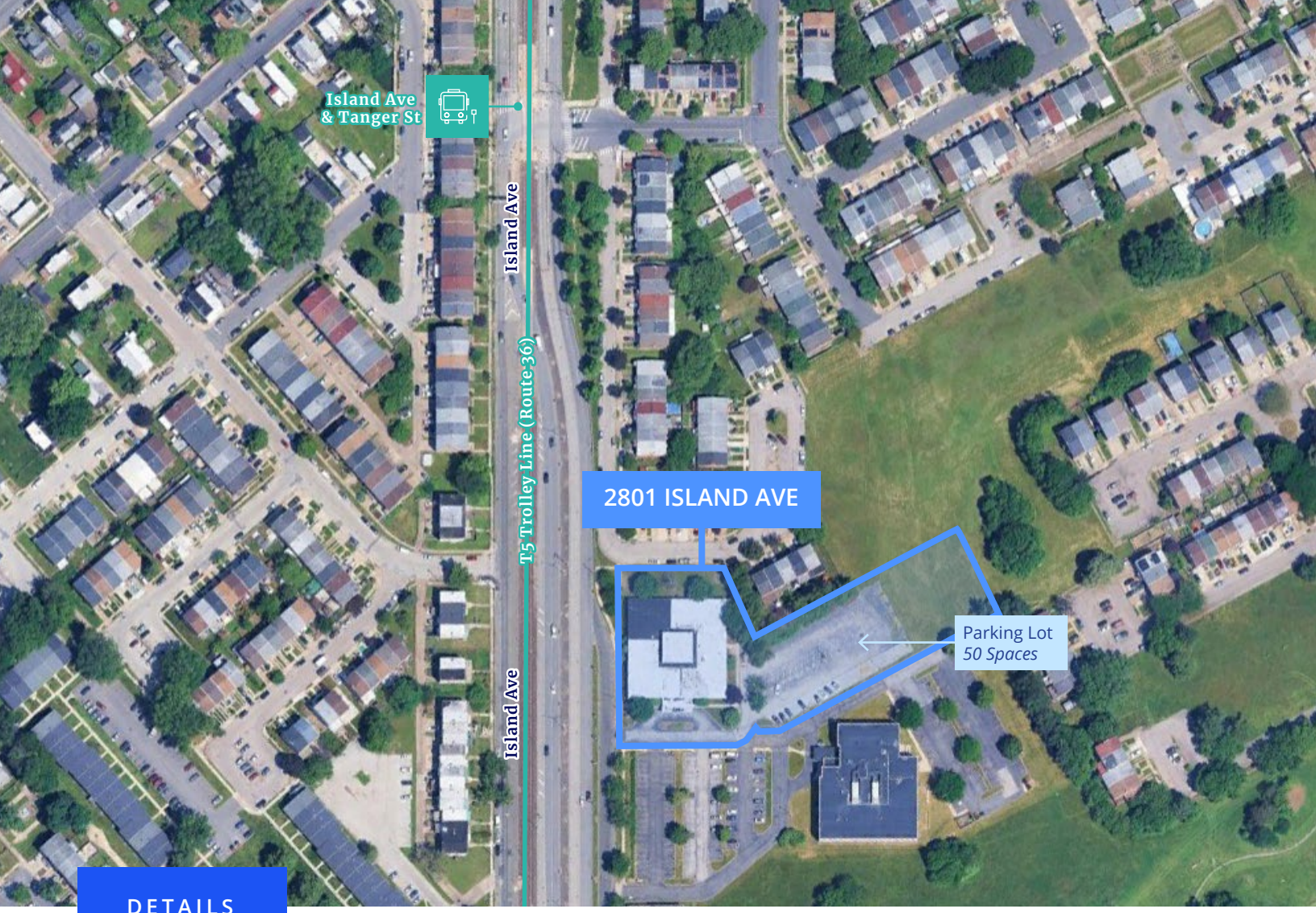
INVESTMENT OPPORTUNITY

Medical Office Space with Redevelopment Potential Near I-95 & PHL Airport

Whether you're growing a healthcare practice or exploring adaptive reuse, this well-located, professionally managed medical office offers exceptional potential in Southwest Philadelphia.

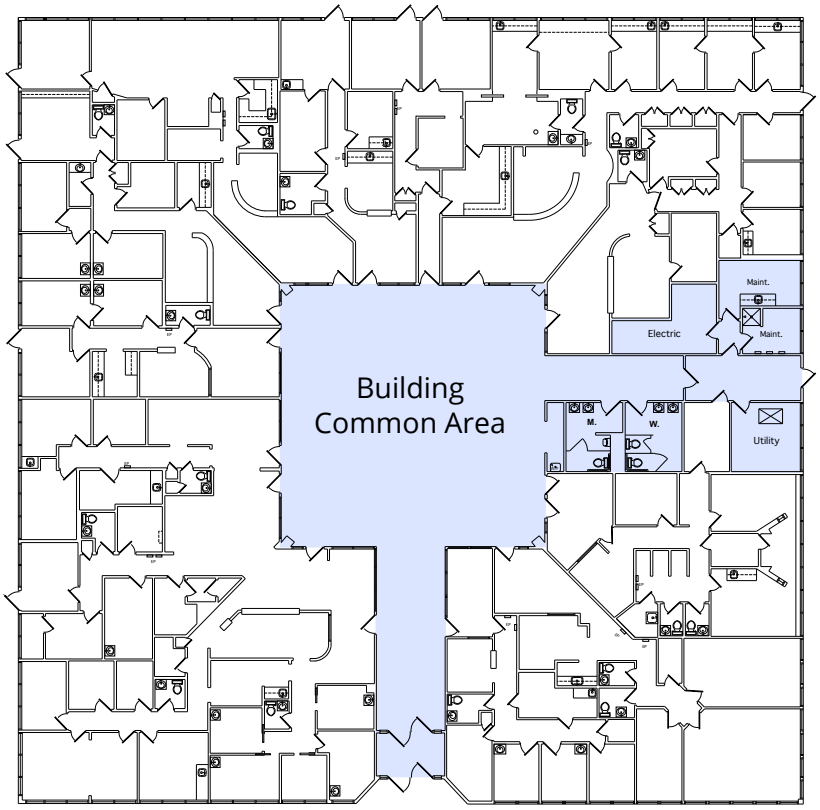
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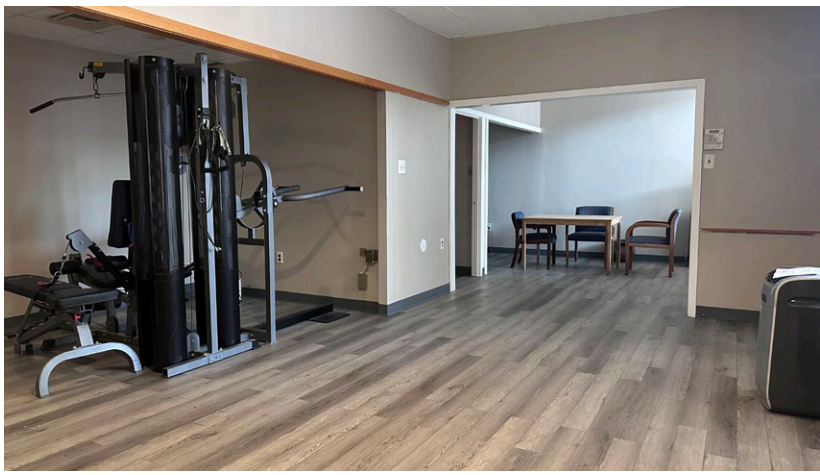
DETAILS

Address	2801 Island Avenue Philadelphia, PA 19153
SF RBA	19,917
Tenancy	Multi
SF Available	800 - 19,917 SF
Taxes (2024)	$1.03/SF
Construction	Brownstone
Parking	50 surface spaces





Purpose-built medical office space ideal for clinical, diagnostic, or administrative healthcare use



Efficient floor plan suitable for exam rooms, consultation spaces, reception, and administrative areas

Ample on-site parking, providing easy access for patients and staff



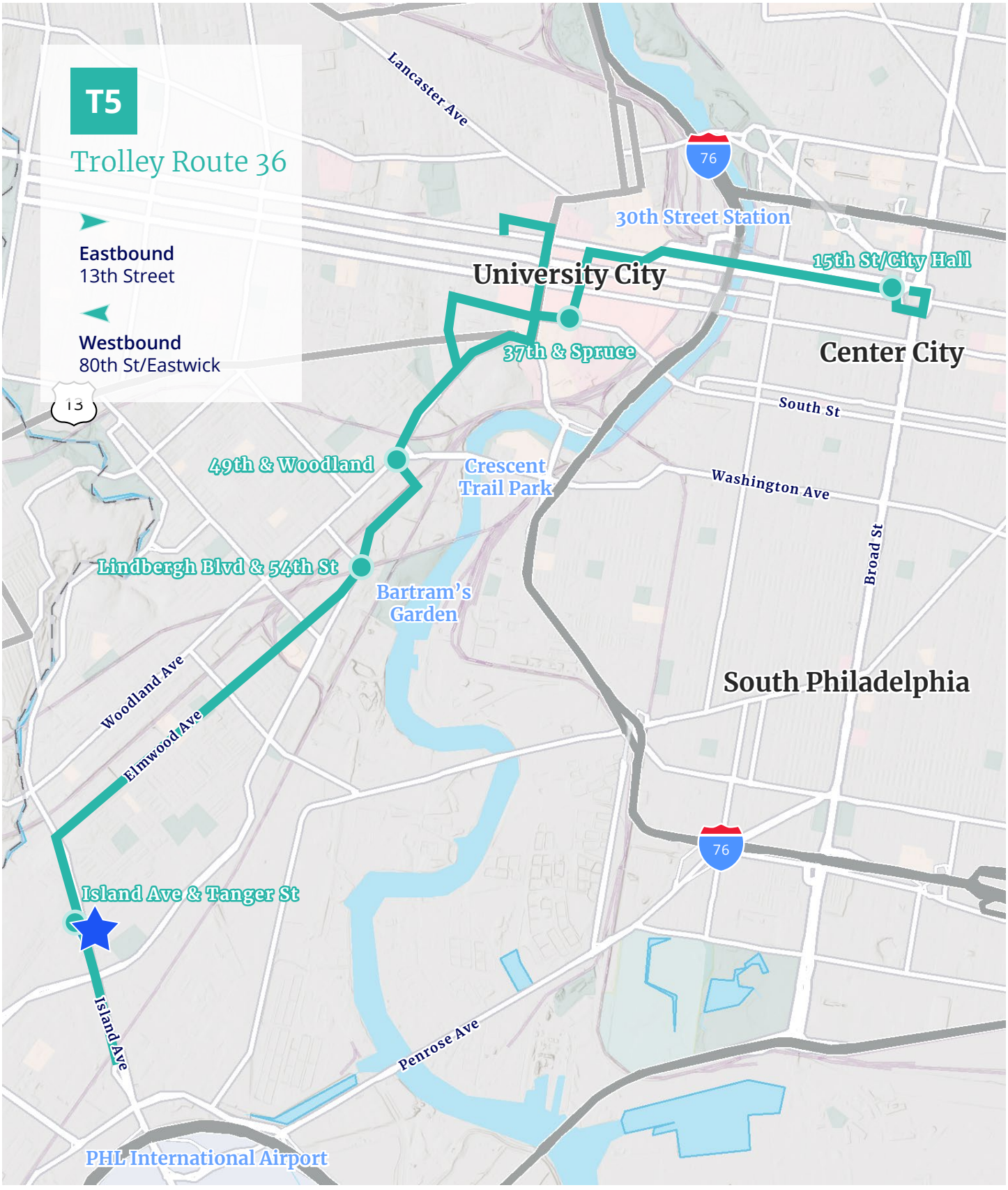
Immediate access to **I-95, I-76,** and **Route 291**

Front door access to surface trolley supporting patient flow and staff commuting





Front Door Trolley Access



Highlighted Trolley Stops

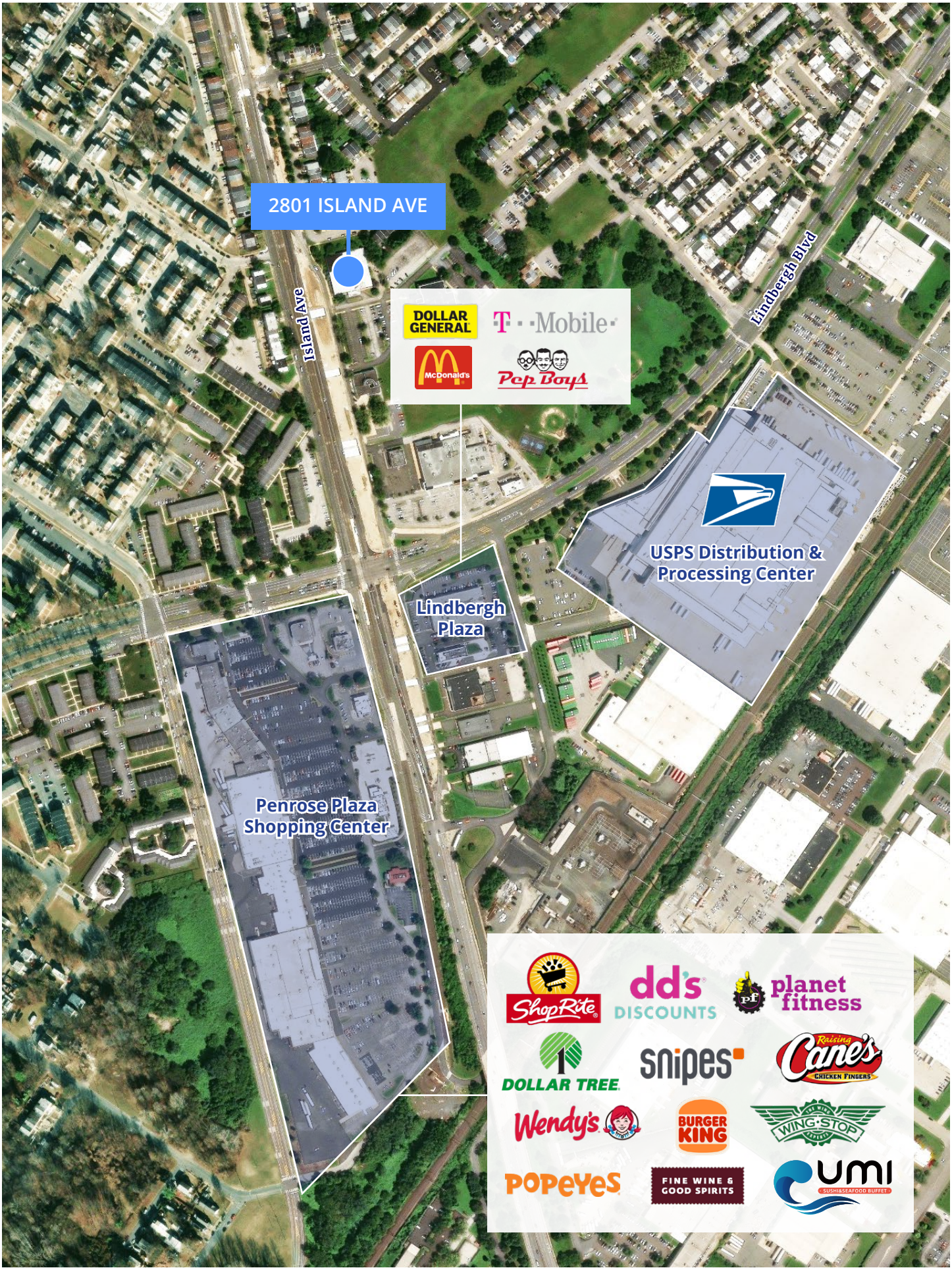
Island Avenue Investments

The Island Avenue corridor is undergoing one of the largest coordinated infrastructure upgrades in Southwest Philadelphia. The Island Avenue Improvement project is a full redesign of Island Ave from Elmwood to Suffolk. With new trails, safer streets, modern transit, and enhanced public amenities, the area is rapidly becoming:

- More accessible
- More walkable and bike-friendly
- More transit-connected
- More attractive to employees, customers, and residents



Island Avenue Improvement Project	Description	Improvements
Cobbs Creek Trail Expansion	A new trail connection linking Island Ave to the regional Circuit Trails and East Coast Greenway.	• Wider, safer pedestrian/bike path • ADA-compliant crossings Increased foot and bike traffic • Direct access to recreation and the Heinz Wildlife Refuge
SEPTA Trolley Infrastructure Upgrades	Reconstruction of trolley platforms and intersections along Island Ave.	• New level-boarding platforms • Resurfaced roadway & new medians • Better traffic flow and transit reliability
SEPTA Trolley Modernization (T5 / Route 36)	A system-wide upgrade bringing new vehicles and stations to Island Ave.	• Low-floor, fully ADA-accessible trolleys • Modern stations with shelters, lighting, and real-time info • Faster, more reliable service


2801 ISLAND AVE
Island Ave
Lindbergh Blvd
DOLLAR GENERAL
T-Mobile
McDonald's
Pep Boys
USPS Distribution & Processing Center
Lindbergh Plaza
Penrose Plaza Shopping Center
ShopRite
dd's DISCOUNTS
planet fitness
DOLLAR TREE
snipes
Raising Cane's CHICKEN FINGERS
Wendy's
BURGER KING
WING STOP
POPEYES
FINE WINE & GOOD SPIRITS
umi SUSHI&SEAFOOD BUFFET

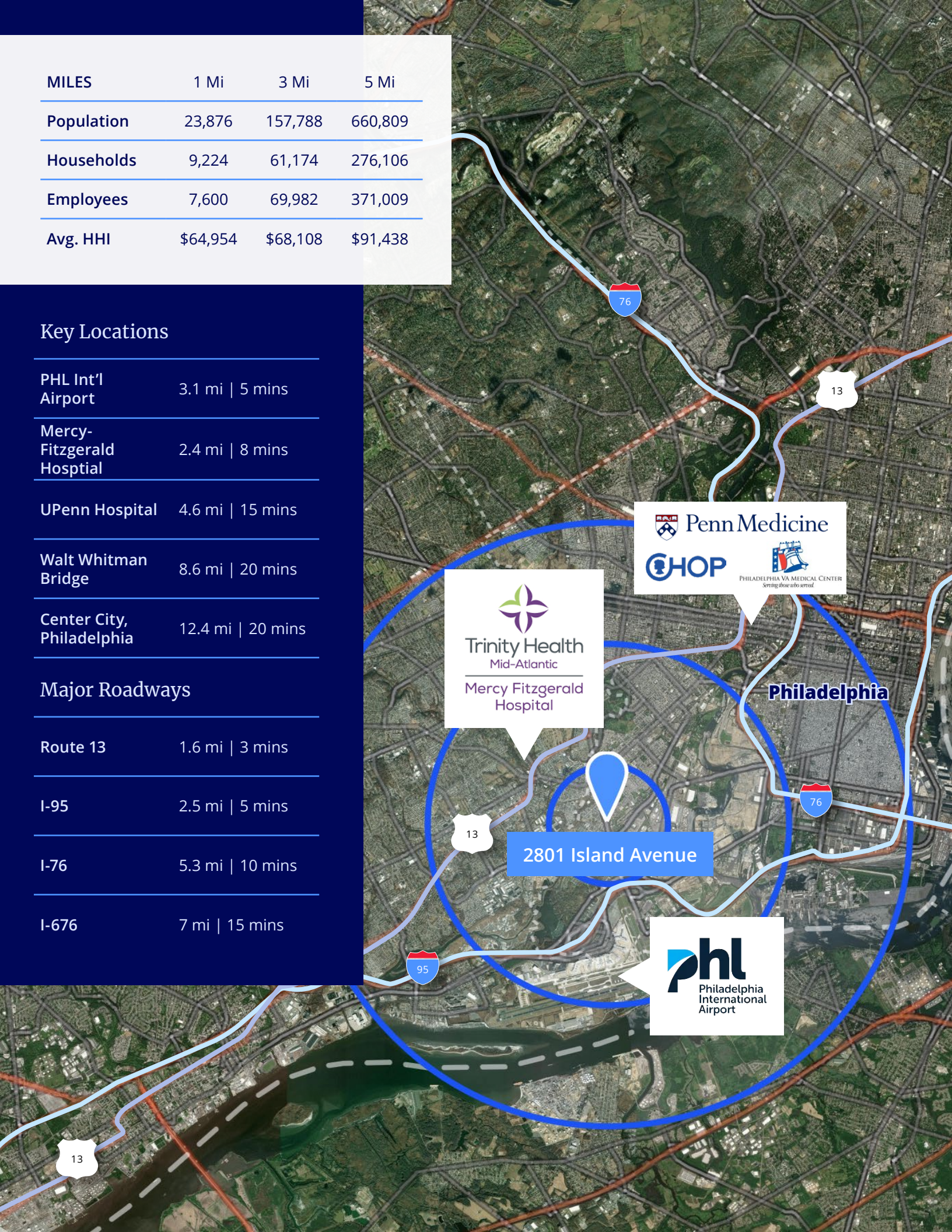
MILES	1 Mi	3 Mi	5 Mi
Population	23,876	157,788	660,809
Households	9,224	61,174	276,106
Employees	7,600	69,982	371,009
Avg. HHI	$64,954	$68,108	$91,438

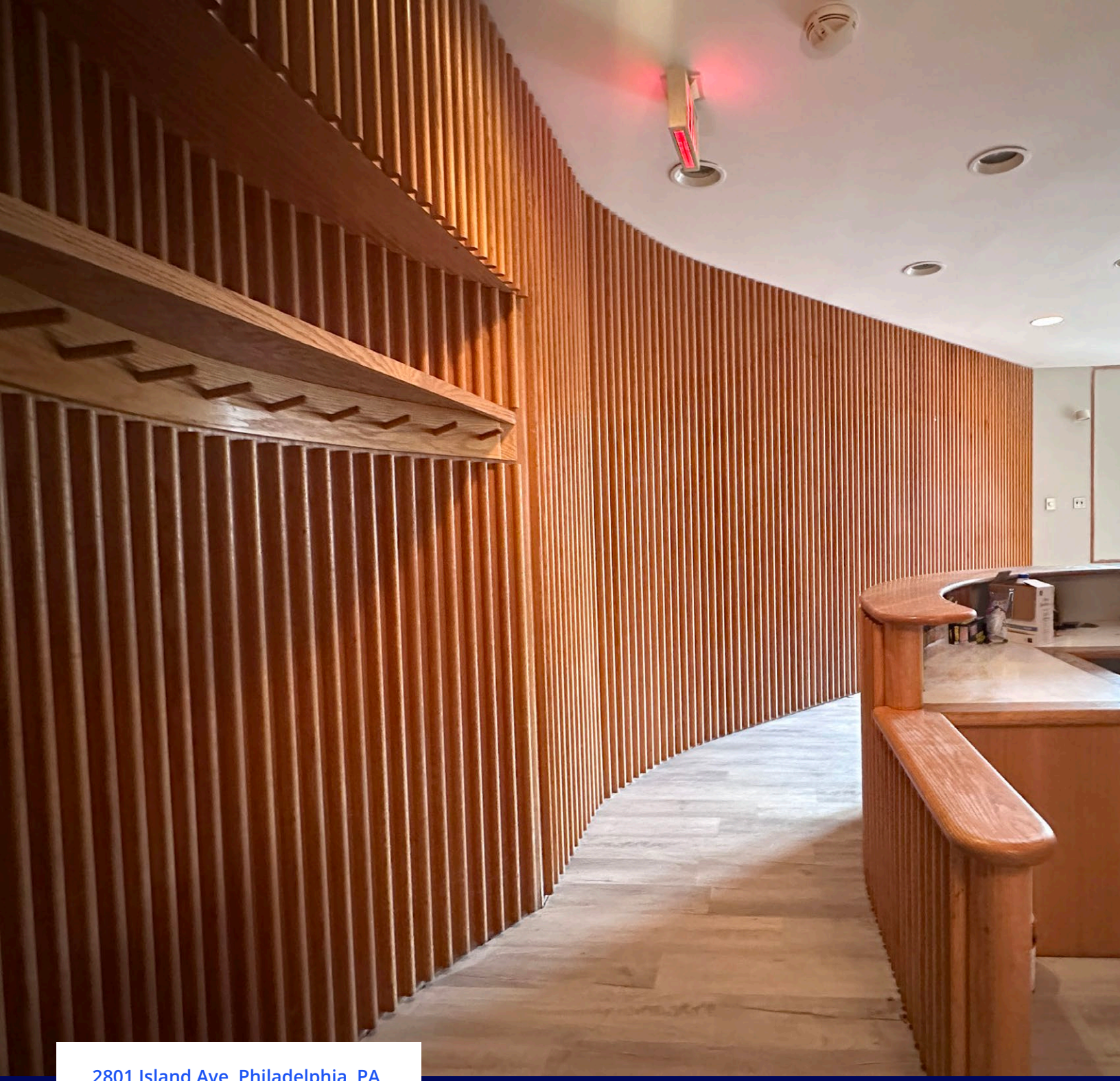
Key Locations

PHL Int'l Airport	3.1 mi | 5 mins
Mercy-Fitzgerald Hosptial	2.4 mi | 8 mins
UPenn Hospital	4.6 mi | 15 mins
Walt Whitman Bridge	8.6 mi | 20 mins
Center City, Philadelphia	12.4 mi | 20 mins

Major Roadways

Route 13	1.6 mi | 3 mins
I-95	2.5 mi | 5 mins
I-76	5.3 mi | 10 mins
I-676	7 mi | 15 mins





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