



Accelerating success.



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 900 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



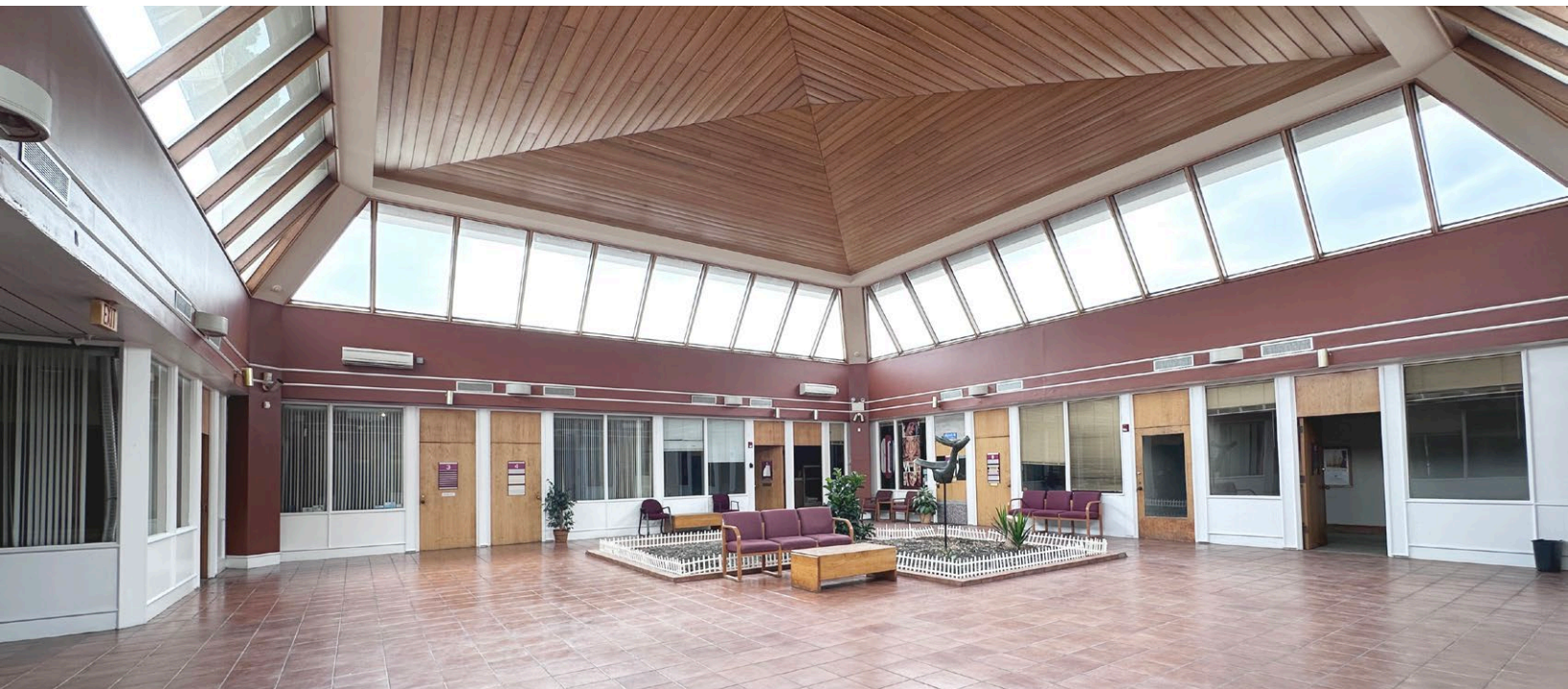
Ample on-site parking, providing easy access for patients and staff



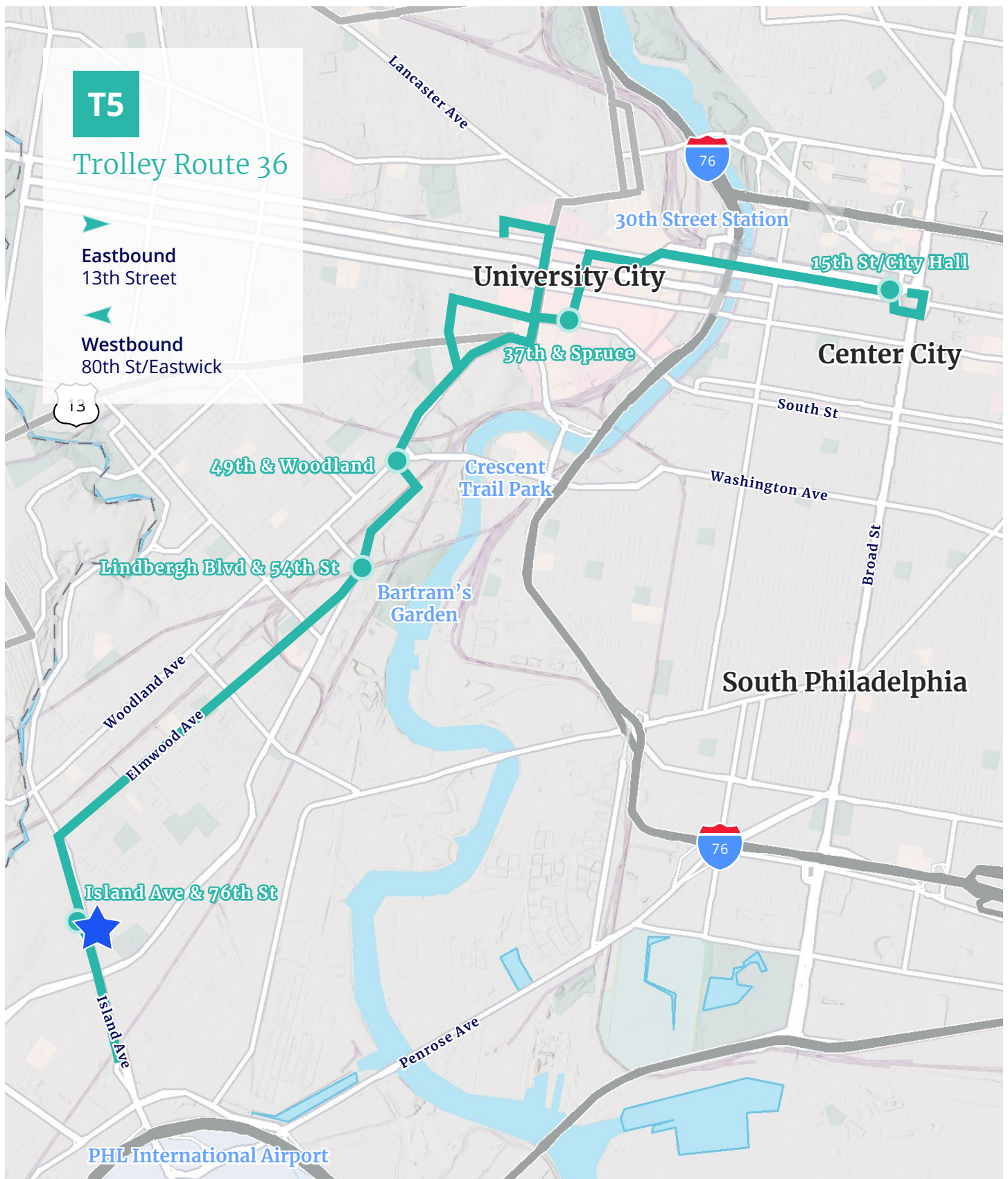
Immediate access to I-95, I-76, and Route 291



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



Front Door Trolley Access



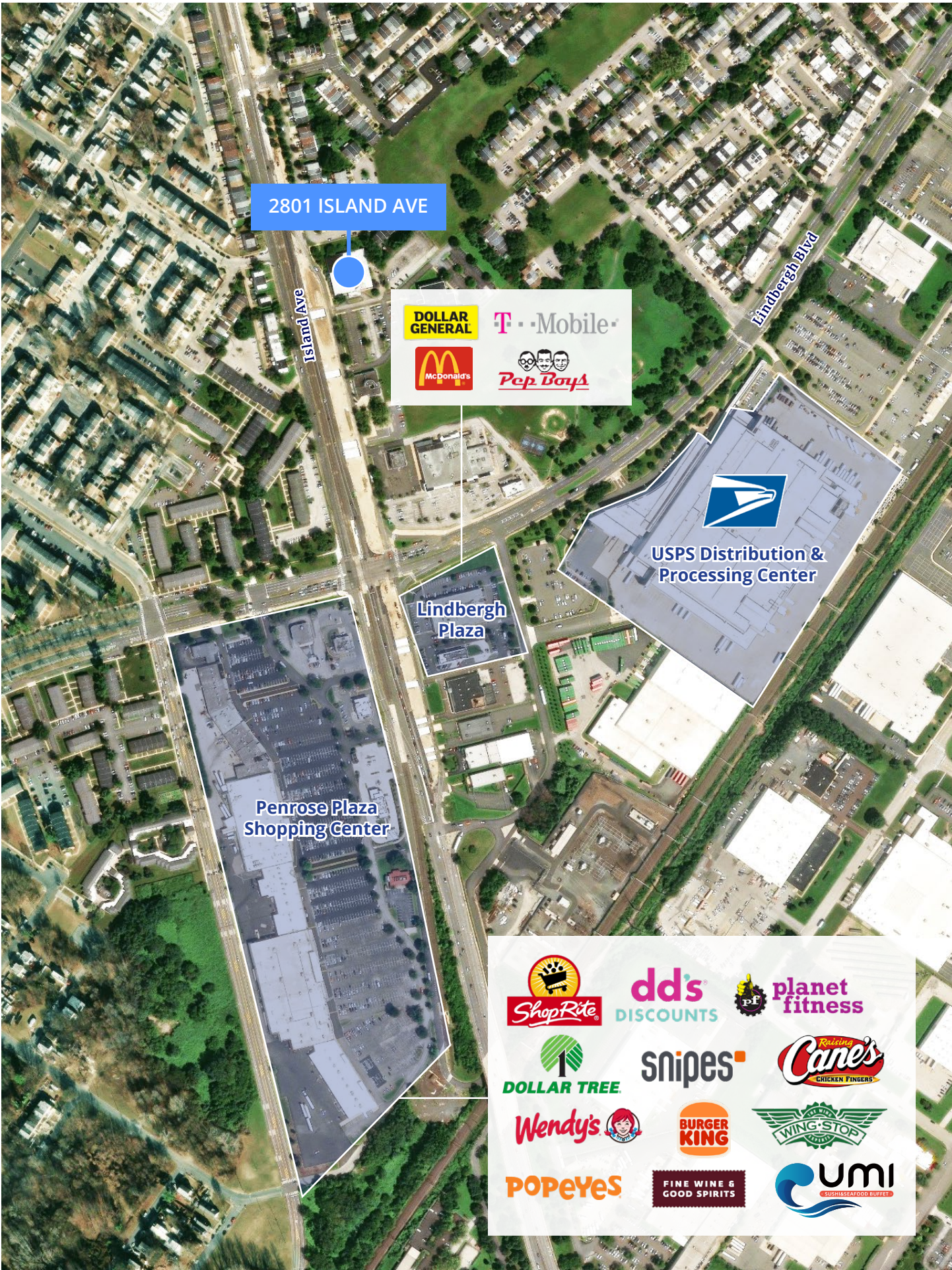
Island Avenue Investments

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

DOLLAR
GENERAL

T-Mobile



USPS Distribution &
Processing Center

Lindbergh
Plaza

Penrose Plaza
Shopping Center



dd's
DISCOUNTS



snipes



POPEYES

FINE WINE &
GOOD SPIRITS



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
Hospital 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

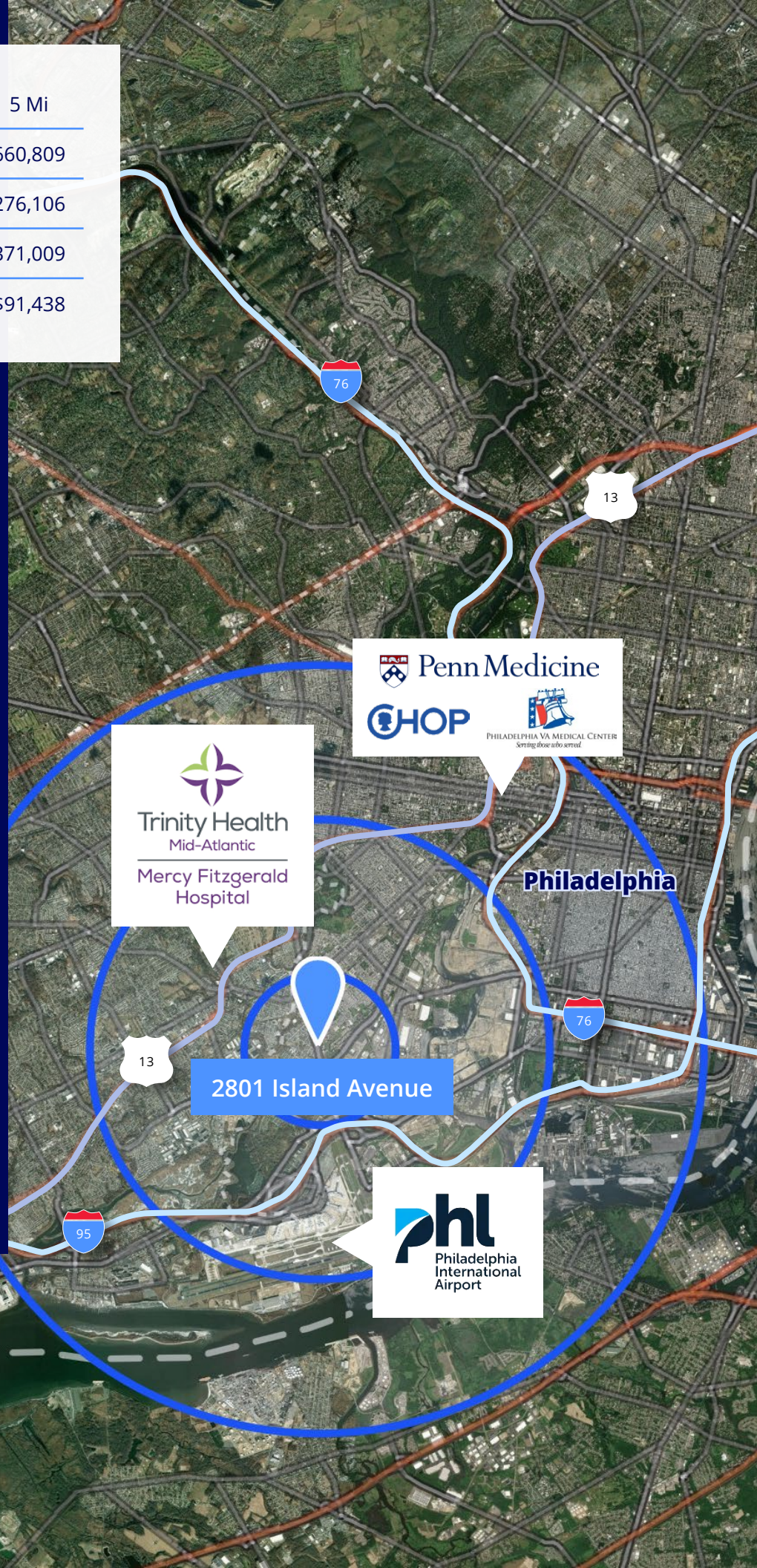
Major Roadways

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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