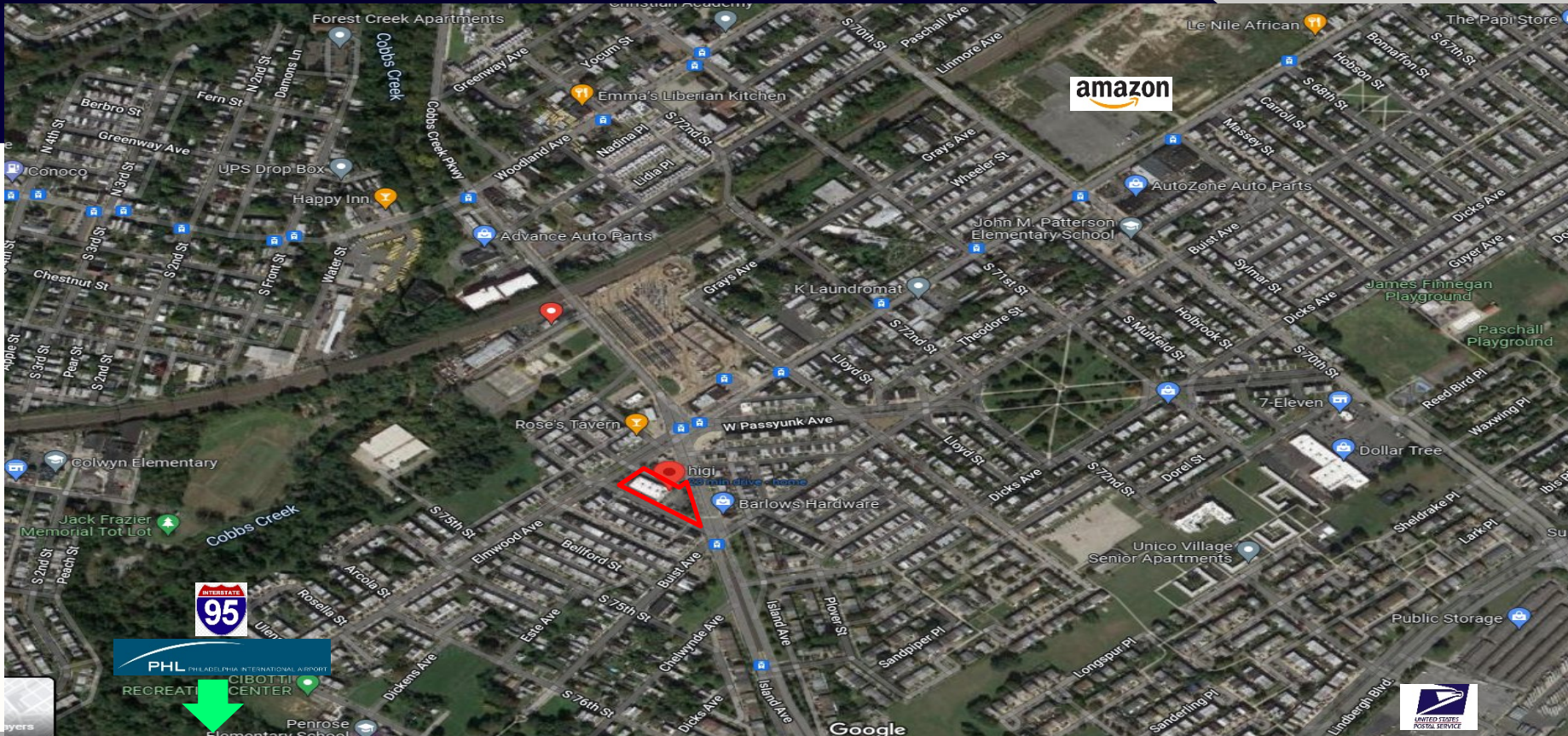


74th & Island Avenue 2512 Island Avenue PHILADELPHIA, PA



WINIGPROPERTIES



Dark Rite Aid Store – 11,200 SF
SOUTHWEST PHILADELPHIA
~10 MIN TO CENTER CITY

JASON WINIG

(215) 601-3800

JASON@WINIGPROPERTIES.COM

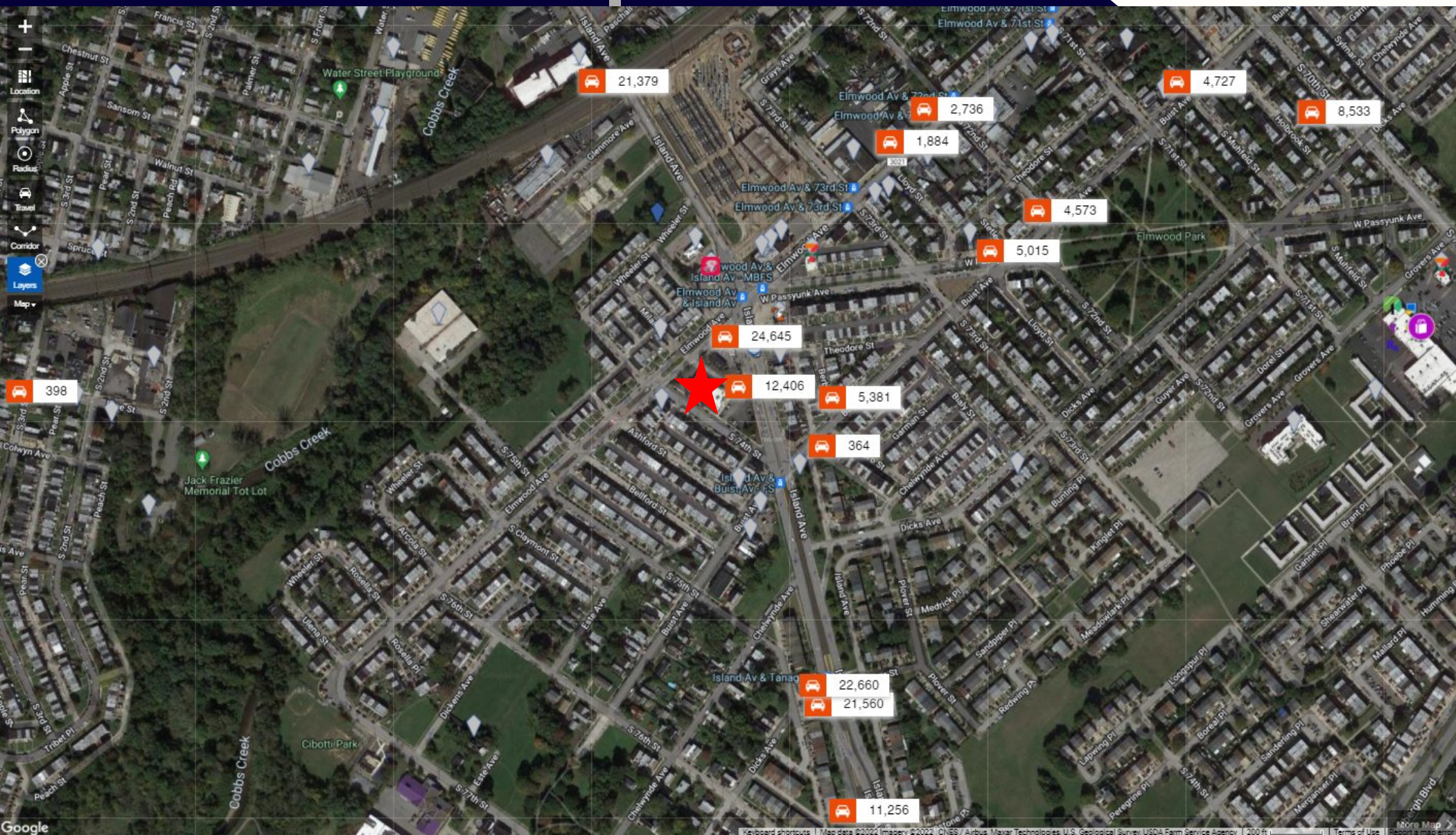
HOWARD WINIG REALTY BUILDING
420 BAINBRIDGE ST. 2ND FLOOR
PHILADELPHIA, PA 19147
(215) 627-3700
WINIGPROPERTIES.COM

**FOR
LEASE**

37,000 Average Daily Traffic Count
Three (3) street frontages (74th, Island Ave & Elmwood Ave)
Four (4) curb cuts and
Two (2) pylon signs on Island Ave.



WINIG PROPERTIES



CA-1 ZONING

Auto-Oriented Commercial



WINIG PROPERTIES

CA AUTO-ORIENTED COMMERCIAL

Description: Intended to accommodate a range of uses, often in the form of shopping centers and other destination-oriented uses

There are two auto-oriented commercial districts. They are intended for shopping centers and destinations where a large percentage of customers will arrive by automobile. CA-1 is generally for small-scale shopping areas. CA-2 is for large-scale shopping centers.

See page 40 for dimensions and standards notes.



See 914-701(2)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "12") in table cells.

	CA-1	CA-2
Min. District Area	N/A	80,000 sq. ft.
Min. Street Frontage	50 ft.	100 ft.
Min. Lot Area	5,000 sq. ft.	15,000 sq. ft.
Max. Occupied Area	60%	100%
Min. Side Yard Width	5 ft. if used	N/A
Min. Rear Yard Depth	5 ft. if used	N/A
Max. Height	38 ft.	38 ft.

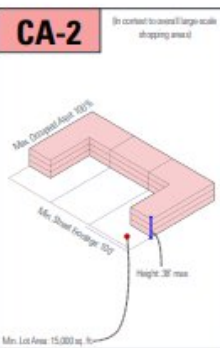
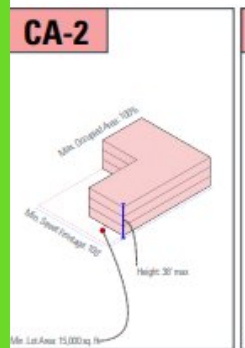
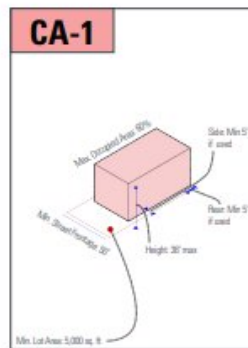


Table 14-602-2: Uses Allowed in Commercial Districts

See page 42 for use notes

	Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CA-1	A-2	USE SPECIFIC STANDARDS
Residential				
Household Living (as noted below)				
Single-family	N	N	N	
Two-family	N	N	N	
Multi-family	N	N	N	
Group Living (except as noted below)	N	N	N	
Personal Care Home	Y	N	N	14-603 (11)
Single-Room Residence	N	N	N	
Parks and Open Spaces				
Passive Recreation	Y	Y	Y	
Active Recreation	Y	Y	Y	
Adult Care	Y	Y	Y	
Public, Civic, and Institutional				
Child Care (as noted below)				
Family Child Care	N	N	N	14-603 (5)
Group Child Care	Y	Y	Y	14-603 (5)
Child Care Center	Y	Y	Y	14-603 (5)
Community Center	N	N	N	
Educational Facilities	N	Y	Y	
Fraternities and Organizations	N	Y	Y	
Hospital	N	Y	Y	
Libraries and Cultural Exhibits	Y	Y	Y	
Religious Assembly	N	Y	Y	
Safety Services	Y	Y	Y	
Transit Station	S	Y	Y	
Utilities and Services, Basic	S	Y	Y	
Wireless Service Facility (as noted below)				
Freestanding Tower	S	Y	Y	14-603 (16)
Building or Tower-Mounted Antenna	Y	Y	Y	14-603 (17)
Office				
Business and Professional	Y	Y	Y	
Medical, Dental, Health Practitioner (as noted below)				
Sole Practitioner	Y	Y	Y	
Group Practitioner	Y	Y	Y	
Retail Sales				
Government	Y	Y	Y	
Building Supplies and Equipment	Y	Y	Y	14-603 (3)
Consumer Goods (except as noted below)	Y	Y	Y	
Drug Paraphernalia Sales	N	N	N	14-603 (13)
Gun Shop	N	N	N	14-603 (13)
Medical Marijuana Dispensary	N	Y	Y	14-603 (20)
Food, Beverages, and Groceries	Y	Y	Y	14-603 (7)
Pets and Pet Supplies	Y	Y	Y	
Surfboards, Pharmaceuticals, and Convenience Sales	Y	Y	Y	
Wearing Apparel and Accessories	Y	Y	Y	
Commercial Services				
Animal Services (except as noted below)	Y	Y	Y	
Boarding and Other Services	N	N	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	Y	Y	
Amusement Arcade	N	N	N	14-603 (13)
Casino	N	N	N	
Nightclubs and Private Clubs	N	Y	Y	14-603 (18)
Pool or Billiards Room	N	N	N	14-603 (13)
Building Services	N	Y	Y	
Business Support	Y	Y	Y	
Eating and Drinking Establishments (as noted below)				
Prepared Food Shop	Y	Y	Y	
Take-Out Restaurant	S	Y	Y	14-603 (8)
Sit Down Restaurant	Y	Y	Y	
Smoking Lounge	N	N	N	14-603 (19)
Financial Services (except as noted below)	Y	Y	Y	
Personal Credit Establishment	N	N	N	14-603 (13)
Funeral and Mortuary Services	Y	Y	Y	
Maintenance & Repair of Consumer Goods	Y	Y	Y	
Marina	N	N	N	
Parking, Non-Accessory (as noted below)				
Surface Parking	S	Y	Y	14-603 (10)
Structured Parking	S	Y	Y	14-603 (10)
Personal Services (except as noted below)				
Body Art Services	N	N	N	14-603 (28)(3)
Fortune Telling Service	Y	Y	Y	
Radio, Television, and Recording Services	Y	Y	Y	
Visitor Accommodations	N	Y	Y	
Commissaries and Catering Services	Y	Y	Y	
Vehicle and Vehicular Equipment Sales and Services				
Commercial Vehicle Sales and Rental	N	N	N	
Personal Vehicle Repair and Maintenance	N	N	N	
Personal Vehicle Sales and Rental	N	N	N	
Vehicle Fueling Station	S	Y	Y	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	S	Y	Y	
Wholesale, Distribution, Storage				
Moving and Storage Facilities	N	Y	Y	
Industrial				
Wholesale Sales and Distribution	N	Y	Y	14-603 (1)
Artist Studios and Artisan Industrial	N	Y	Y	
Research and Development	Y	Y	Y	
Urban Agriculture				
Community Gardens	Y	Y	Y	14-603 (15)
Market or Community-Supported Farm	Y	Y	Y	14-603 (15)