

Lease - Retail Space

2154 Ridge Avenue, Philadelphia, PA 19121

Info:

- 1,800 +/- Sq. Ft. Retail Space
- Full basement available limited ceiling height
- Rent: \$3000.00/Mo. NNN
- RE Tax: \$2,059.30, Ins.: \$2,075.17
- High visibility clear span retail space
- New HVAC, mechanicals, storefront, bathroom
- Hardwood floors, ceiling fans, LED lights, turn key move in
- Zoning: CMX2.5
Commercial/Mixed-Use

Area:

- North Phila.- Sharswood Ridge Ave PHA Redevelopment Corridor
- 500 New housing units under construction
- New 100,000 Sq. Ft. PHA Headquarters
- New 40-50,000 Sq. Ft. Full Service Supermarket

Location:

- Frontage on 22nd Street, Ridge Avenue, and Turner Streets
- Situated in the North Philadelphia Central Business District
- Public Transportation:
 - Bus Routes: 61, 33, 3 & 15

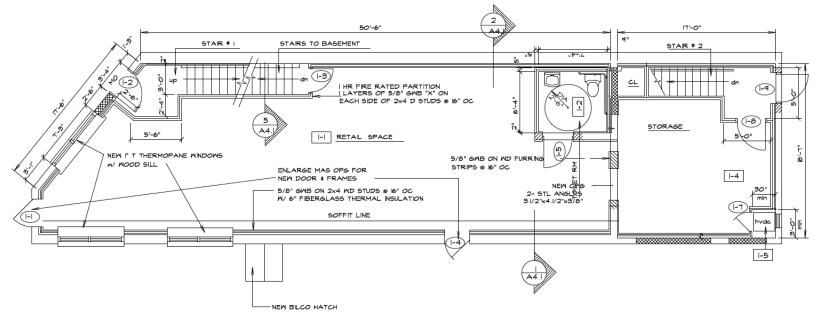


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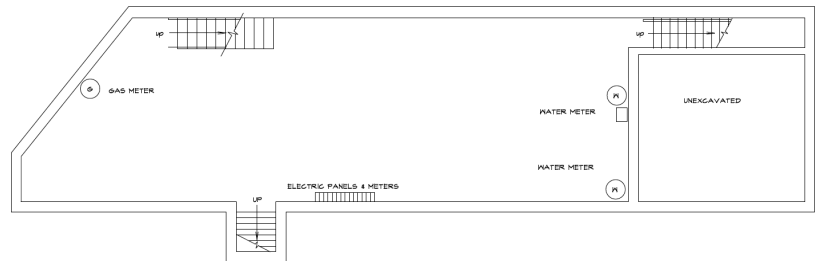
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Demographics

	1 Mile	3 Miles
Population	79,127	456,491
Households	29,910	191,873
Average Age	33.60	35.10
Median HH Income	\$29,288	\$36,137
Daytime Employees	14,916	407,907
Population Growth '16-21	↑ 4.6%	↑ 3.3%
Household Growth '16-21	↑ 4.6%	↑ 3.4%



PLAN : GROUND FLOOR
SCALE : 3/8" = 1'-0" FILE No. 2154-



PLAN : BASEMENT
SCALE : 3/8" = 1'-0"

Traffic Counts

Collection St	Cross St	Traffic Vol
Ridge Ave	N 22 nd St SE	11,759
W Columbia Ave	N 21 st St E	3,489
W Oxford St	N 23 rd St E	1,178
Ridge Ave	N 21 st St NW	11,756
Ridge Ave	N 24 th St SE	9,877

