



STOREFRONT RETAIL & OFFICE SPACE AVAILABLE

2013 RIDGE AVE
PHILADELPHIA, PA 19121

Lisa Lord Edmonds

Advisor

O: 215.757.2213

lisa.edmonds@svn.com.disabled

Storefront Retail & Office Space Available



OFFERING SUMMARY

Available SF:

Lease Rate:

Negotiable

Lot Size:

0.03 Acres

Year Built:

2018

Building Size:

136,000 SF

Zoning:

CMX2

Market:

Philadelphia [North]

PROPERTY OVERVIEW

2013 Ridge is the anchor in a mix of new office, retail and housing being developed along the Ridge Ave commercial corridor. With a modern design and large glass windows, this 5-story building contains approx 136,000 SF of gross floor area situated on a triangular site along the East side of Ridge Ave between Jefferson and Master Streets. The ground level offers highly visible storefront retail space. There is on-site and off-street parking, in addition to Indego bicycle sharing docks along Ridge Ave. It's a short walk to the Broad St subway and offers additional public transportation nearby.

PROPERTY HIGHLIGHTS

- Class A Building & Infrastructure [Constructed in 2018]
- Storefront Retail with Frontage on Ridge Avenue
- High Ceilings with Floor to Ceiling Windows
- Opportunity for Build-to-Suit
- Excellent Signage Opportunity
- On-Site Customer Base [including employees, clientele & visitors]
- Bordered by high growth markets including Brewerytown, Francisville & Templetown
- Additional offerings coming soon include Supermarket, Healthcare, Townhomes, Apts, Restaurants, Retail Shops & Parking.

Additional Photos



Additional Photos

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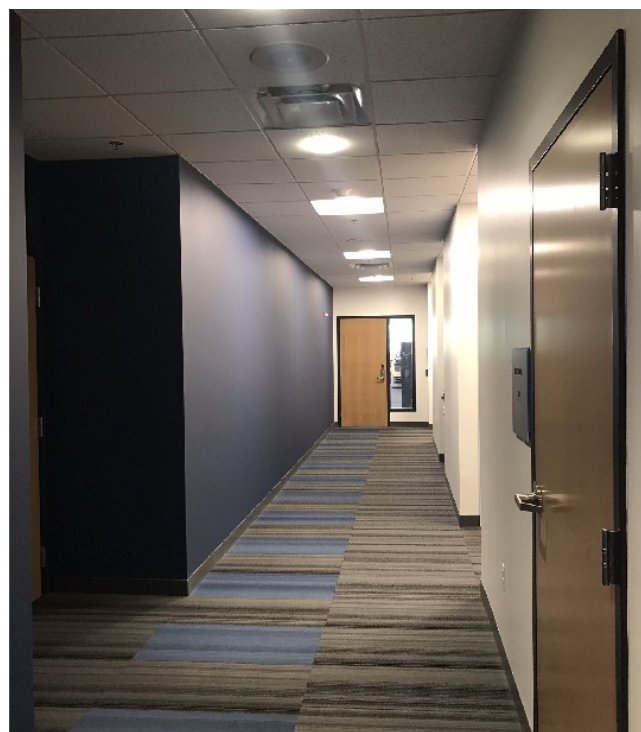


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Additional Photos



2013 Ridge Back of the Building



Retail Storefront A - 2500 SF



Retail Storefront A - Inside View

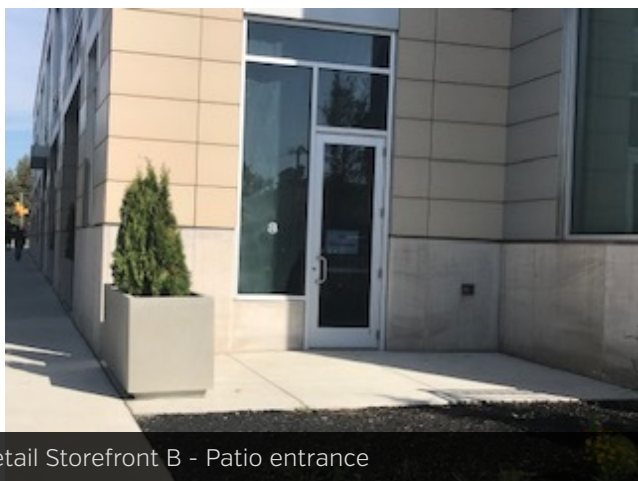
Additional Photos



Skyline view



Ridge Ave view



Retail Storefront B - Patio entrance



Retail Storefront B - Inside view



Retail Storefront B - Inside view 2



Retail Storefront B - Inside view 3

Available Spaces

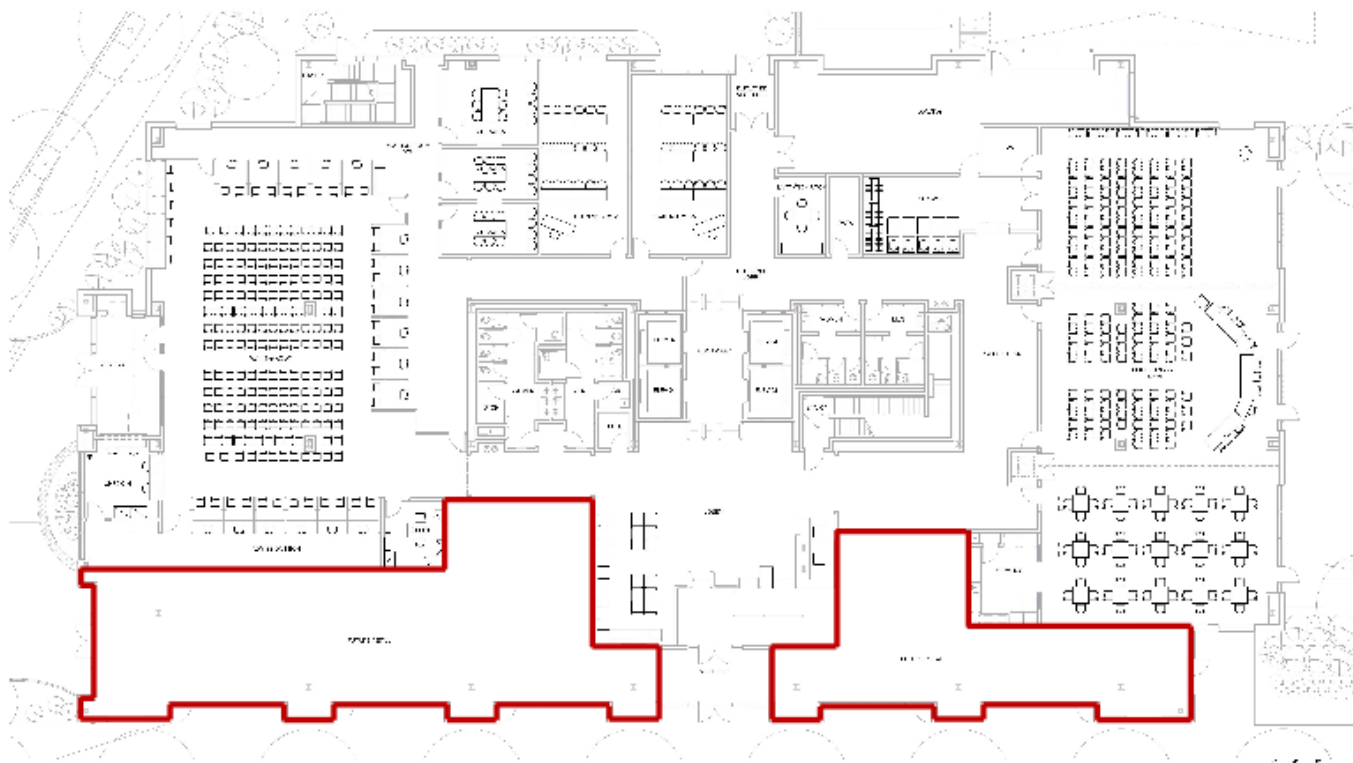
LEASE TYPE

| -

TOTAL SPACE | -

LEASE TERM | Negotiable

LEASE RATE | Negotiable



BLTA

PHA HEADQUARTERS
300 N. 15TH ST.

PHILADELPHIA
ARCHITECTURAL FIRM

PHA
PHILADELPHIA
HEADQUARTERS

SHOEMAKER
Synterra A JOURNAL

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cafe	PHA	1,525 SF	Gross	Negotiable	Ideal for coffee and/or sandwich shop
Storefront Retail	PHA	2,500 SF	Gross	Negotiable	Ground level corner suite, excellent signage opp
Office Space	Rented	4,000 SF	Gross	Negotiable	Improved office space carpeted with finished ceiling

Available Spaces

LEASE TYPE | - TOTAL SPACE | - LEASE TERM | Negotiable LEASE RATE | Negotiable



BLT

PHA HEADQUARTERS
19121 RIDGE AVE

2013 RIDGE AVE
PHILADELPHIA, PA 19121

PHA
PHILADELPHIA HEALTH AUTHORITY

SHOEMAKER
Synterra A JOINT VENTURE

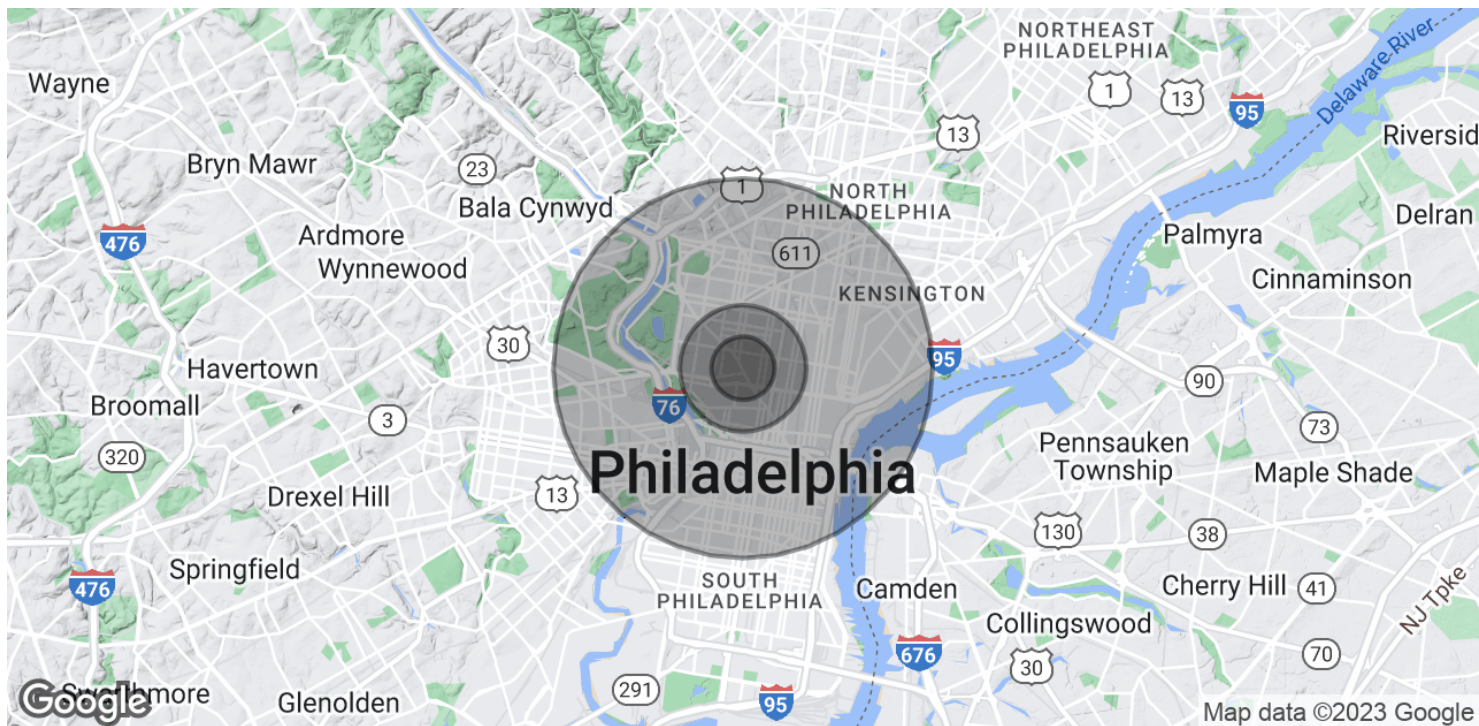
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Retailer Map



Demographics Map & Report



POPULATION

	0.5 MILES	1 MILE	3 MILES
Total Population	13,423	64,590	413,390
Average age	29.3	31.2	32.5
Average age (Male)	27.7	29.4	31.0
Average age (Female)	31.6	32.8	33.3

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	3 MILES
Total households	5,022	26,570	176,004
# of persons per HH	2.7	2.4	2.3
Average HH income	\$31,739	\$51,359	\$55,389
Average house value	\$233,961	\$247,053	\$247,944

* Demographic data derived from 2020 ACS - US Census

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