OFFERING MEMORANDUM

East Falls Land w/ Hilltop View For Sale

4401 RIDGE AVE

Philadelphia, PA 19129

PRESENTED BY:

LISA LORD EDMONDS, CCIM
O: 267.564.2213
lisa.edmonds@svn.com

CHICHI E. AHIA, SIOR
O: 215.757.2500 x2202
chichi.ahia@svn.com
PA #RM423727

EXCLUSIVELY MARKETED BY:

LISA LORD EDMONDS, CCIM

Advisor

Direct: 267.564.2213 **Cell:** 610.308.2259
lisa.edmonds@svn.com

CHICHI E. AHIA, SIOR

Executive Director/ Principal

Direct: 215.757.2500 x2202 **Cell:** 267.981.9110
chichi.ahia@svn.com

PA #RM423727 // NJ #1110096 NY #10491207587 MD #5000920 DE #RB-0020719 MA #1000245

Table of Contents

4 **THE PROPERTY**

Property Summary 5
Property Highlights 6
Additional Photos 7

8 **THE LOCATION**

Area Highlights 9
Regional Map 10
Location Map 11
Retailer Map 12

13 **THE DEMOGRAPHICS**

Demographics Map & Report 14
Disclaimer 15

SVN
AHIA COMMERCIAL REAL ESTATE

SECTION 1

The Property

PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE:	$4.9 million
LOT SIZE:	1.89 AC±
SQ FT	82,385±
ZONING:	CMX3
MARKET	Philadelphia/East Falls
TAX ID#	074N150015

PROPERTY OVERVIEW

SVN Ahia is pleased to present an extraordinary opportunity for developers and investors -- 4401 Ridge offers a prime parcel of developable land in the heart of East Falls. Situated in a highly sought-after location, this expansive lot holds immense potential for a variety of ventures, including residential/multifamily, retail, educational, office, medical/healthcare, research & development and entertainment. It's strategic position in the thriving East Falls neighborhood ensures access to all this metropolis has to offer right at your doorstep, including tree-lined streets, historic character and proximity to the scenic Schuylkill River. Local parks, shops, eateries and cultural hotspots add to the appeal of this dynamic neighborhood.

LOCATION OVERVIEW

Located on the banks of the Schuylkill River and next to Fairmount Park, East Falls provides year-round access to walking, jogging and cycling trails. The nearby East Falls train station provides a direct link to the heart of Philadelphia, making commuting a breeze. Boasting convenient access to major transportation routes like I-76, Kelly & Lincoln Drive, as well as public transit options, this parcel is poised for seamless connectivity to the City's vibrant amenities and attractions.

PROPERTY HIGHLIGHTS

- 1.89 +/- developable acres
- Frontage on Ridge Ave with connection to Schuylkill River waterfront nature trail
- Picturesque view of the cityscape
- Surrounded by Fairmount Park
- Access to park trails & recreational activities
- Excellent road and highway connectivity
- Immediate access to I-76, Lincoln and Kelly Drive
- Short commute (< 10 minutes) to Center City
- City of Philadelphia gateway location
- Substantial mixed use development activity
- Home to several of the city's major Eds & Meds, including Thomas Jefferson University & Drexel University
- Walkable neighborhood with trendy cafes, restaurants & breweries in close proximity

ADDITIONAL PHOTOS

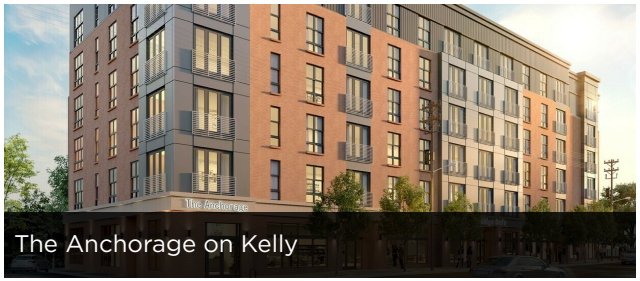
SECTION 2

The Location

EAST FALLS AREA HIGHLIGHTS

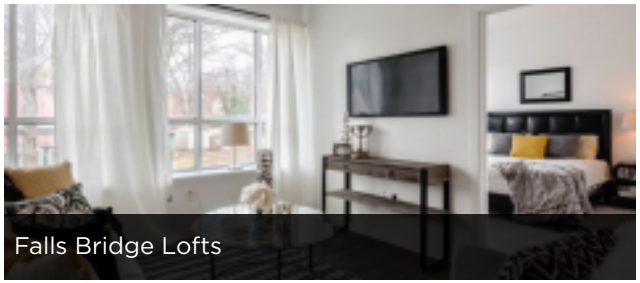
Kelly Drive

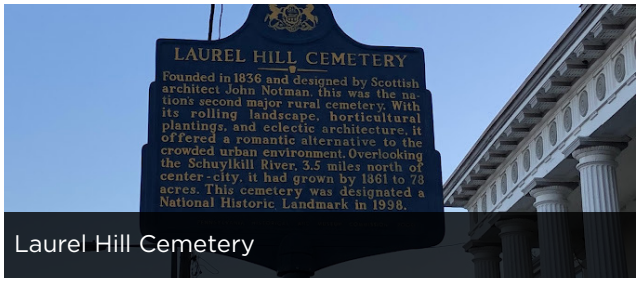
East Falls Farmers Market


The Anchorage on Kelly

Wissahickon Valley Park

McMichael Park


Falls Bridge Lofts



Laurel Hill Cemetery

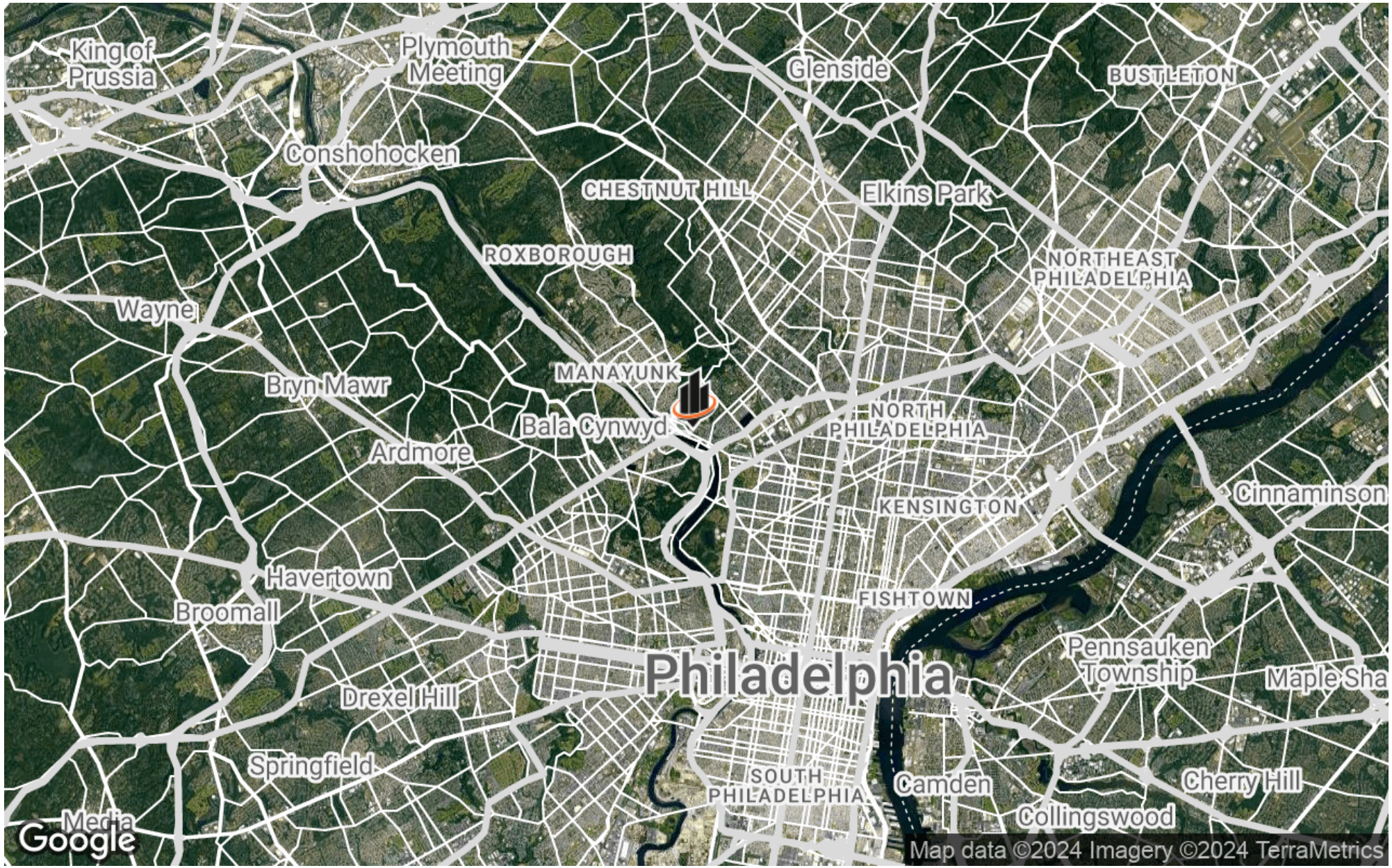
The Driftway (rendering)

Ravenhill Mansion -- Thomas Jefferson Univ

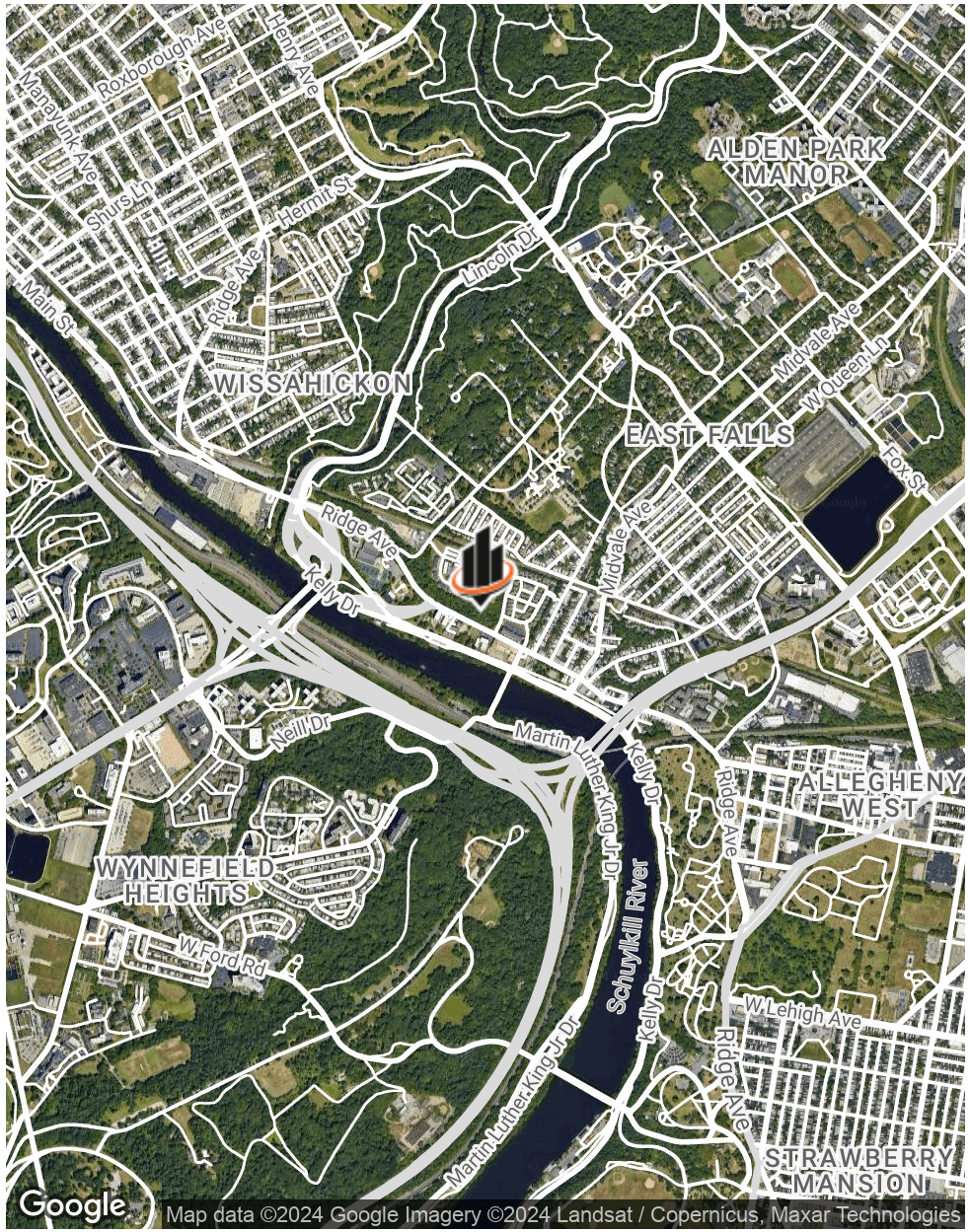
In Riva Restaurant

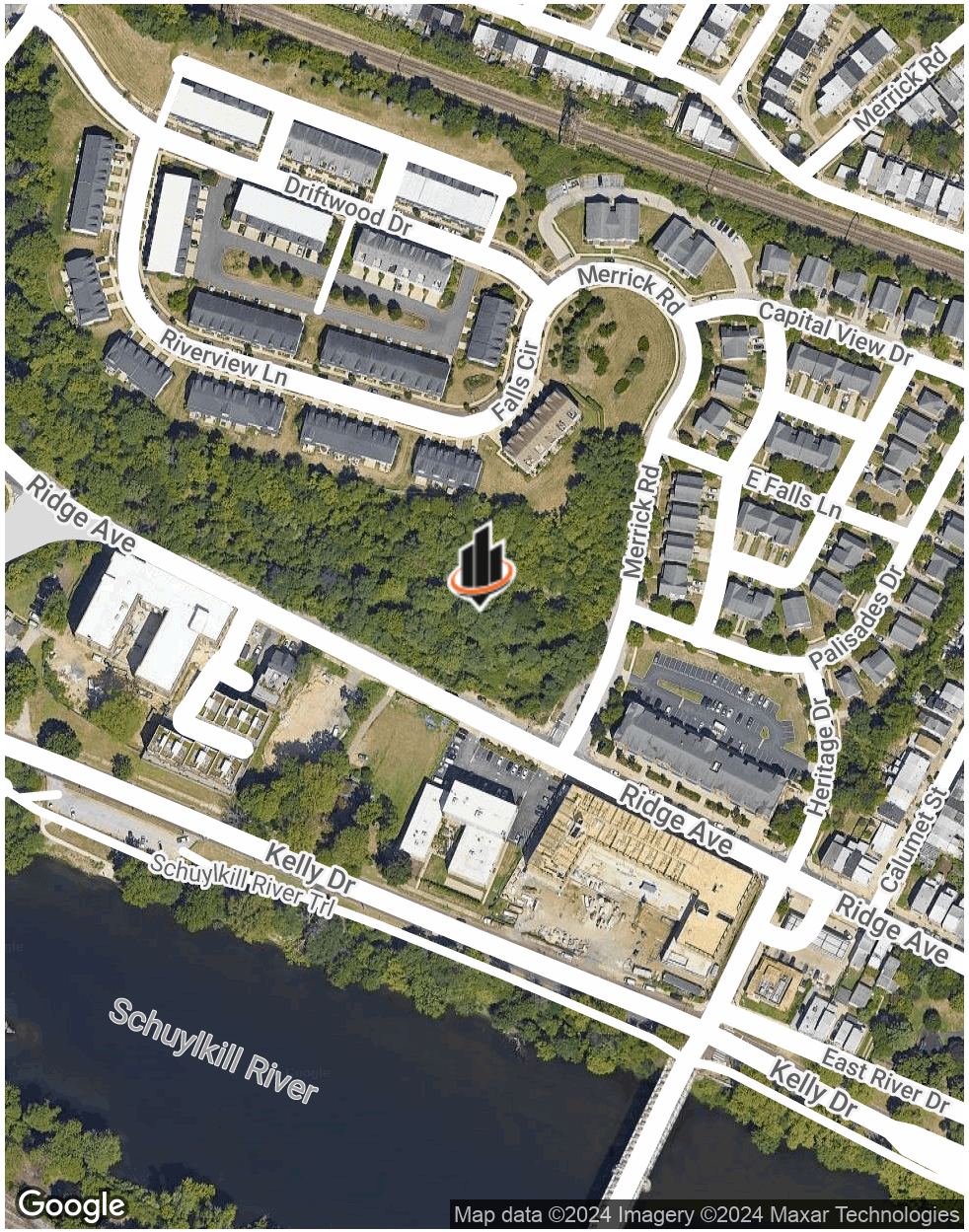
Budd Bioworks (rendering)

REGIONAL MAP



LOCATION MAP





RETAILER MAP

SECTION 3

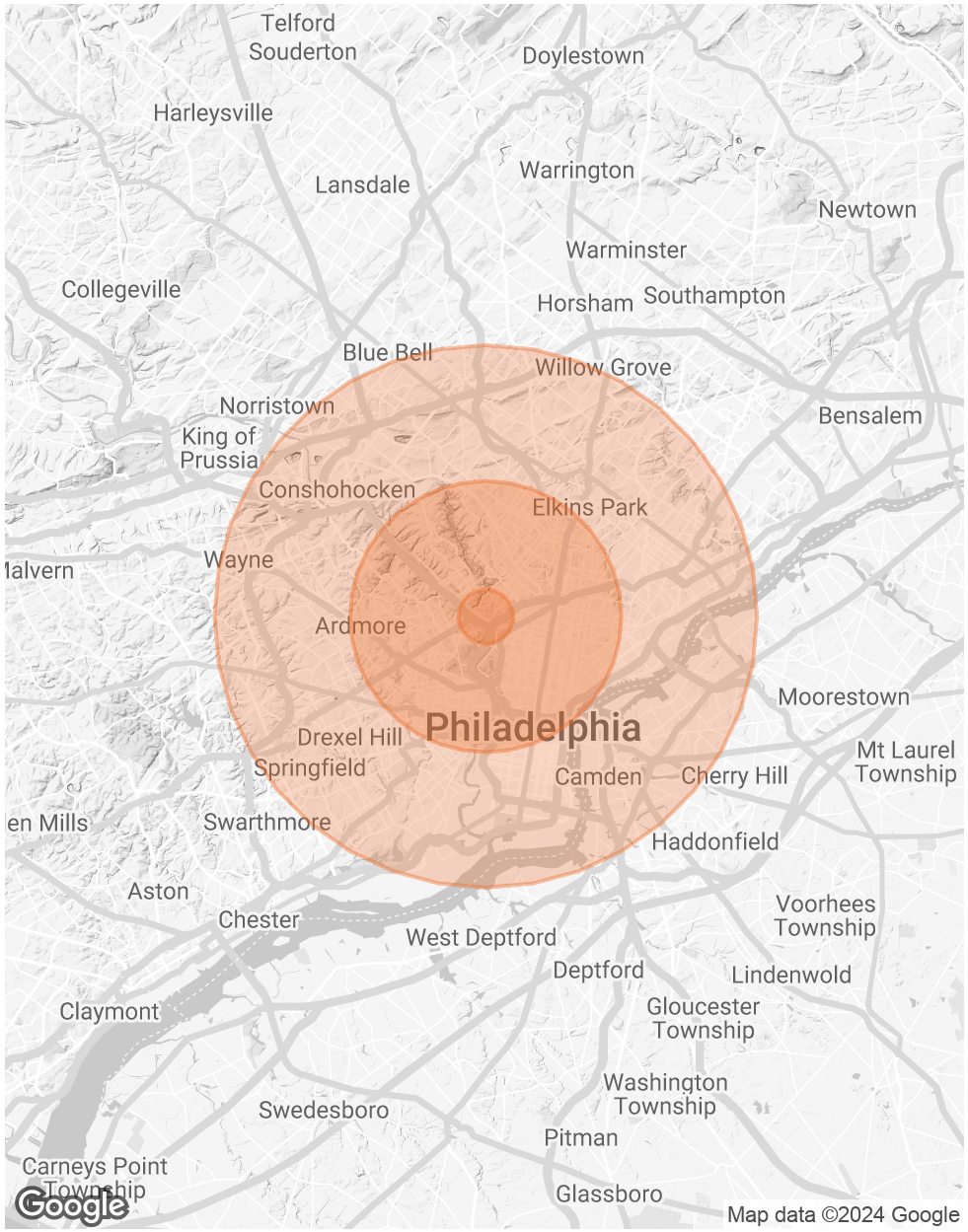
The Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	19,855	940,419	2,183,372
AVERAGE AGE	36.3	35.7	36.8
AVERAGE AGE (MALE)	34.2	34.1	35.4
AVERAGE AGE (FEMALE)	39.5	37.7	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	10,911	429,641	931,590
# OF PERSONS PER HH	1.8	2.2	2.3
AVERAGE HH INCOME	$77,657	$68,591	$76,183
AVERAGE HOUSE VALUE	$182,741	$226,262	$230,087

2020 American Community Survey (ACS)



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

AHIA COMMERCIAL REAL ESTATE

2050 Cabot Blvd. W. Ste. 102
Langhorne, PA 19047
215.757.2500
SVNAhia.com

All SVN® Offices Independently Owned & Operated | 2022 All Rights Reserved