



STOREFRONT RETAIL & OFFICE SPACE AVAILABLE

2013 RIDGE AVE
PHILADELPHIA, PA 19121

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Storefront Retail & Office Space Available



OFFERING SUMMARY

Available SF:	1,525 - 2,500 SF
Lease Rate:	Negotiable
Lot Size:	0.03 Acres
Year Built:	2018
Building Size:	136,000 SF
Zoning:	CMX2
Market:	Philadelphia (North)

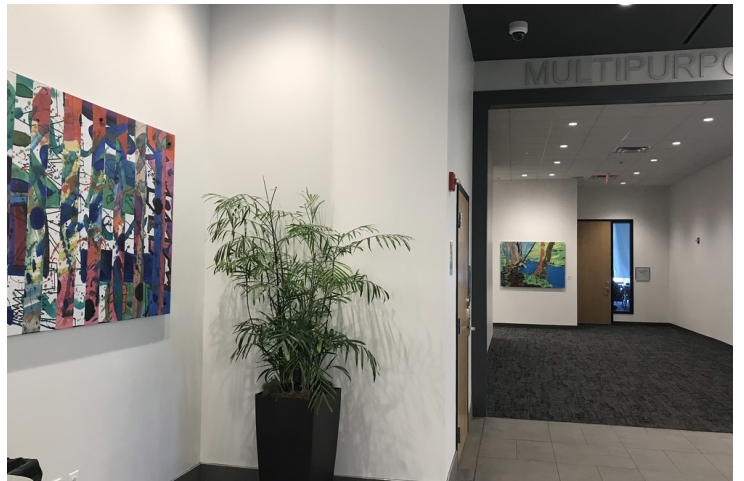
PROPERTY OVERVIEW

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. Its a short walk to the Broad St subway and offers add'l 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 mkts includ'g Brewerytown, Francisville & Templetown
- Add'l offerings coming soon include Supermarket, Healthcare, Townhomes, Apts, Restaurants, Retail Shops & Parking.

Additional Photos



Additional Photos

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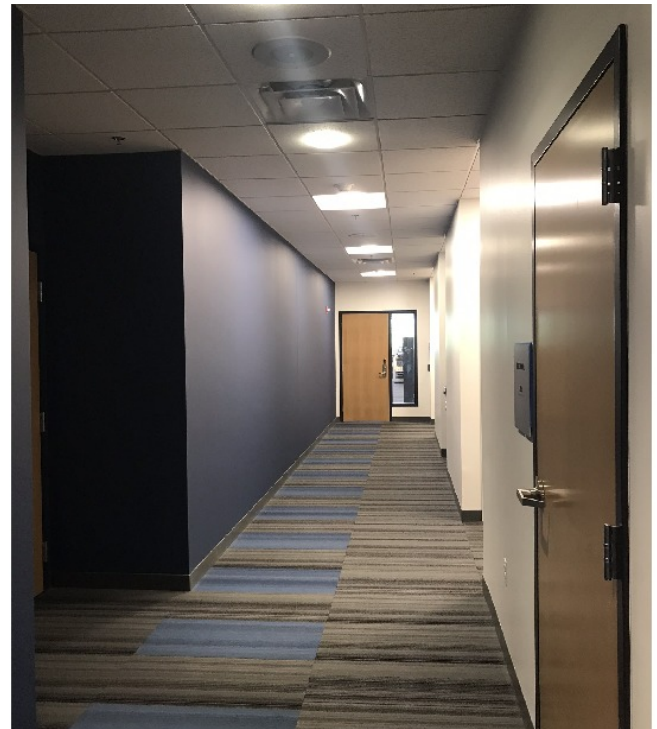


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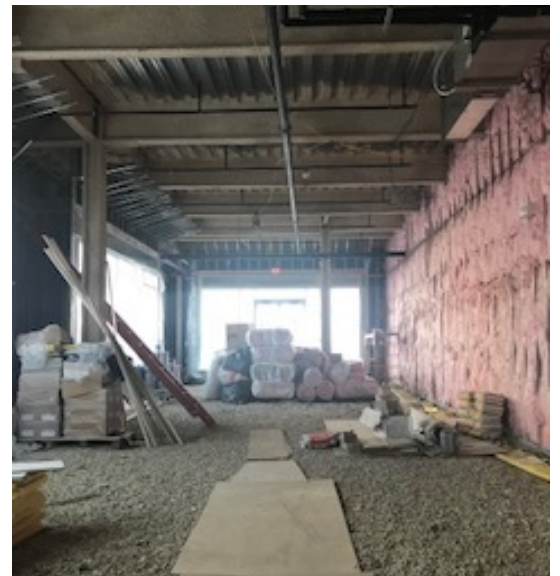
Additional Photos



2013 Ridge Back of the Building



Retail Storefront A - 2500 SF



Retail Storefront A - Inside View

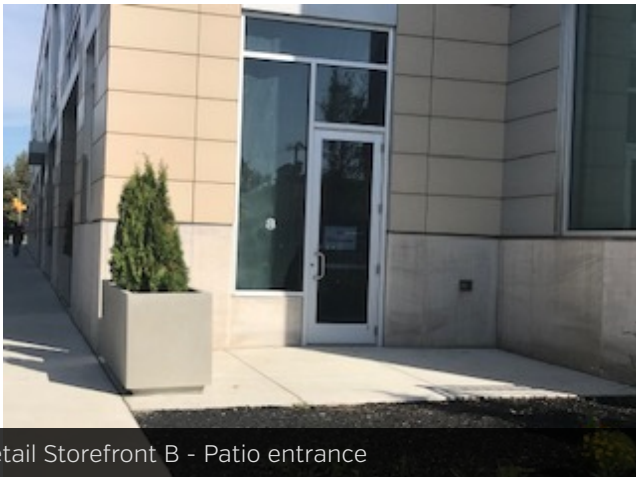
Additional Photos



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

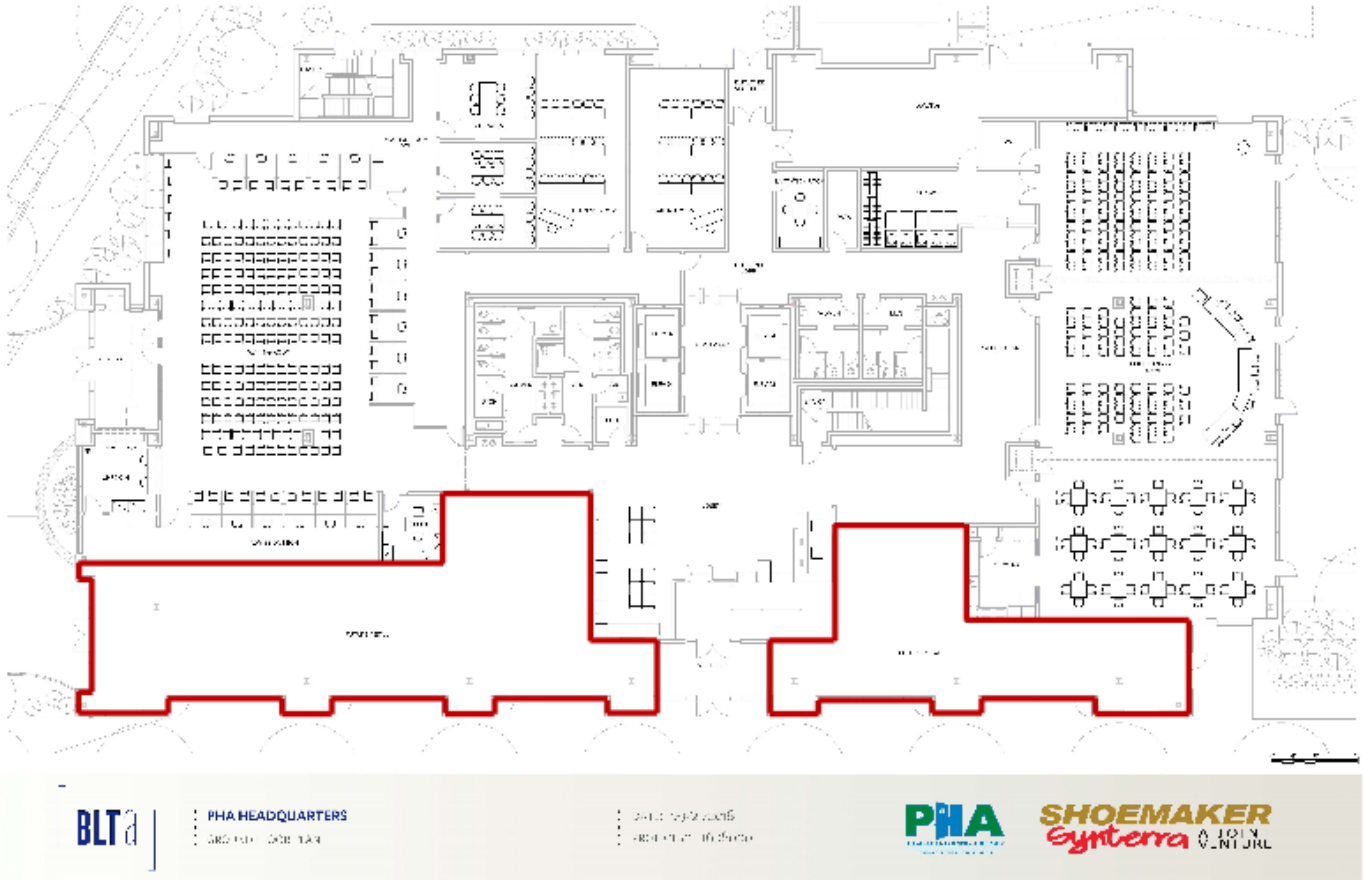
Available Spaces

LEASE TYPE | Gross

TOTAL SPACE | 1,525 - 2,500 SF

LEASE TERM | Negotiable

LEASE RATE | Negotiable



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Cafe	Available	1,525 SF	Gross	Negotiable	Ideal for coffee and/or sandwich shop
Storefront Retail	Available	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

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HEADQUARTERS

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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 2010 US Census

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