

FOR LEASE: NEW CONSTRUCTION RETAIL/OFFICE SPACE

2,400 SF

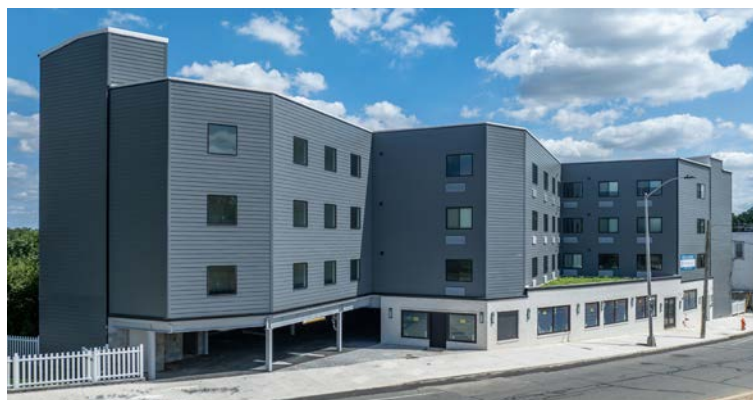
8327 Ridge Ave | Roxborough | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 2,400 SF available
- Ground floor retail beneath 36 units located at The Mezzo Apartments
- Located on the edge of the busy & expanding Ridge Ave Corridor
- Zoned CMX-2
- Easy access to I-76, City Ave & the Ridge Ave corridor
- Great mix of residential density & commercial traffic
- Sits between Manayunk & Andorra neighborhoods



CONTACT

CONOR TUNNO

ctunno@equitycre.com

DIRECT 484.531.2004

WILL CICCARELLI

wcicarelli@equitycre.com

DIRECT 484.531.2209

CHRIS MUNDIATH

cmundiath@equitycre.com

CELL 610.772.4746



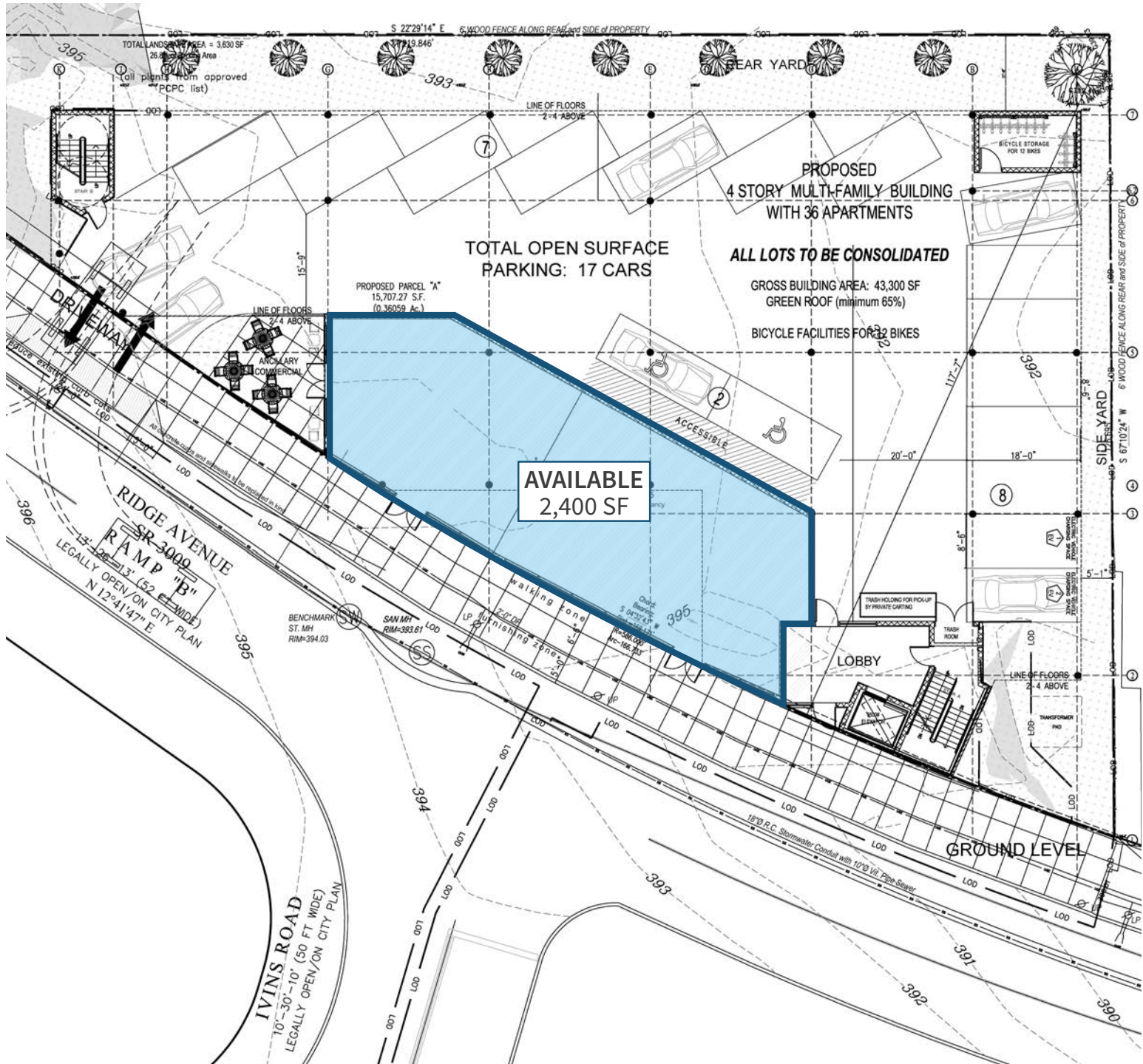
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FLOOR PLANS



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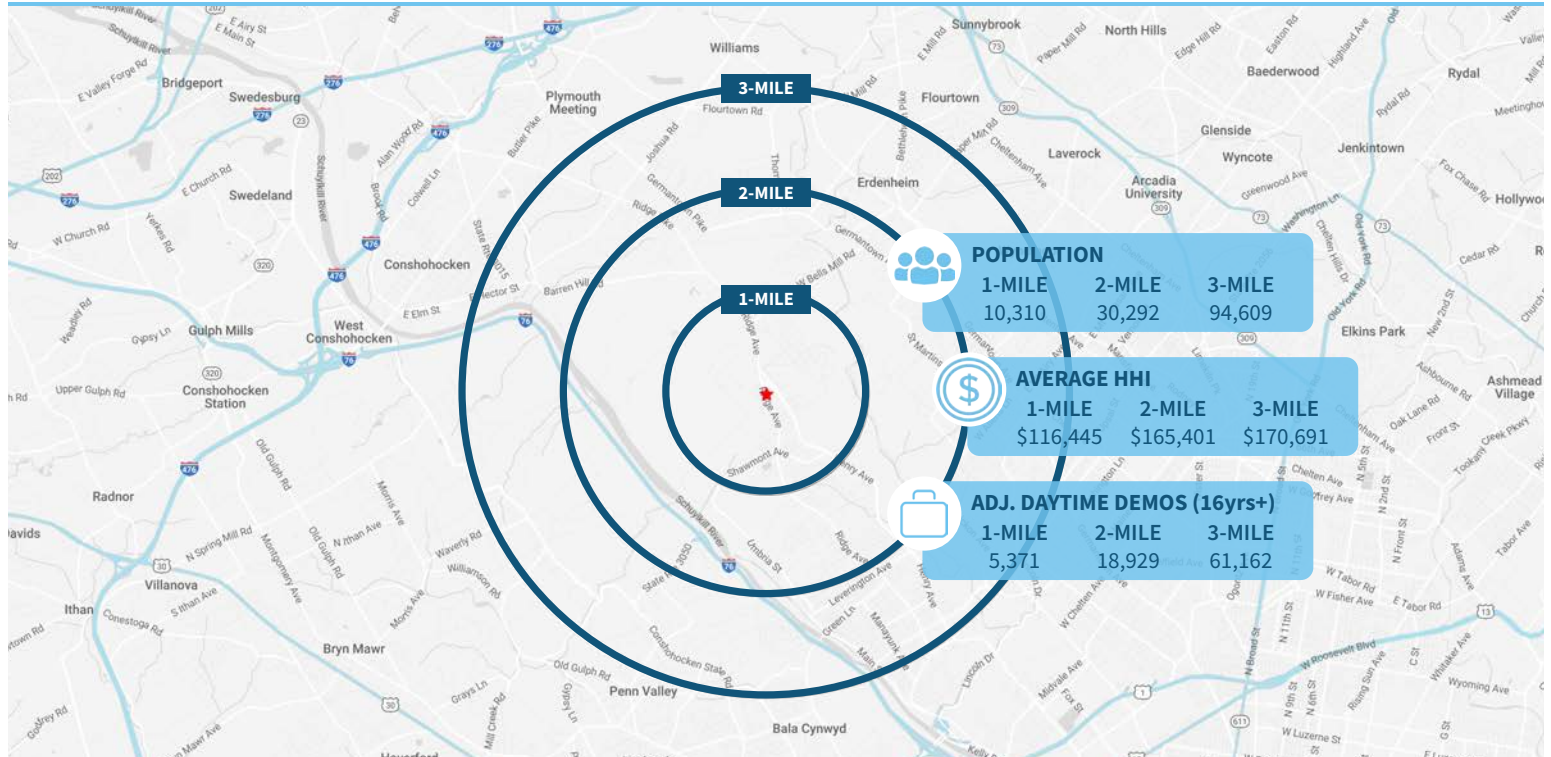
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Demographic Overview (1, 2, 3-mile radius)



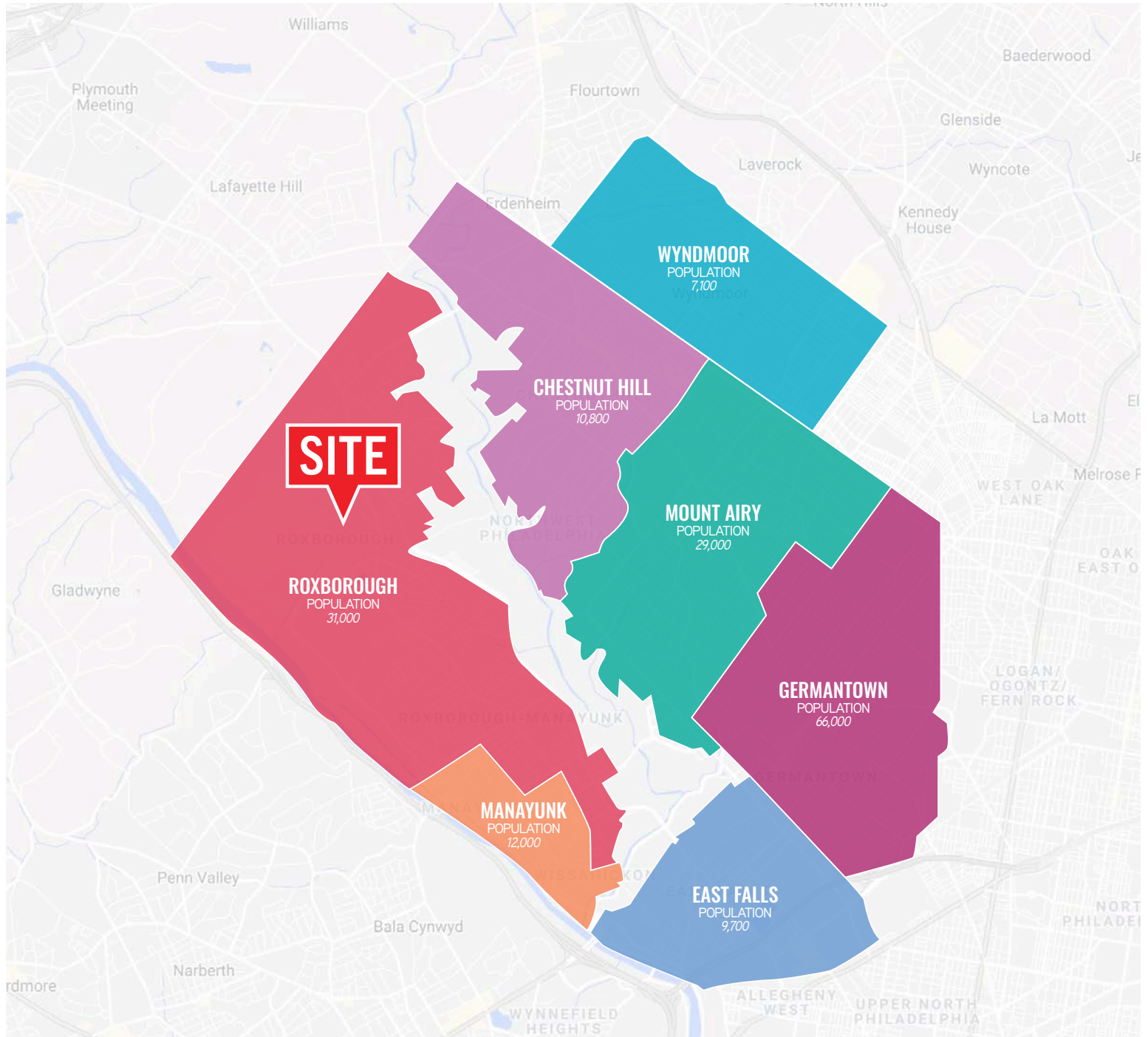
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NEIGHBORHOOD MAP



The right space. The right move.



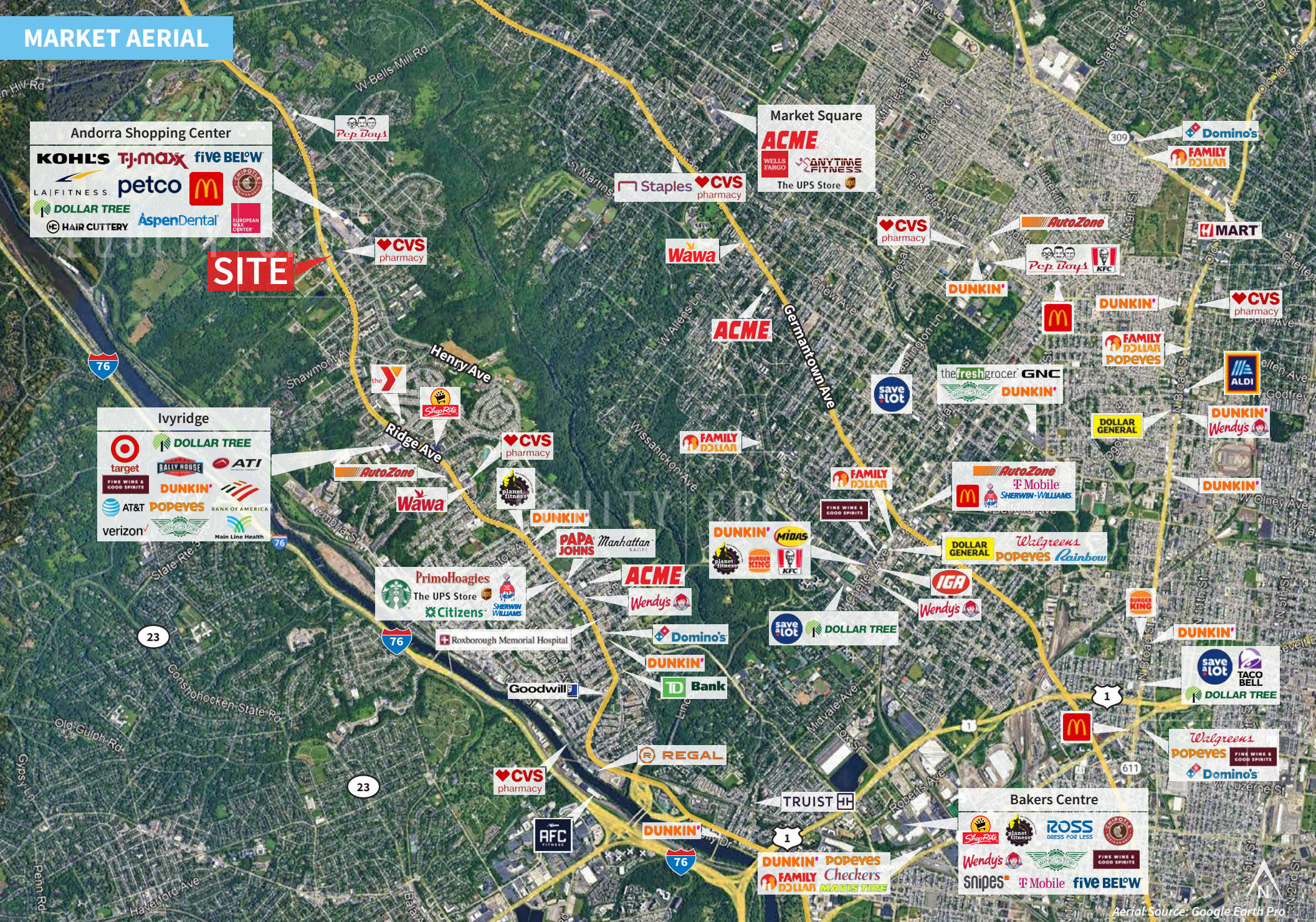
CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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10/25



MARKET AERIAL



Aerial Source: Google Earth Pro