

FOR LEASE: GROUND FLOOR RETAIL/OFFICE SPACE

2,438 SF

1357 Ridge Ave | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 2,438 SF ground floor retail space
- Approximately 450 SF adjacent outdoor space
- Anchor retail space of a 6-story mixed-use building with 50 residential units
- Excellent visibility & ample frontage on Ridge Ave
- Large open floor plan allowing for flexible layouts
- 12' ceiling heights
- Direct street access
- Construction completed in 2019 as part of Venture Commons
- Ideal for boutique fitness, creative office, cafes, pet retailers, daycares and similar uses

LOCATION DETAILS

- Easy access to Fairmount, Center City, Temple University, Broad Street Subway & multiple bus routes
- Surrounded by dense & expanding residential developments
- High daily vehicular traffic
- Directly adjacent to Aldi
- Public transportation readily available

CONTACT

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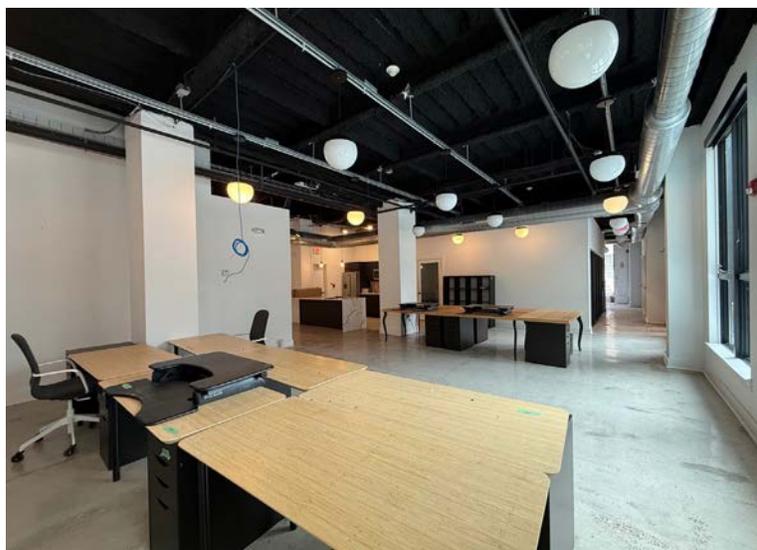
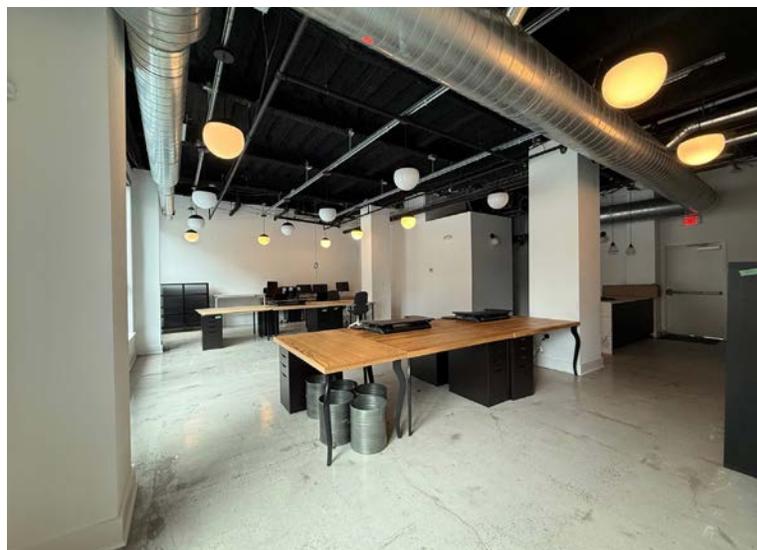
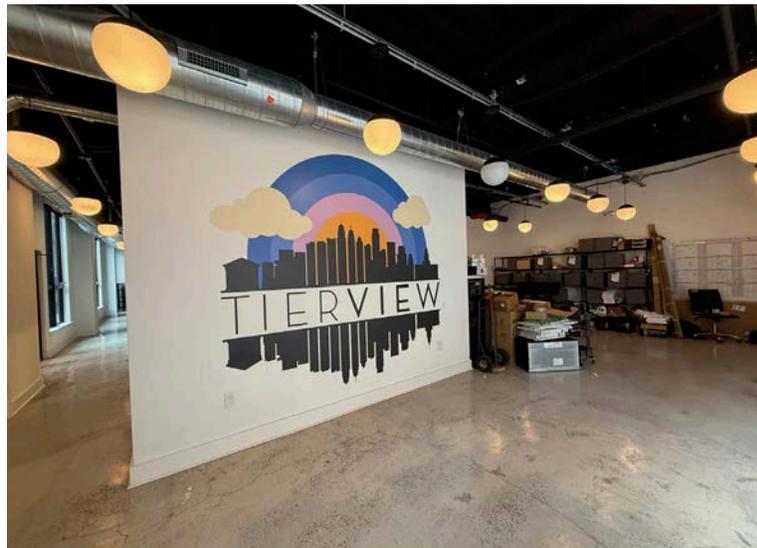
DIRECT 484.531.2209

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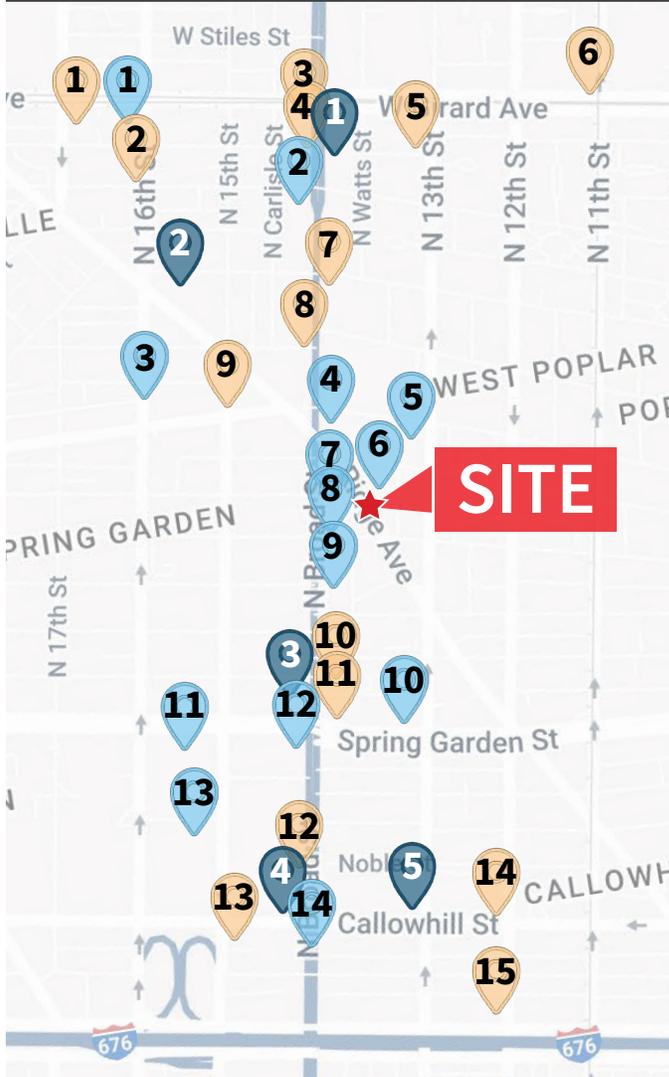


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N Broad St Developments



Completed

1	The Civic 1600-50 W Girard Ave	33,000 SF Retail 88 Units
2	The Met 858 N Broad St	Entertainment Venue
3	The HQ 710 N 16th St	35,000 SF 30 Units
4	Divine Lorrain 699 N Broad St	7,000 SF Retail 101 Units
5	1300 Fairmount Ave	25,000 SF Retail 478 Units
6	Venture Commons 1357 Ridge Ave	±2,500 SF Retail 50 Units
7	Studebaker 667 N Broad St	±43,000 SF Retail 20 Units
8	655 N Broad St	18 Units
9	Stable Lofts 631 N Broad St	4,500 SF Retail 41 Units
10	Mural Lofts 523 N Broad St	56 Units
11	1500 Spring Garden St	1 Million SF Office Building
12	Tower Place 490 N Broad St	Retail Plaza
13	1520 Hamilton St	576 Units
14	Hanover 322 & 339 N Broad St	14,000 SF Retail 449 Units

Proposed

1	The Civic II 1600-50 W Girard Ave	10,000 SF Retail 202 Units
2	1609 Poplar St	21 Units
3	922 N Broad St	201 Units
4	906 N Broad St	94 Units
5	1309-25 Cambridge St	46 Units
6	1201 W Girard Ave	166 Units
7	813-823 N Broad St	63 Units
8	800 N Broad St	New Development
9	1501 Fairmount Ave	20,000 SF 20 Units
10	545 N Broad St	10,000 SF Retail 108 Units
11	Mural West 500 N Broad St	290 Units
12	North & Noble Sts	10,000 SF Retail 344 Units
13	1428 Callowhill St	162 Units
14	1201 Callowhill St	2,000 SF Retail 140 Units
15	1201-15 Vine St	120 Units

Under Construction

1	915-923 N Broad St	6,000 SF Retail 15,000 SF Office 70 Units
2	The Maven 1533 Ridge Ave	23,000 SF 28 Units Ground Floor Retail
3	LVL North 510 N Broad St	±110,000 SF Retail 410 Units
4	Inquire Building 400 N Broad St	Philadelphia Police Department Headquarters
5	The Hannah 1306 Callowhill St	±3,000 SF Retail 181 Units

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Demographic Overview (0.25, 0.5, 1-mile radius)



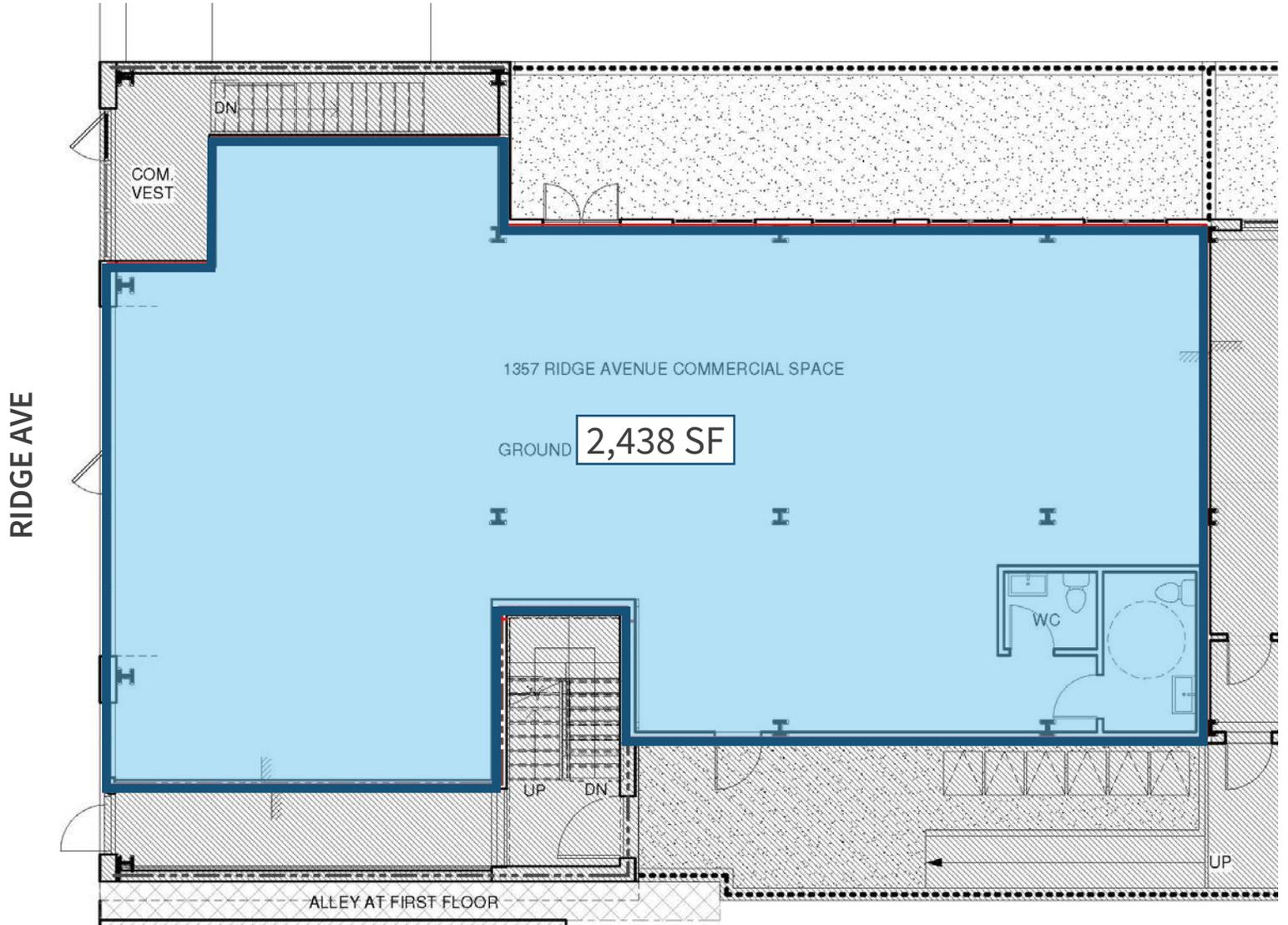
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FLOOR PLANS



The right space. The right move.

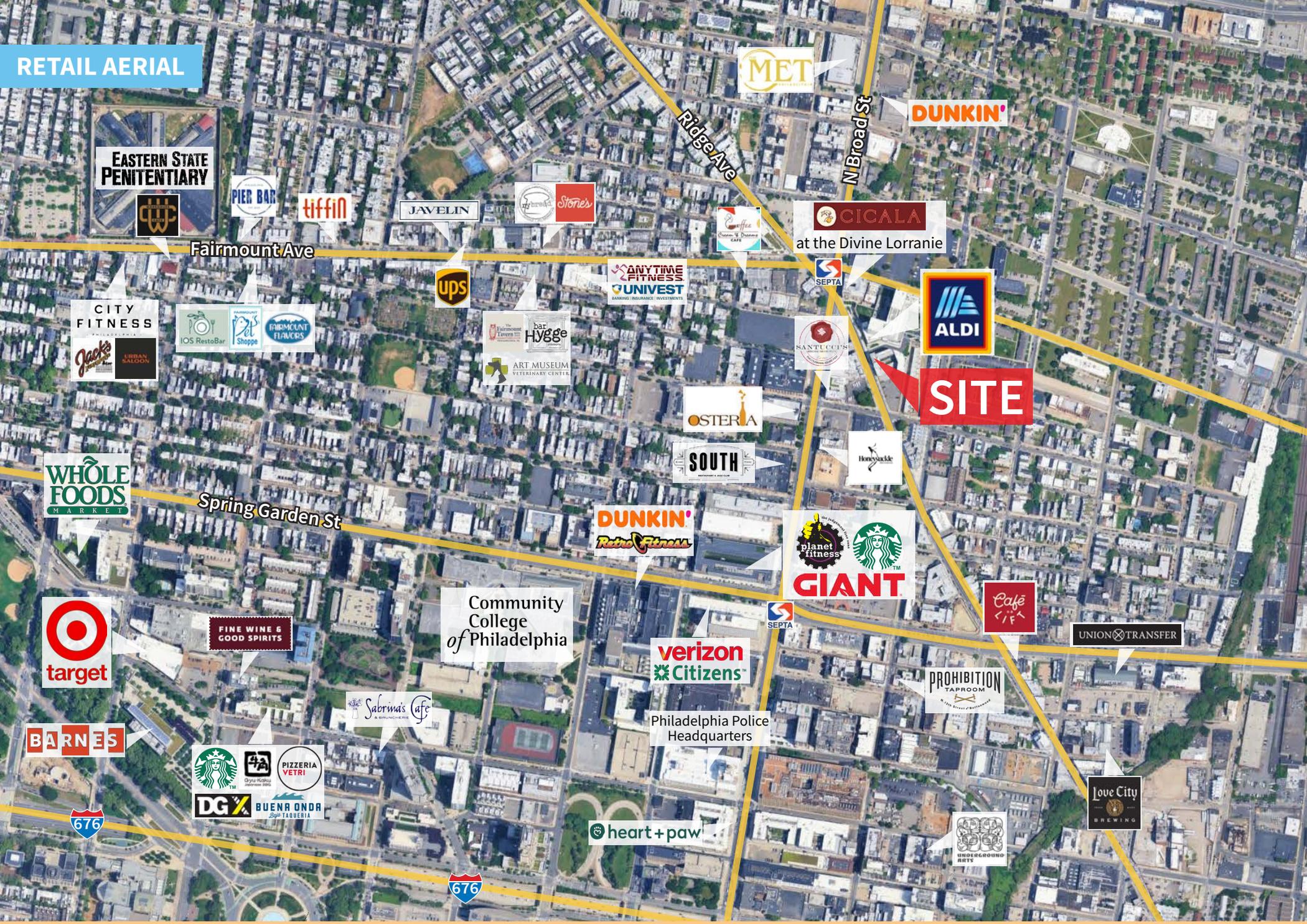


CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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RETAIL AERIAL



SITE

EASTERN STATE PENITENTIARY

Fairmount Ave

Spring Garden St

Ridge Ave

N Broad St

at the Divine Lorraine

Community College of Philadelphia

Philadelphia Police Headquarters

MET

DUNKIN'

CICALA

ALDI

SITE

GIANT

verizon Citizens™

Cafe FIF

UNION TRANSFER

PROHIBITION TAPROOM

Love City BREWING

heart + paw

UNDERGROUND BEV

CITY FITNESS

IOS RestoBar

ups

ANYTIME FITNESS

UNIVEST

SANTO CUCO'S

OSTERIA

SOUTH

WHOLE FOODS MARKET

target

FINE WINE & GOOD SPIRITS

BARNES

Starbucks

PIZZERIA VETRI

DGX BUENA ONDA TAQUERIA

Sabrina's Cafe

bar Hygge

ART MUSEUM VETERINARY CENTER

Jack's

PIER BAR

tiffin

JAVELIN

Stones

Urban Saloon

FARMCIANT FLAVORS

bar Hygge

SOUTH

Honeyuckle

planet fitness

Starbucks

DUNKIN' Retro Fitness

SEPTA

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