

## 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

**NATHAN RHODES**

[nrhodes@equitycre.com](mailto:nrhodes@equitycre.com)

DIRECT 484.531.2076

**WILL CICCARELLI**

[wcicarelli@equitycre.com](mailto:wcicarelli@equitycre.com)

DIRECT 484.531.2209



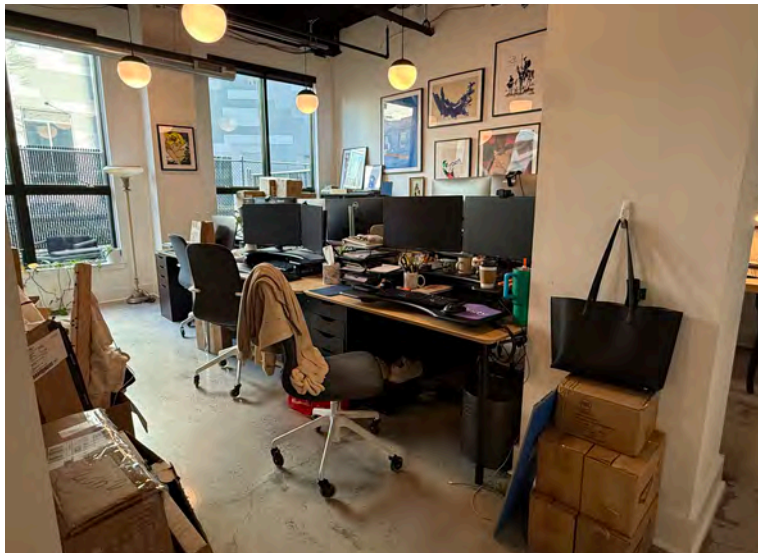
PRESENTED BY EQUITY CRE

## FOR LEASE: GROUND FLOOR RETAIL/OFFICE SPACE

2,438 SF

1357 Ridge Ave | Philadelphia, PA

EQUITY CRE





**FOR LEASE: GROUND FLOOR RETAIL/OFFICE SPACE****2,438 SF****1357 Ridge Ave | Philadelphia, PA****EQUITY CRE****N Broad St Developments****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

**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

# FOR LEASE: GROUND FLOOR RETAIL/OFFICE SPACE

## 2,438 SF

1357 Ridge Ave | Philadelphia, PA

EQUITY CRE



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





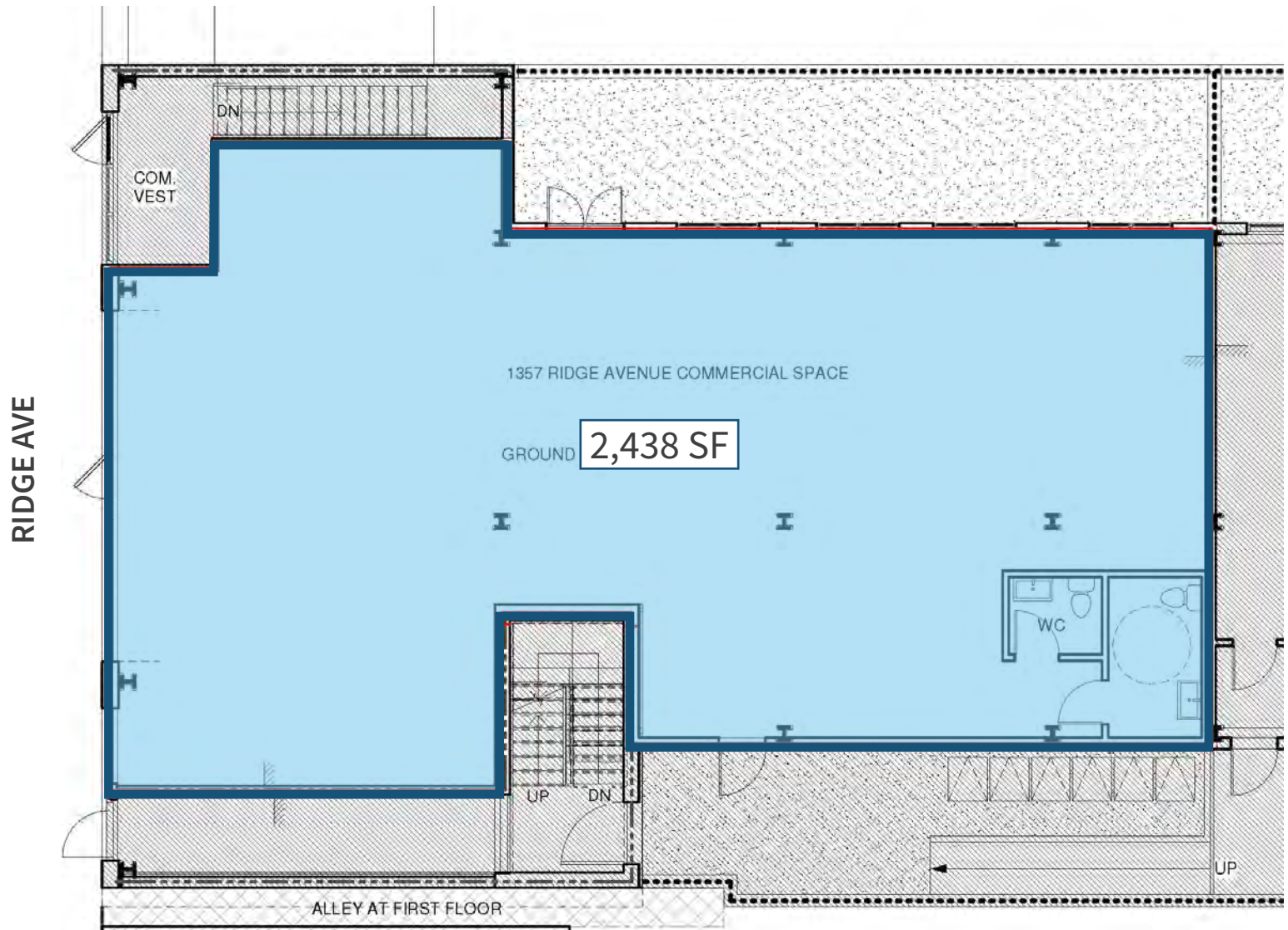
## FOR LEASE: GROUND FLOOR RETAIL/OFFICE SPACE

2,438 SF

1357 Ridge Ave | Philadelphia, PA

EQUITY CRE

### FLOOR PLANS



The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Will Ciccarelli & Nathan Rhodes are licensed salespersons in PA.

01/26



