

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

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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

PRESENTED BY EQUITY CRE

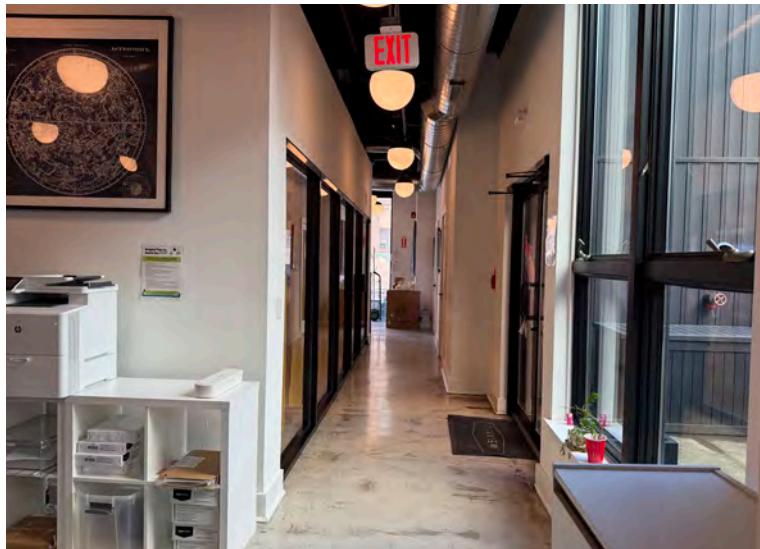
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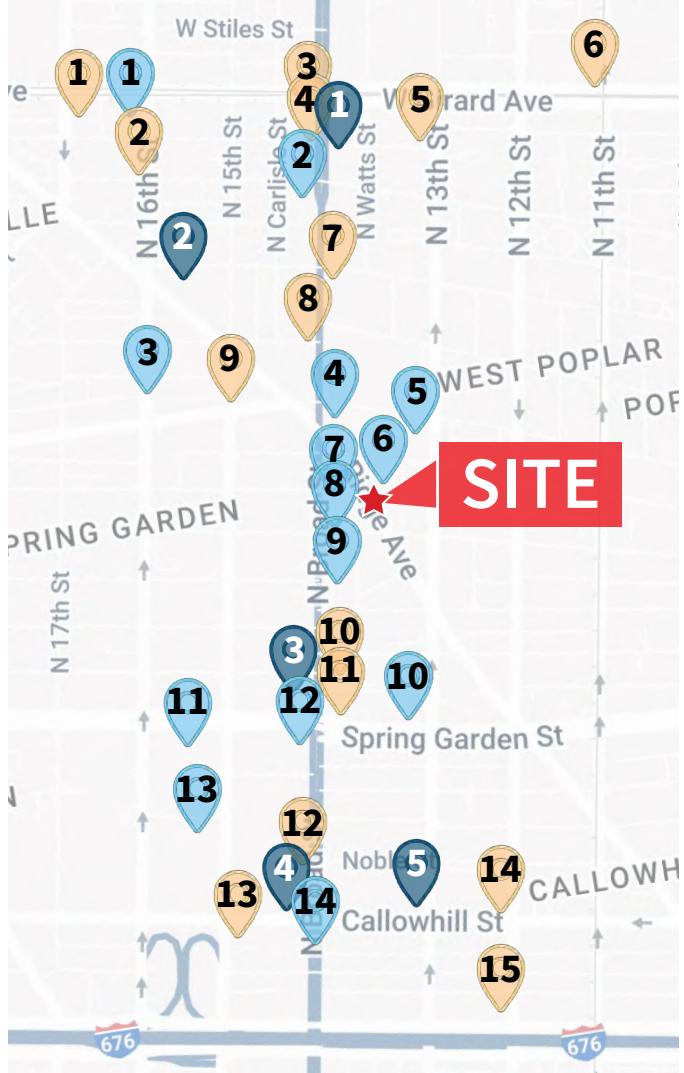
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N Broad St Developments



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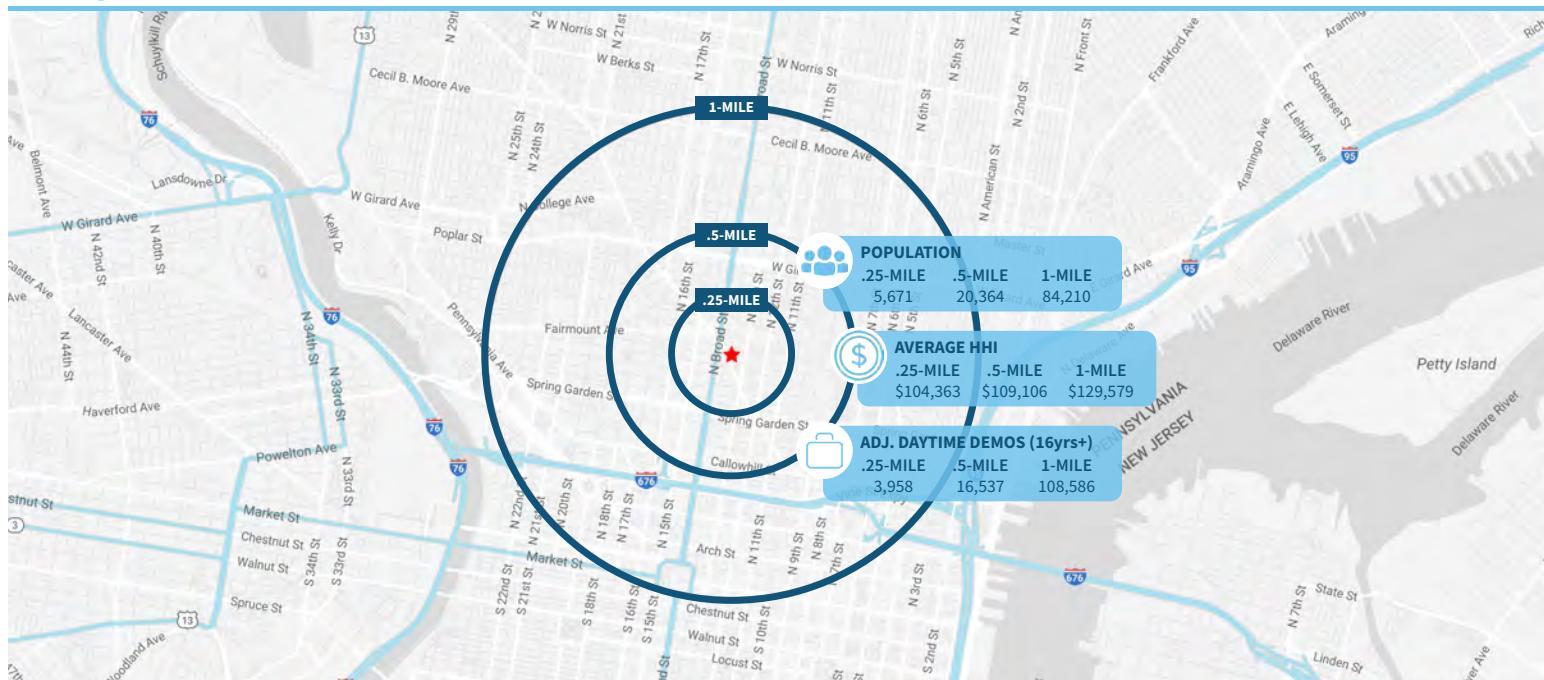
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Demographic Overview (0.25, 0.5, 1-mile radius)



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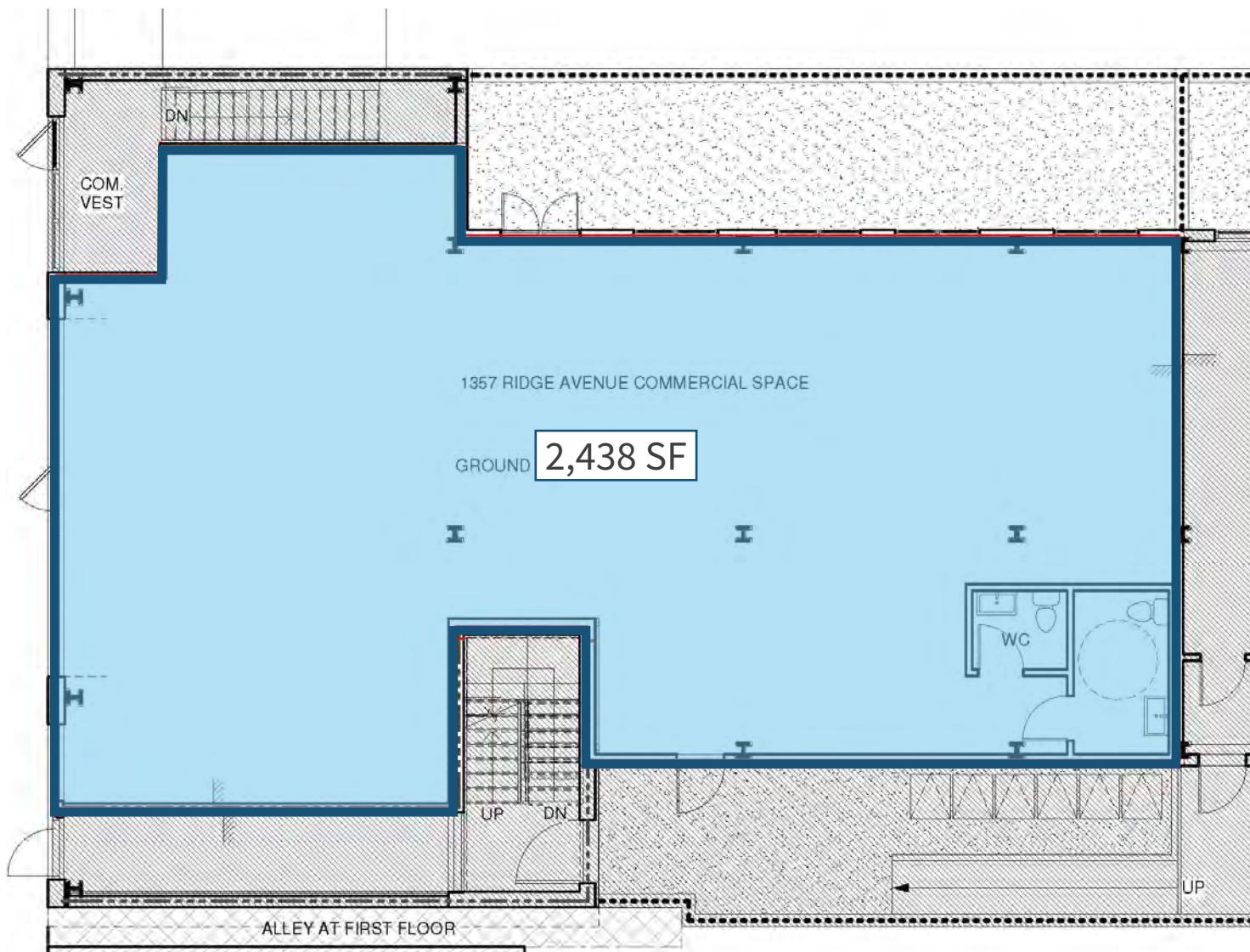
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FLOOR PLANS

RIDGE AVE

**The right space. The right move.****CMRE** CAPITAL MARKETS
REAL ESTATE NETWORK

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RETAIL AERIAL

