

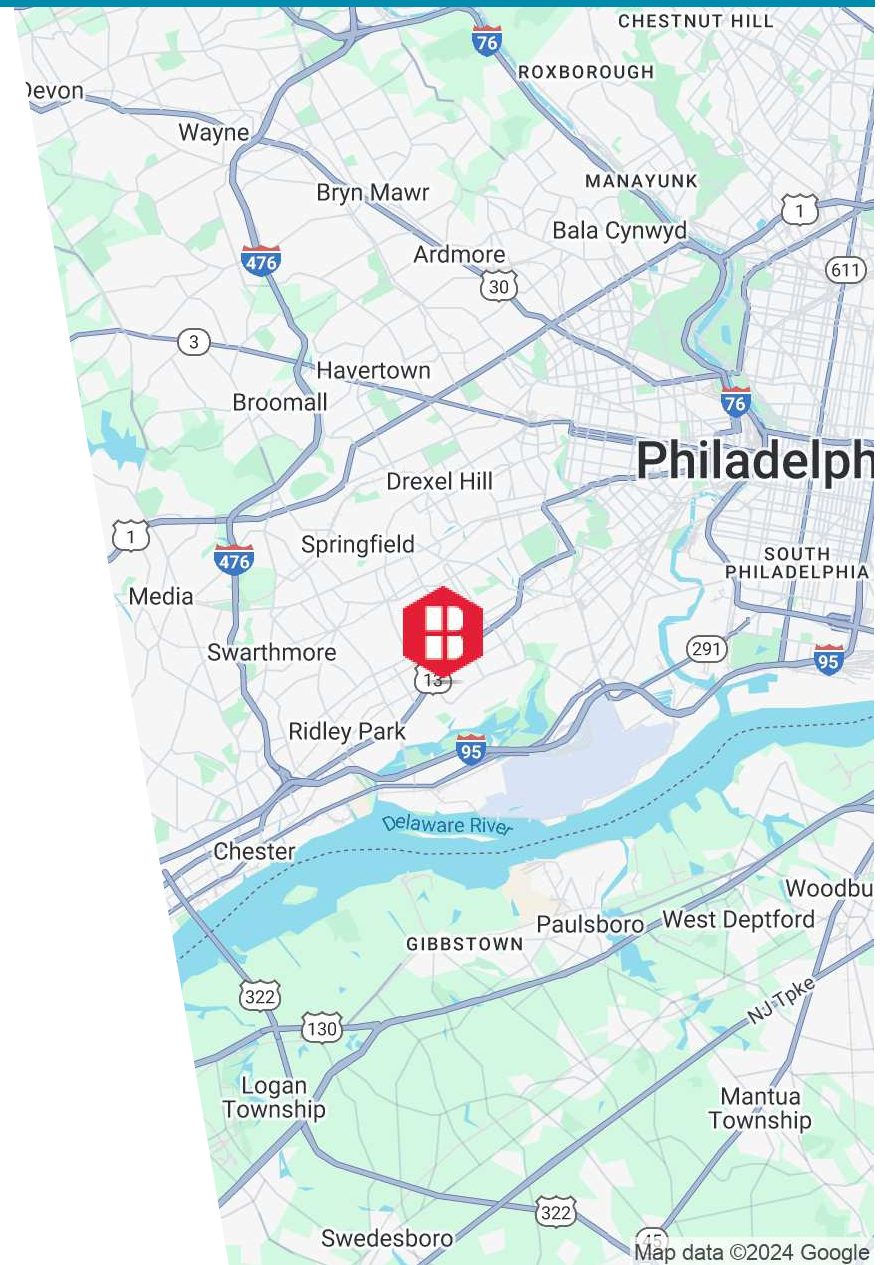
500 S RIDGEWAY AVE
GLENOLDEN, PA

AVAILABLE FOR SALE
FLEX SPACE

122,074 SF
17.56 Acres

PROPERTY HIGHLIGHTS

- 122,074 Total SF on 17.56 Acres
- LOL (Limited Office - Laboratory District) - Borough of Glenolden
- 169 Parking Spaces (3 Handicapped)
- \$28,752 (Est. 2024 Taxes)
- The subject property is located minutes from Chester Pike and MacDade Boulevard, two of the main thoroughfares in Delaware County. The property also offers close proximity to I-95, providing ease of access to the Greater Philadelphia MSA



ADDITIONAL PROPERTY HIGHLIGHTS

MAIN BUILDING

- 99,935 SF
- Three (3) story Building
- 11'6" – 11'10" Office Ceiling Heights
- 12' – 17'9" Warehouse Ceiling Heights
- One (1) Exterior Loading Dock
- Two (2) Drive-in Doors

STORAGE FACILITY

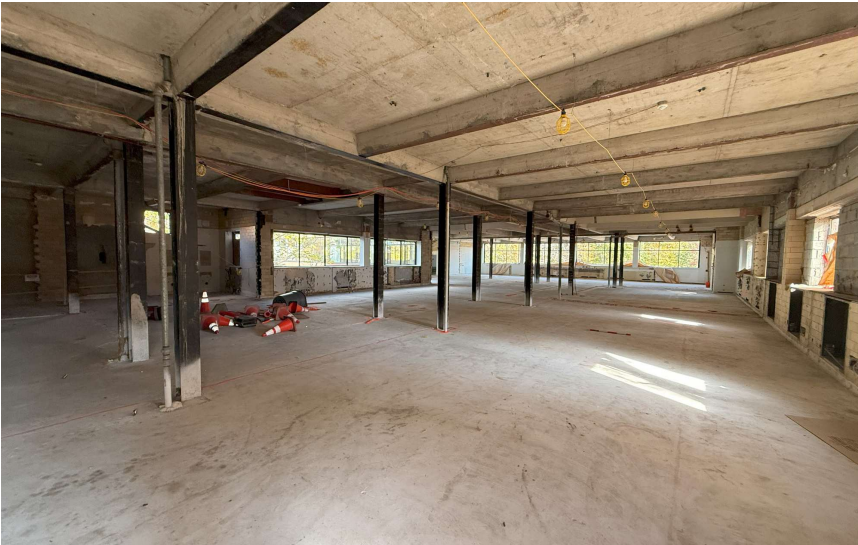
- 16,672 SF

AUXILIARY STRUCTURES

- Three auxiliary structures totaling 5,467 SF



INTERIOR PHOTOS



EXTERIOR PHOTOS



DEMOGRAPHICS MAP & REPORT

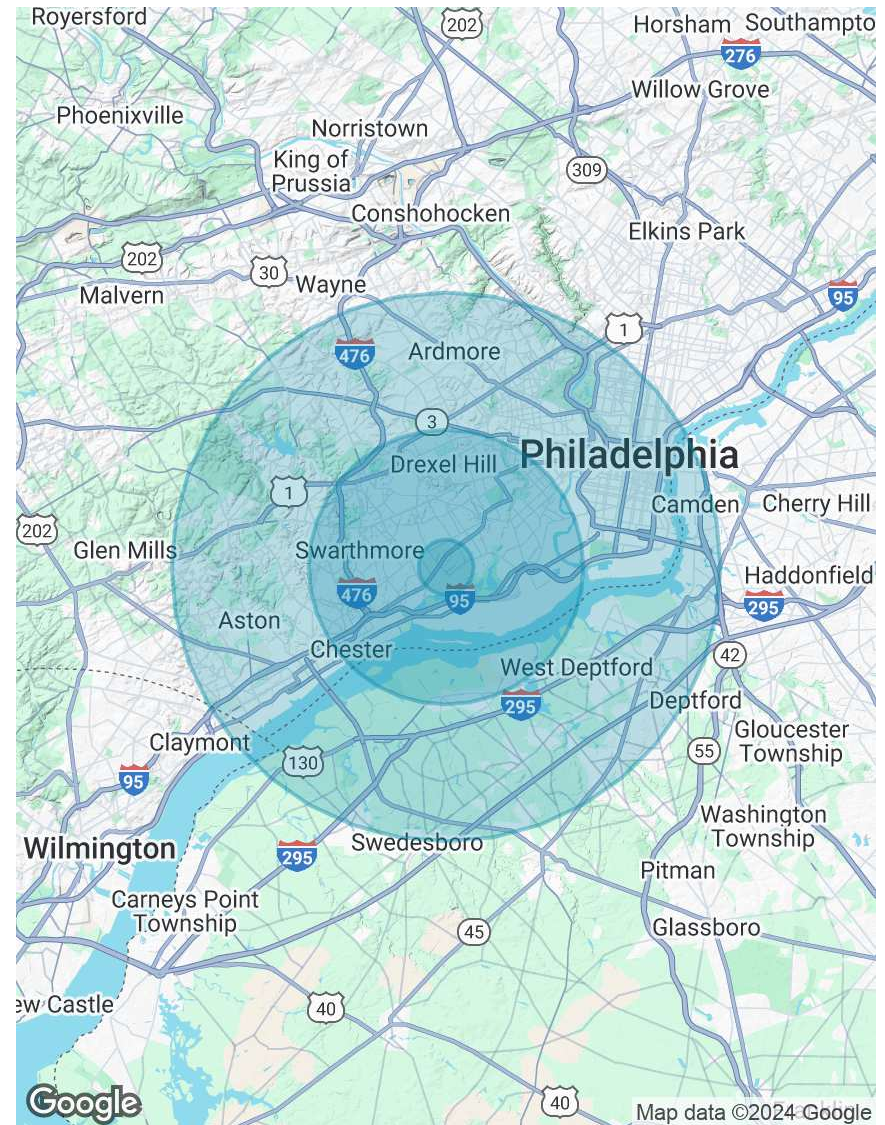
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	22,964	379,062	1,374,724
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	8,998	143,694	558,645
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$87,325	\$91,750	\$107,328
Average House Value	\$208,985	\$250,386	\$374,832

Demographics data derived from AlphaMap



CONTACT



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Nick Maras
Vice President
215.448.6024
nmaras@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
Phone: 215.448.6000
binswanger.com

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