

LFT REALTY INC.

REGAL PLYMOUTH PLAZA 1009 RIDGE PIKE CONSHOHOCKEN, PA 19428



THE LOCATION:

1009 Ridge Pike sits at a signalized intersection and has a dedicated turning lane, enhancing accessibility. With excellent visibility and high foot traffic, this location is strategically positioned near key retail centers and residential neighborhoods, making it an ideal spot for attracting a diverse customer base.

PROPERTY DESCRIPTION

Square Footage	5,600 +/- SF
Indoor Seating Capacity	220
Outdoor patio	40
Parking	100 spaces
Zoning	Commercial
Municipality	Montgomery County
Street Frontage	82' on Ridge Pike

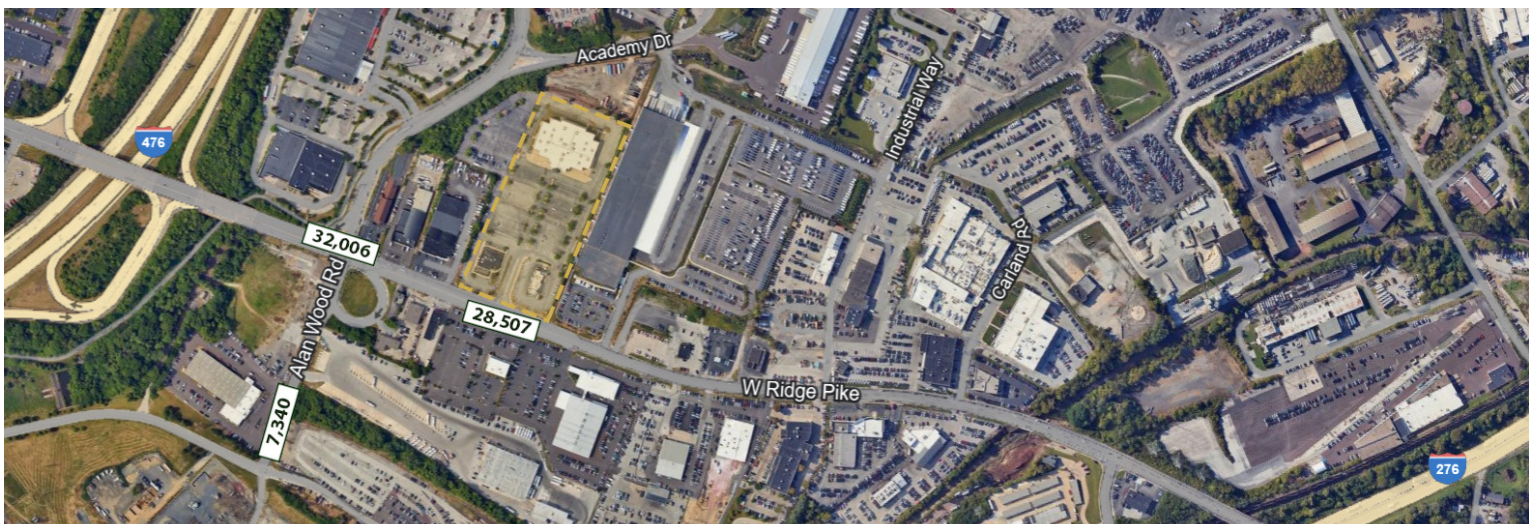
DEMOGRAPHICS (2 mile radius)

Population	44,025
Median Household Income	\$95,613
Median Age	38.50

COLLECTION & CROSS STREETS

TRAFFIC COUNTS

W Ridge Pk & Alan Wood Rd	32,006
W Ridge Pk & Regal Dr	28,507



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