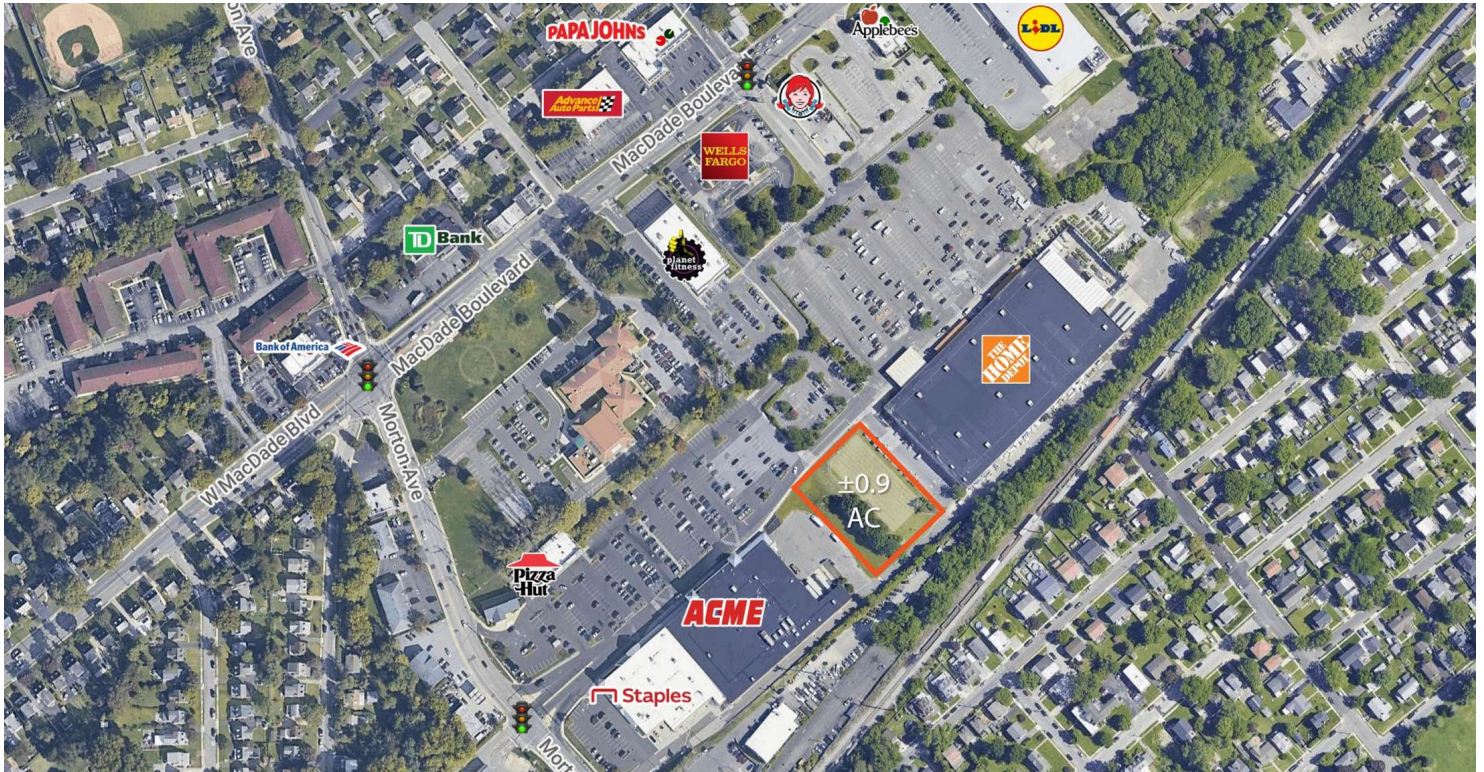




GROUND LEASE ±0.9 AC RIDLEY TOWNSHIP, PA

300 East Macdade Blvd., Ridley Township, PA 19033

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	26,029
STREET	MacDade Blvd.
COUNT 2	16,166
STREET 2	Morton Ave.

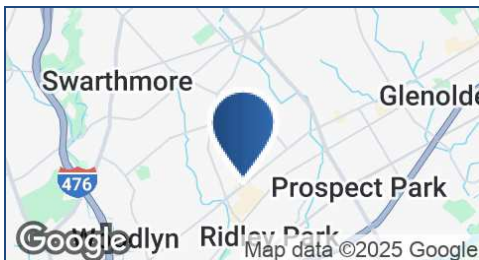
DEMOGRAPHICS - 2025

	1 MILE	3 MILE	5 MILE
Estimated Population	22,271	137,316	305,861
Average HH Income	\$115,809	\$113,671	\$109,823
Estimated Households	9,003	52,384	119,306

PROPERTY HIGHLIGHTS

- ±6,500 SF building area available for ground lease on ±0.9 AC
- Highly visible site adjacent to both The Home Depot and Acme
- Access to two traffic lights
- Nearby retailers/restaurants include: The Home Depot, Lidl, Wells Fargo, ACME, Staples, Advance Auto Parts, Planet Fitness, Great Clips, AutoZone, Wawa, Chick-fil-A, Wendy's, Applebee's, and more

* Figures shown represent estimates



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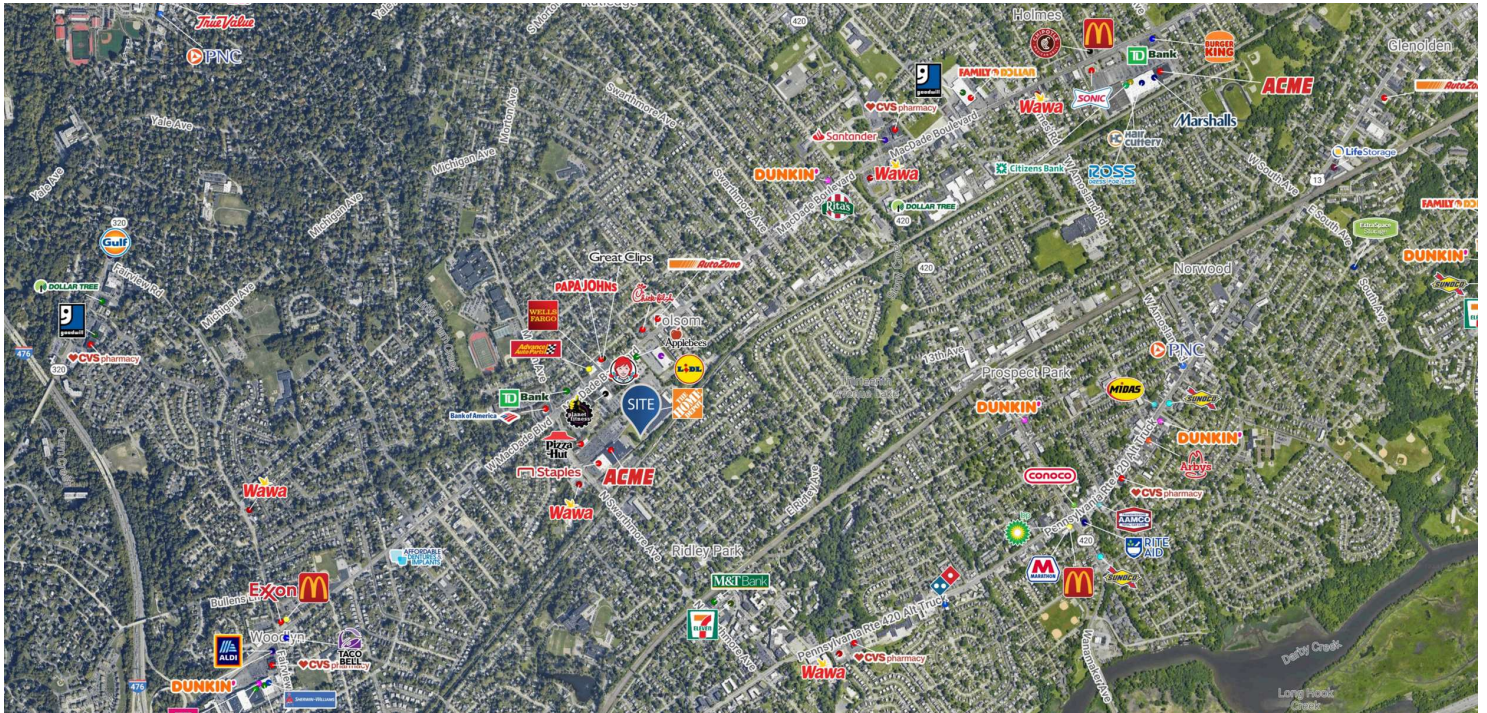
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Location Maps



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