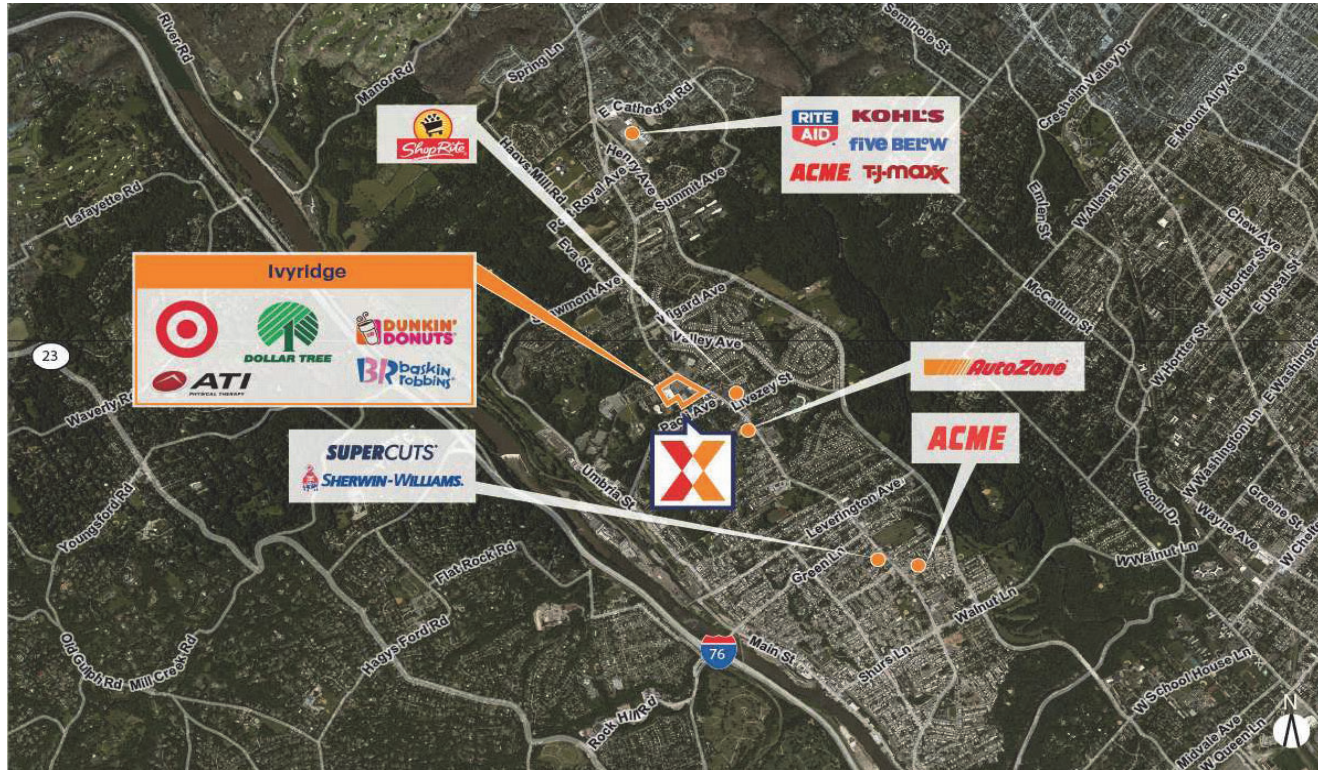


Ivyridge

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.0445, -75.2327

7162 Ridge Ave. | Philadelphia, PA 19128



Center Size: 106,348 SF



Demographics	1 Mile	3 Mile	5 Mile
	16,686	119,653	455,30
	7,608	53,840	189,28
	\$102,721	\$130,930	\$100,8

Located on the major retail thoroughfare in Roxborough, connecting to Ridge Pike in Montgomery County

Surrounded by a dense population of 119,000+ with an average household income of \$130,000+ within a 3-mile radius

Close proximity to the 137-bed Roxborough Memorial Hospital and 4,900+ commercial businesses with a strong daytime population of 108,000+ employees within 3 miles

Ivyridge

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

40.0445, -75.2327
7162 Ridge Ave. | Philadelphia, PA 19128



Available Space

09 1,600 SF

Current Retailers

FS1	Dunkin' Donuts & Baskin Robbins	3,276 SF
FS2	Main Line Healthcare	5,532 SF
01	Dollar Tree	9,500 SF
02	Verizon Wireless	2,500 SF
03	Main Line Healthcare	4,729 SF
03A	Mr. P. Pizza and Pasta	2,553 SF
04	Popeyes	2,000 SF
05	Modish Nail Spa	3,600 SF
07	Labcorp	2,235 SF
08	Bank of America	965 SF
09A	AT&T	1,600 SF
10	Wingstop	1,600 SF
11	New Ruby Xin Restaurant	1,600 SF
12	Ac'cent on Animals	2,000 SF
13	Wine & Spirits	6,800 SF
15	Target	47,228 SF
17A	ATI Physical Therapy	3,000 SF
17B	Rally House	5,000 SF

1119