

## Executive Summary



<b>LEASE RATE:</b>	\$23.00 SF Plus Electric & Janitorial
<b>AVAILABLE SF ON 1ST FLOOR:</b>	4,853 Rentable SF
<b>AVAILABLE SF ON 3RD FLOOR:</b>	14,317 Rentable SF
<b>BUILDING SIZE:</b>	54,000 SF
<b>BUILDING CLASS:</b>	A
<b>ZONING:</b>	IC-1

### PROPERTY OVERVIEW

1390 Ridgeview Drive, a three-story 54,000 square foot property, recently underwent a major renovation and is beautifully appointed with multi-purpose meeting and conference rooms and a striking three-story atrium with skylight. Great spaces and many options to fit a variety of different tenants and suite sizes. It is an ideal location offering convenient lease terms for new and growing businesses as well as professional practices with one to one hundred employees.

### PROPERTY FEATURES

- The 14,317 SF 3rd floor boasts 18 private offices and a partially open floor plan
- Furnished offices are available
- Touchless security system to enter the building and suite areas
- Close to various area amenities, services and restaurants
- Minutes to Route 309, Route 22, I-78 and PA Turnpike
- Uses include Office, Medical, Business and Professional Services

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## Additional Photos

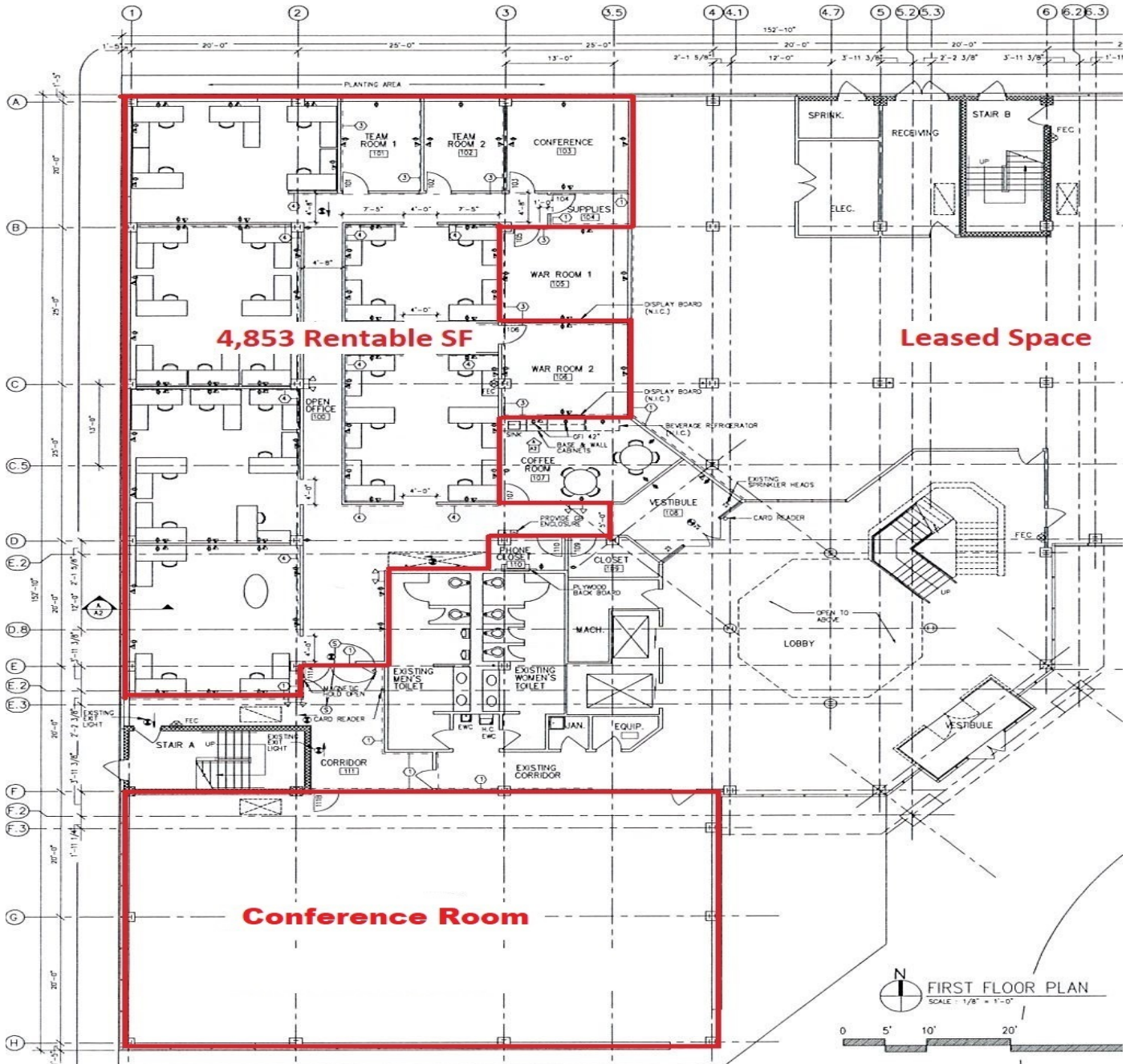


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## First Floor

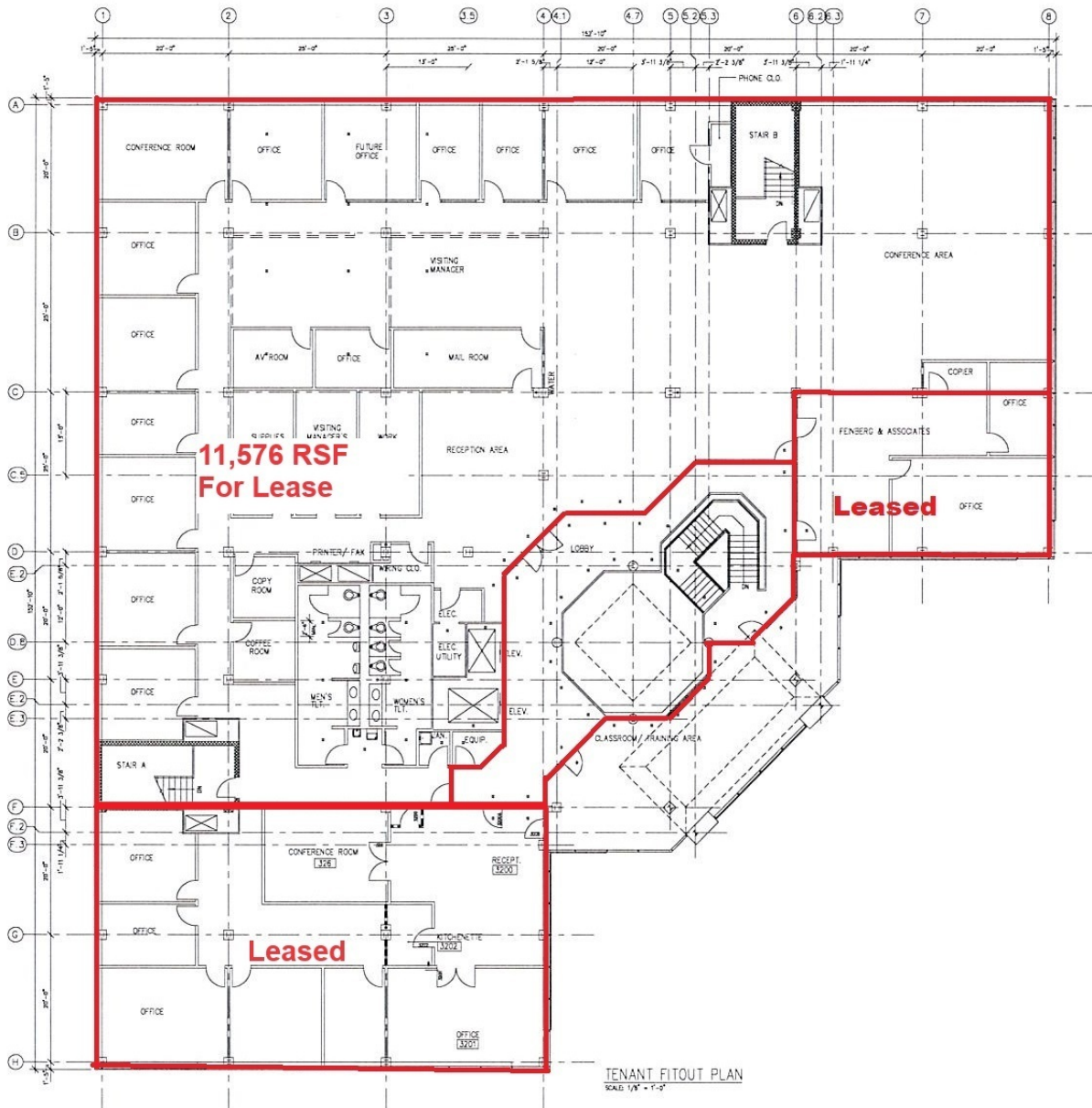


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## Third Floor

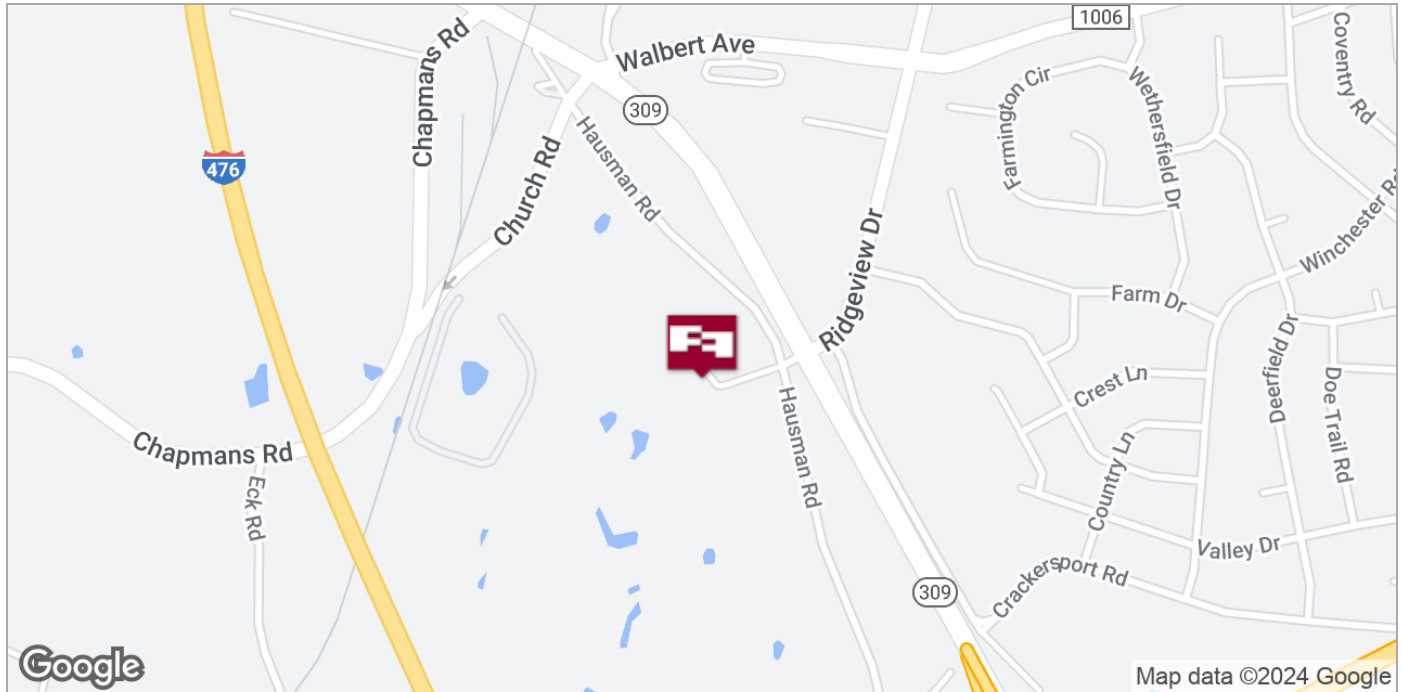


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## Location Maps

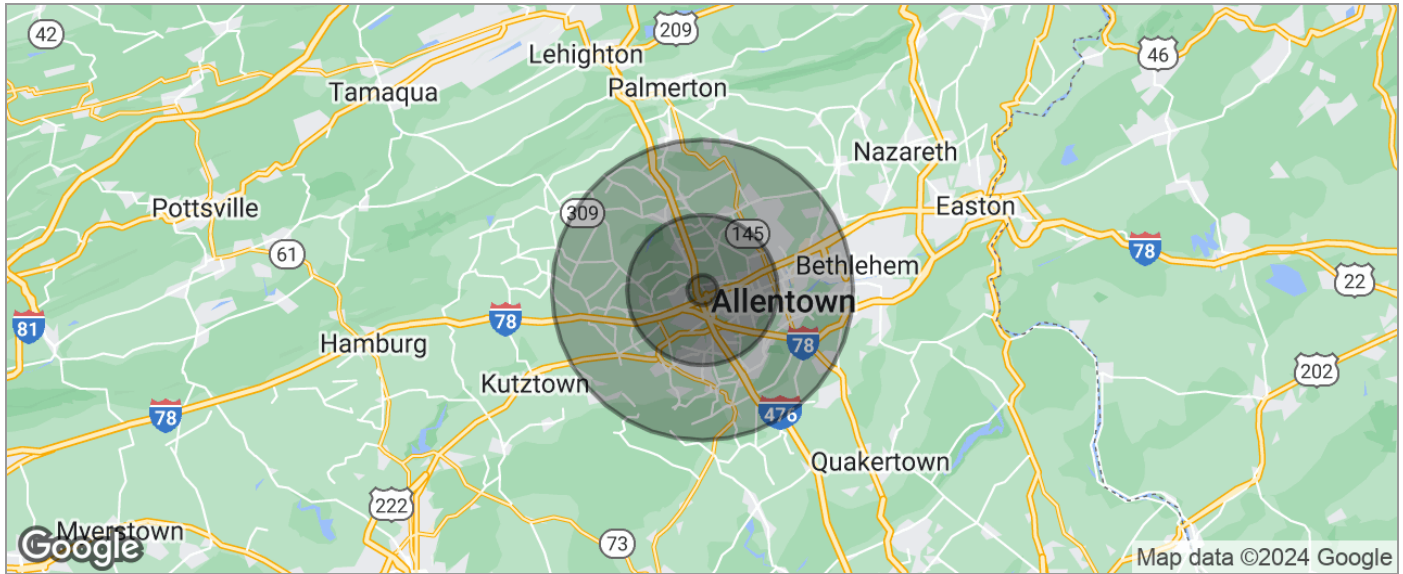


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## Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,648	143,863	393,040
MEDIAN AGE	49.1	40.1	40.4
MEDIAN AGE (MALE)	43.7	38.9	39.0
MEDIAN AGE (FEMALE)	51.8	41.4	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,073	57,469	157,452
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$118,627	\$85,073	\$82,283
AVERAGE HOUSE VALUE	\$327,667	\$222,901	\$205,600
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.5%	71.8%	76.2%
% BLACK	4.5%	8.6%	7.2%
% ASIAN	5.9%	5.1%	3.5%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.0%	0.4%	0.4%
% OTHER	2.6%	7.0%	5.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.6%	27.9%	25.1%

\* Demographic data derived from 2020 ACS - US Census

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