

OFFERING MEMORANDUM

# East Falls Land w/ Hilltop View For Sale

4401 RIDGE AVE

Philadelphia, PA 19129

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PA #RM423727



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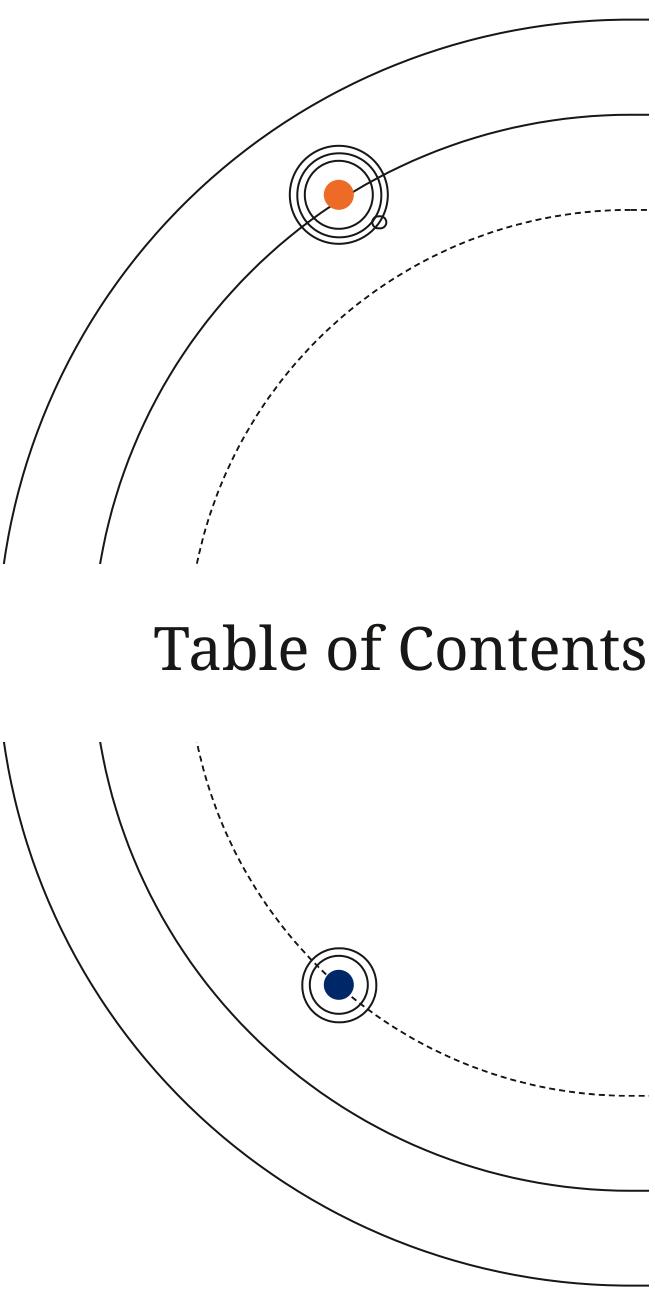


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SECTION 1

# The Property

## PROPERTY SUMMARY



### OFFERING SUMMARY

SALE PRICE:	\$4.9 million
LOT SIZE:	1.89 AC±
SQ FT	82,385±
ZONING:	CMX3
MARKET	Philadelphia/East Falls
TAX ID#	074N150015

### PROPERTY OVERVIEW

SVN Ahia is pleased to present an extraordinary opportunity for developers and investors -- 4401 Ridge offers a prime parcel of developable land in the heart of East Falls. Situated in a highly sought-after location, this expansive lot holds immense potential for a variety of ventures, including residential/multifamily, retail, educational, office, medical/healthcare, research & development and entertainment. Its strategic position in the thriving East Falls neighborhood ensures access to all this metropolis has to offer right at your doorstep, including tree-lined streets, historic character and proximity to the scenic Schuylkill River. Local parks, shops, eateries and cultural hotspots add to the appeal of this dynamic neighborhood.

### LOCATION OVERVIEW

Located on the banks of the Schuylkill River and next to Fairmount Park, East Falls provides year-round access to walking, jogging and cycling trails. The nearby East Falls train station provides a direct link to the heart of Philadelphia, making commuting a breeze. Boasting convenient access to major transportation routes like I-76, Kelly & Lincoln Drive, as well as public transit options, this parcel is poised for seamless connectivity to the City's vibrant amenities and attractions.

## PROPERTY HIGHLIGHTS

- 1.89 +/- developable acres
- Frontage on Ridge Ave with connection to Schuylkill River waterfront nature trail
- Picturesque view of the cityscape
- Surrounded by Fairmount Park
- Access to park trails & recreational activities
- Excellent road and highway connectivity
- Immediate access to I-76, Lincoln and Kelly Drive
- Short commute (< 10 minutes) to Center City
- City of Philadelphia gateway location
- Substantial mixed use development activity
- Home to several of the city's major Eds & Meds, including Thomas Jefferson University & Drexel University
- Walkable neighborhood with trendy cafes, restaurants & breweries in close proximity



## ADDITIONAL PHOTOS





SECTION 2

## The Location

## EAST FALLS AREA HIGHLIGHTS



Kelly Drive



East Falls Farmers Market



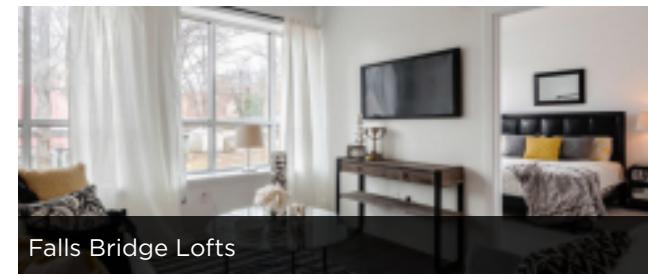
The Anchorage on Kelly



Wissahickon Valley Park



McMichael Park



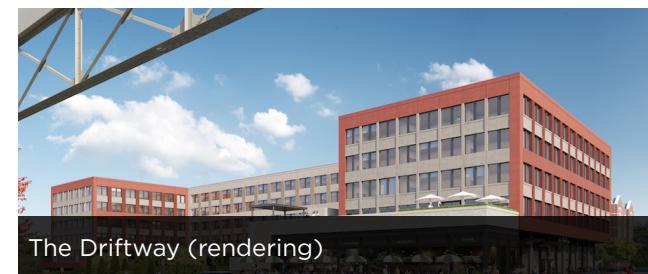
Falls Bridge Lofts



Laurel Hill Cemetery



In Riva Restaurant



The Driftway (rendering)

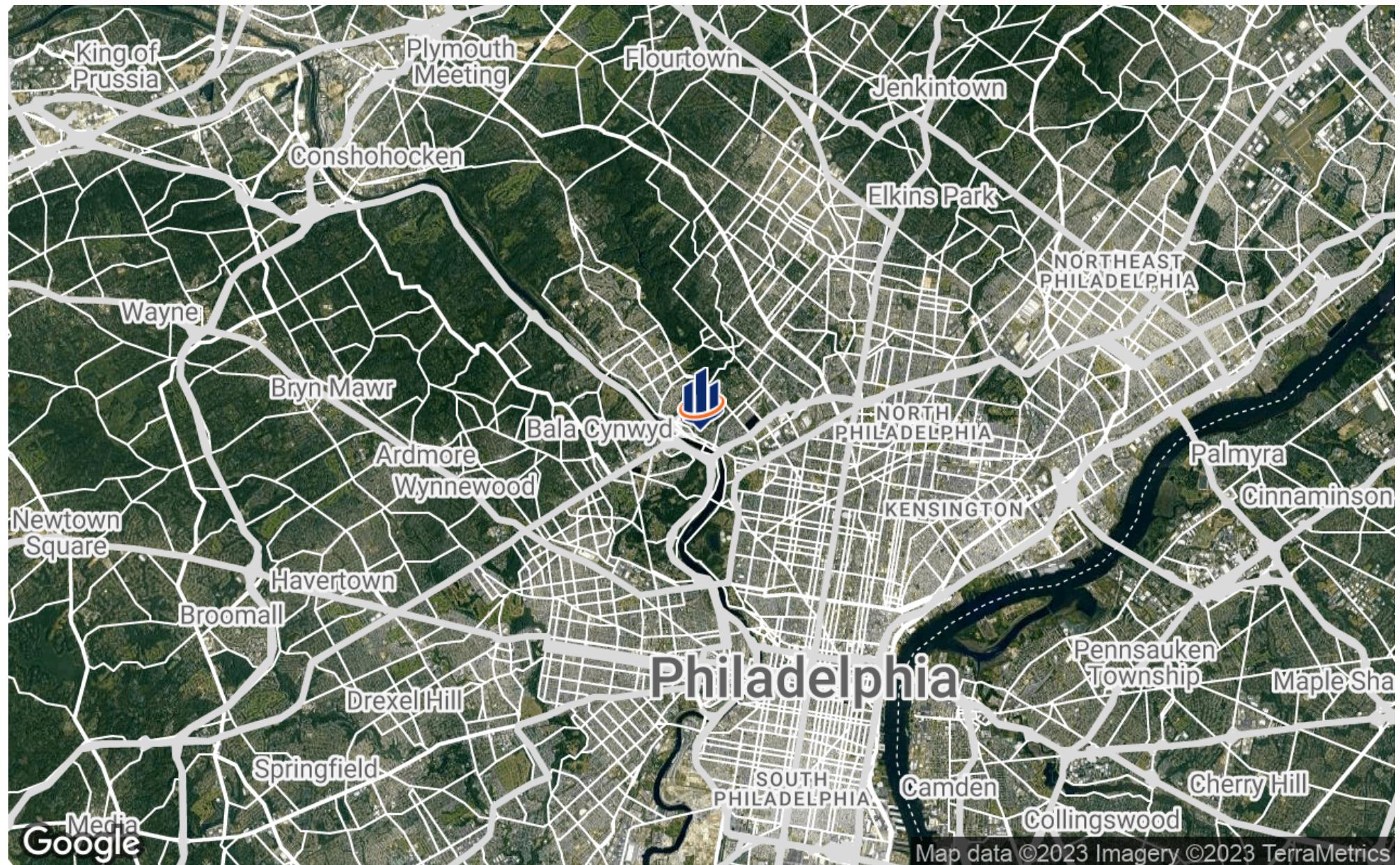


Ravenhill Mansion -- Thomas Jefferson Univ

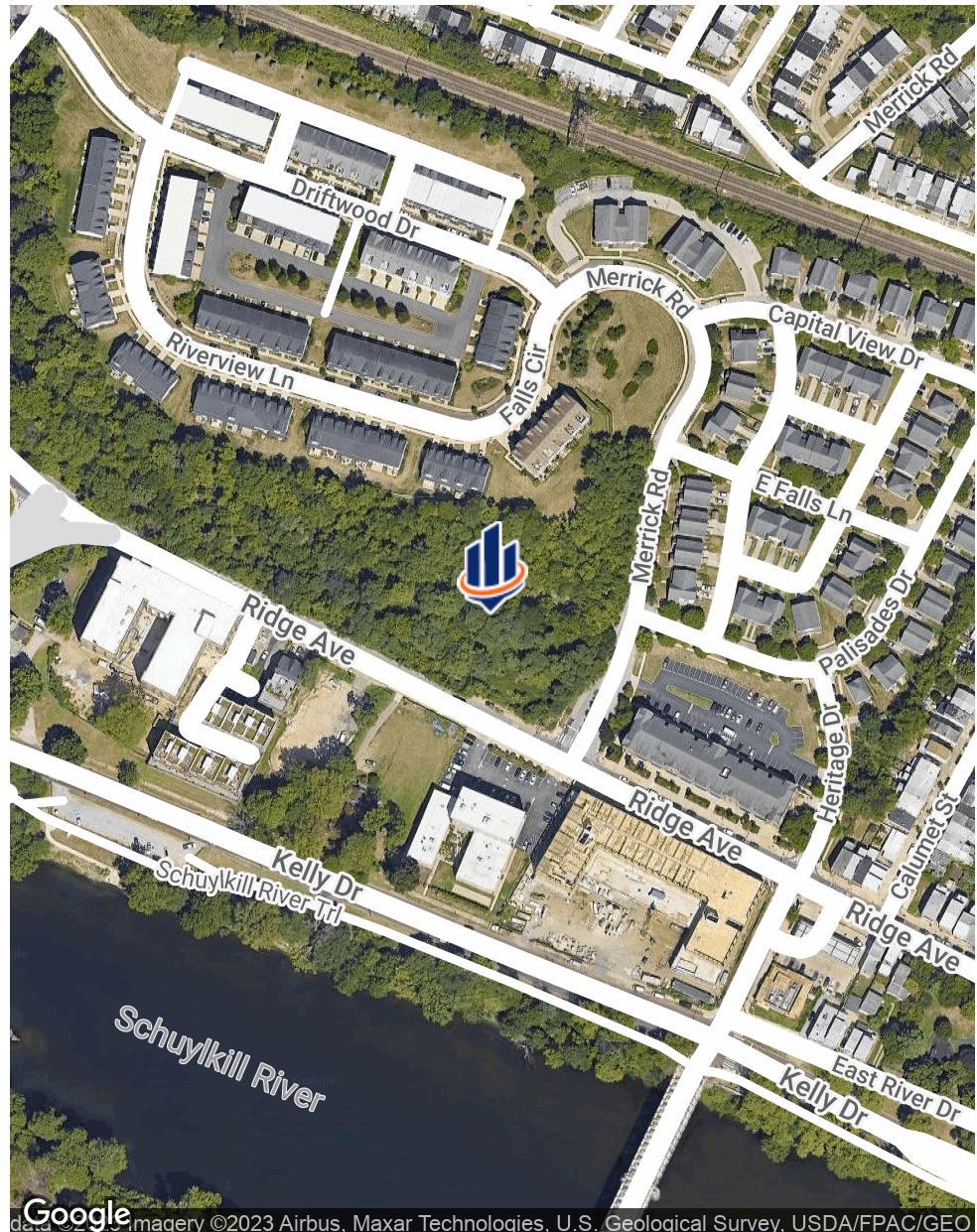
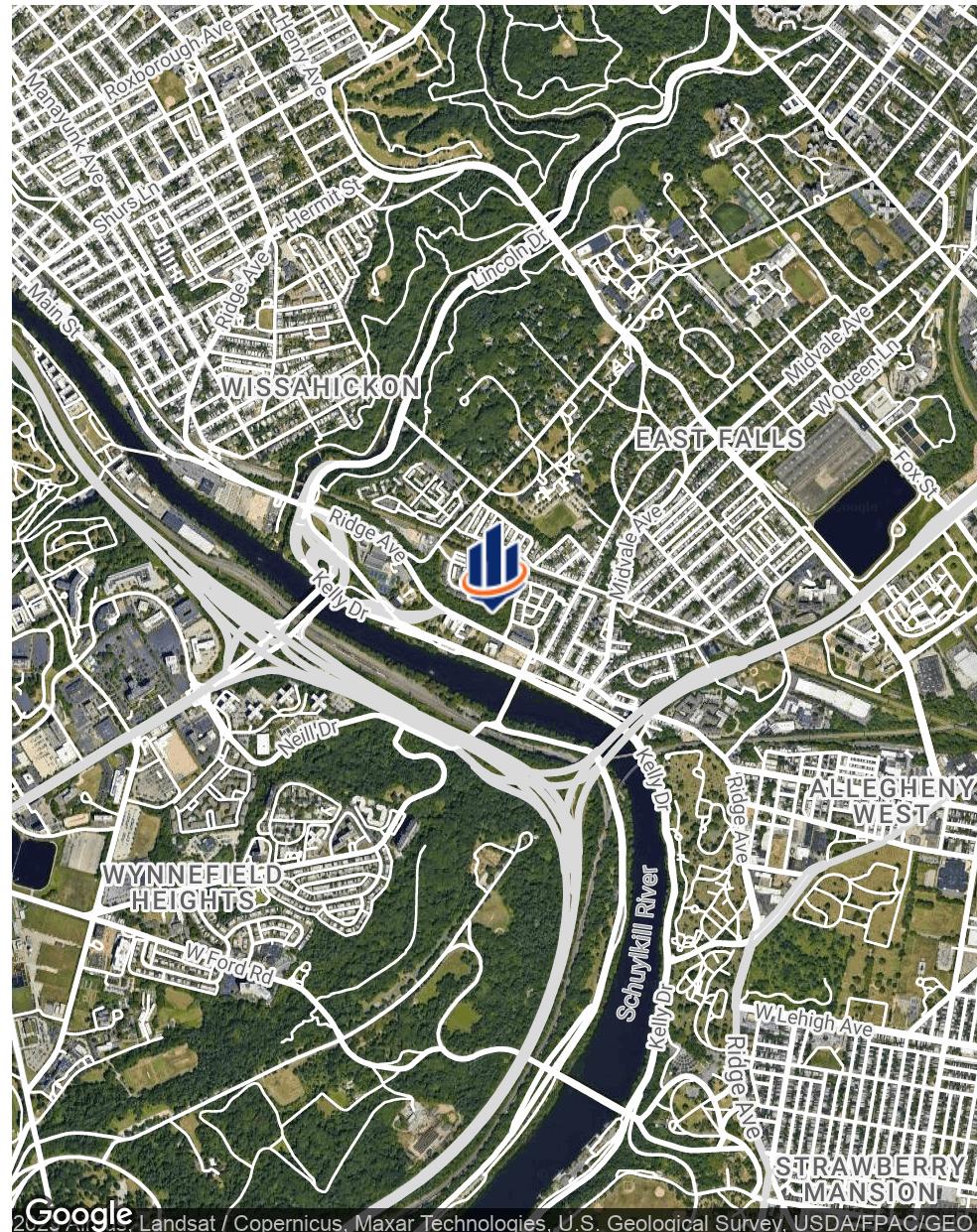


Budd Bioworks (rendering)

## REGIONAL MAP



## LOCATION MAP



## RETAILER MAP





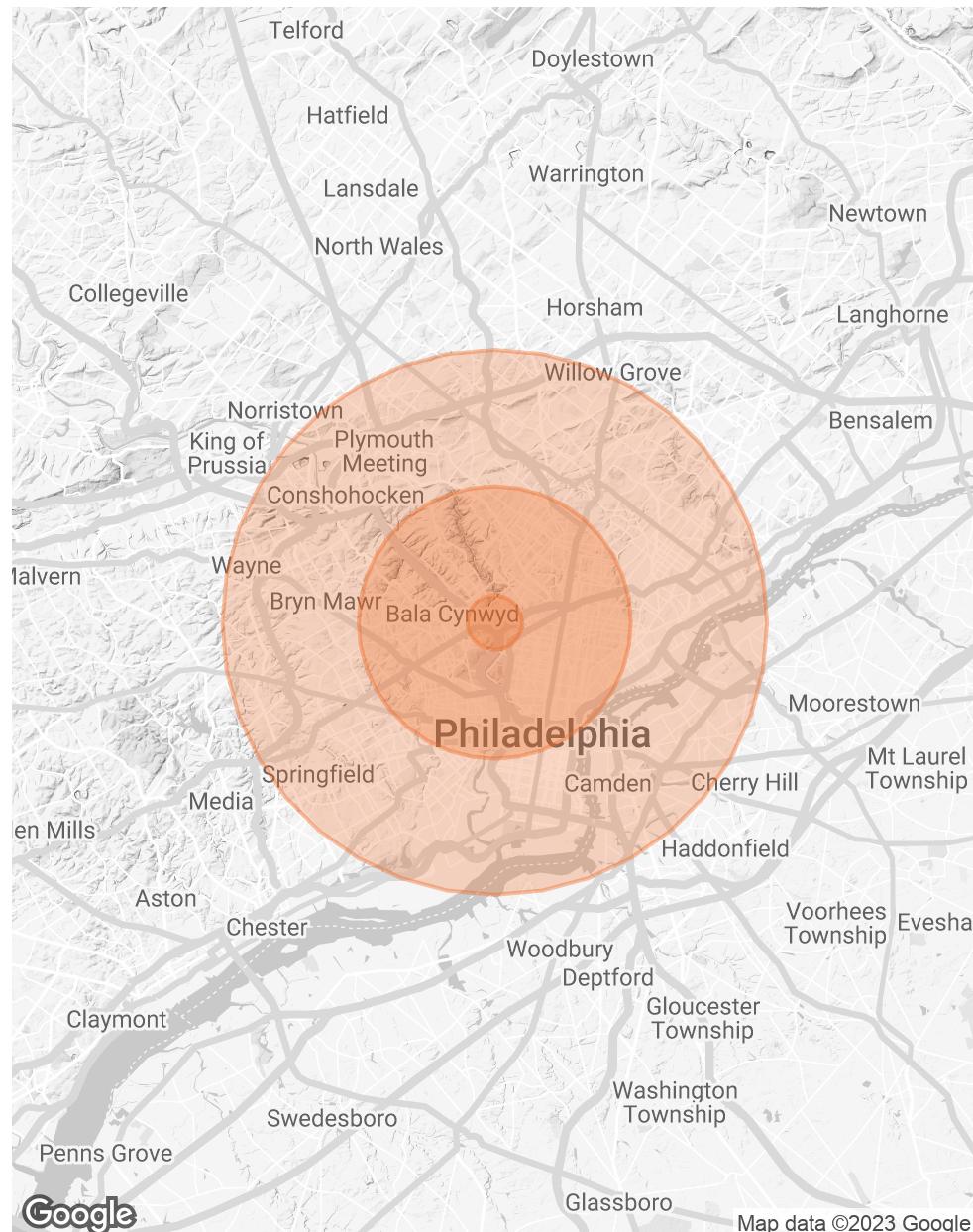
### SECTION 3

## The Demographics

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	19,855	940,419	2,183,372
<b>AVERAGE AGE</b>	36.3	35.7	36.8
<b>AVERAGE AGE (MALE)</b>	34.2	34.1	35.4
<b>AVERAGE AGE (FEMALE)</b>	39.5	37.7	38.5
<b>HOUSEHOLDS &amp; INCOME</b>			
	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	10,911	429,641	931,590
<b># OF PERSONS PER HH</b>	1.8	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$77,657	\$68,591	\$76,183
<b>AVERAGE HOUSE VALUE</b>	\$182,741	\$226,262	\$230,087

\* Demographic data derived from 2020 ACS - US Census



## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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