2 Ridge Road | Phoenixville, Pa 19320 | Chester County





5.7 ACRE Parcel Size

IMMEDIATE Availability

SALE/LEASE Upon Request

PROPERTY INFORMATION

- $\cdot~$ 11,000sf Hotel, Total Acreage: 5.7 Available for immediate SALE or LEASE
- · Potential Pad Developmrnt 3750sf
- Located in beautiful Chester County on Ridge Road in East Pikeland Township, just minutes away from historical downtown Phoenixville
- $\cdot\,\,$ Access to : PA-Route 29, Pa 202, 113, 252, US-Route 422 E/W and PA-Turnpike
- · Lighted intersection at Rts. 724 and 23
- Redevelopment Opportunity: 2 Story Hotel, , Fitness, Medical, Office, Retail, Restaurant, Day Care, Veterinarian, Grocery/Convenience
- Nearby: Kimberton Fair Grounds, Valley Forge Park, King of Prussia Mall, Great Valley Corporate Center, Collegeville & Oaks

Demographics	1 Mile	3 Miles	5 Miles
Population	4,474	50,954	89,209
Average HH Income	\$198,783	\$142,438	\$169,336
Total Businesses	221	1,601	2,945
Number of Employees	1,395	14,057	29,957
Traffic Counts	Ridge Road	, Route 23: 1	16,525 ADA

FOR MORE INFORMATION PLEASE CONTACT:

JACKIE CHRISTMAN 610-941-4034 X118 JCHRISTMAN@LPRE.COM 484-784-7741 CELL

MICHAEL DEPETRIS 610-941-4034 x135 MDEPETRIS@LPRE.COM 610-247-7459 CELL

Data Source: Sites USA REGIS™ 202



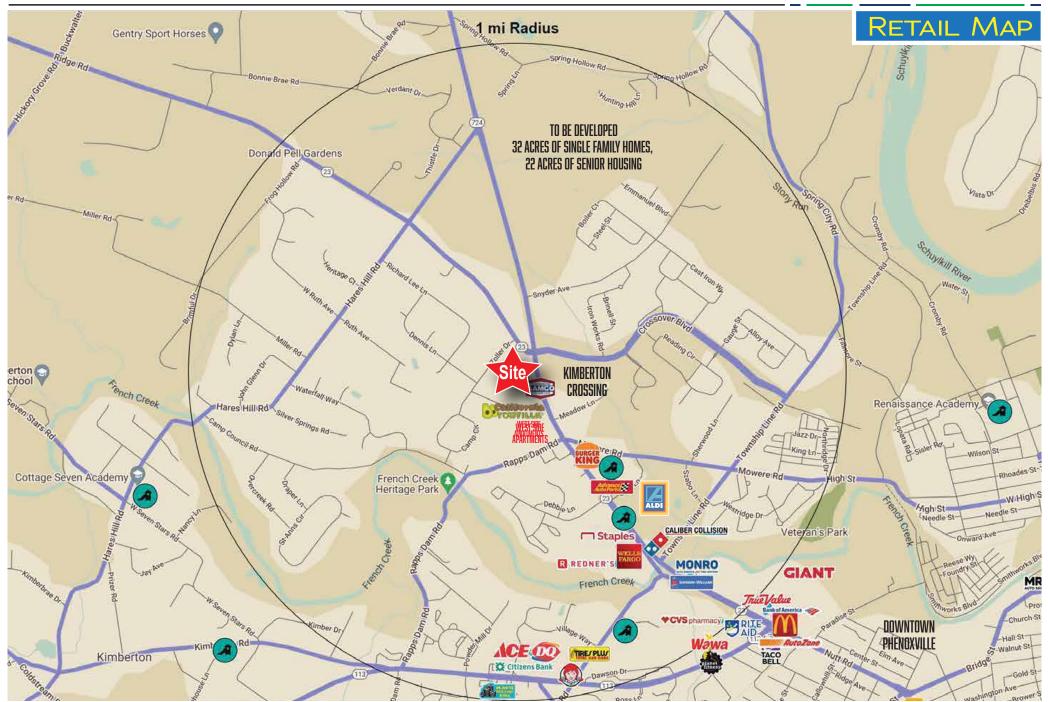
2 Ridge Road | Phoenixville, Pa 19320 | Chester County





2 Ridge Road | Phoenixville, Pa 19320 | Chester County



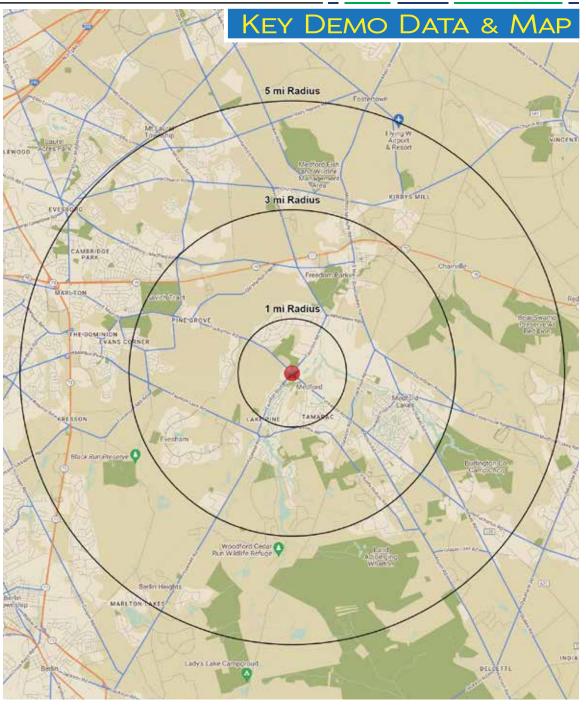


2 Ridge Road | Phoenixville, Pa 19320 | Chester County



z Ridge Road Filoeiliz	Wille, F	a 13320	Cilest		
DEMOGRAPHICS					
Population	1 Mile	3 Miles	5 Miles		
Population (Est. 2025)	4,474	50,954	89,209		
Projected Population (2030)	4,442	51,905	90,613		
Projected Annual Growth (2025 to 2030)	-0.1%	0.4%	0.3%		
Households & Growth					
Households (2025)	1,830	21,704	35,775		
Projected HH (2030)	1,852	22,547	36,973		
HH Growth with Children (2025 to 2030)	29.8%	26.3%	29.8%		
Income					
Average HH Income (Est. 2025)	\$198,783	\$142,438	\$169,336		
Median HH Income (2025)	\$158,732	\$112,423	\$134,053		
Daytime Population					
Total Businesses (2025)	221	1,601	2,945		
Number of Employees (2025)	1,395	14,057	29,957		
Education					
High School Graduate	15.9%	22.0%	19.9%		
Some College	12.1%	12.1%	12.8%		
Bachelor Degree	37.5%	33.7%	34.1%		
Graduate	26.8%	19.1%	21.7%		

Traffic Counts:



Data Source: Sites USA REGIS™ 2

Ridge Road, Route 23: 16,525 ADA