

MIXED-USE PROPERTY DEVELOPMENT OPPORTUNITY | SALE/LEASE

2 Ridge Road | Phoenixville, Pa 19320 | Chester County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

KIMBERTON CROSSING

724
23

16,525 ADA

**3750sf
Pad**

9sp

5sp

Parking

724
23

JOIN RETAIL
WITHIN 1 MILE

GIANT

**ACE
Hardware**



**SHERWIN
WILLIAMS**

TrueValue
Help Is Just Around The Corner.



**5.7 ACRE
Parcel Size**

**IMMEDIATE
Availability**

**SALE/LEASE
Upon Request**

PROPERTY INFORMATION

- 11,000sf Hotel, Total Acreage: 5.7 Available for immediate SALE or LEASE
- Potential Pad Development 3750sf
- Located in beautiful Chester County on Ridge Road in East Pikeland Township, just minutes away from historical downtown Phoenixville
- 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: 16,525 ADA		

Data Source: Sites USA REGIS™ 2025

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



SCAN FOR
WEB SITE
LPRE.COM

LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 111125

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SITE PROPERTY

**Proposed
3750SF
Pad**

Site

AVAILABLE
5.7 ACRES FOR LEASE
EXCELLENT REDEVELOPMENT
OPPORTUNITY

PLEASE CONTACT
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610-247-7458
JACKIE CHRISTMAN
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WWW.LPRE.COM

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RETAIL MAP



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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: Ridge Road, Route 23: 16,525 ADA

Data Source: Sites USA REGIS™ 2025

KEY DEMO DATA & MAP

