

keller williams

· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL



MIXED USE PROPERTY FOR LEASE

4161 RIDGE AVE

Philadelphia, PA 19129

DEAL TEAM

4161 Ridge Ave | Philadelphia

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PROPERTY SUMMARY

4161 Ridge Ave | Philadelphia

MIXED USE PROPERTY FOR LEASE



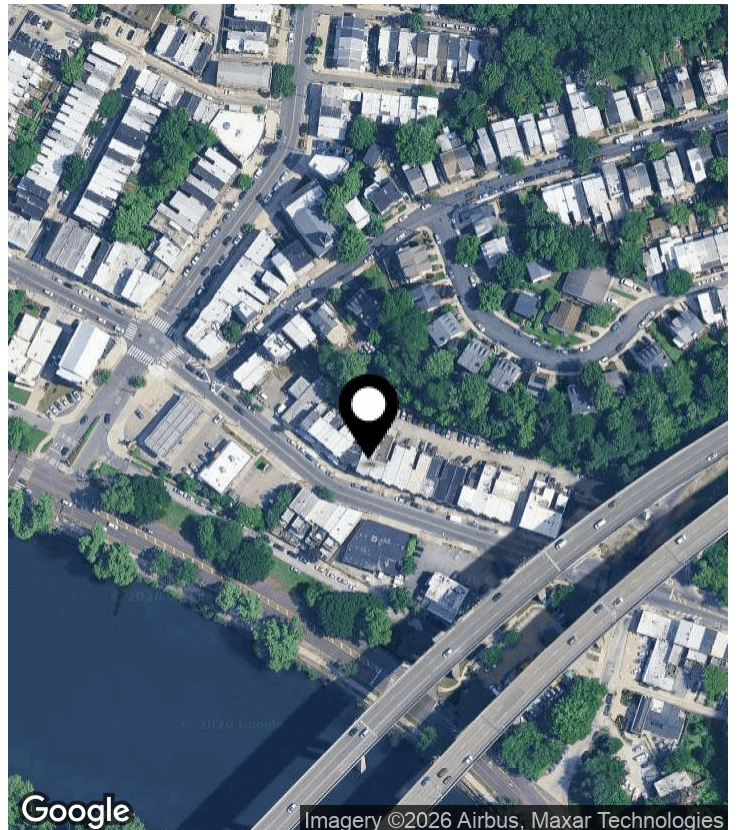
OFFERING SUMMARY

Leasable SF:	1,250 SF
Zoning:	CMX
Lease Price:	\$2,150/mo

PROPERTY DESCRIPTION

Located along the heart of the Ridge Avenue corridor in East Falls, 4161 Ridge Ave present a prime mixed-use and street-retail opportunity in a walkable, community-driven neighborhood.

The property offers high-visibility ground-floor commercial space with residential units above—creating built-in foot traffic and steady local demand. Ideal for retail, service, or professional office users, this storefront benefit from strong exposure along Ridge Avenue, a key connector between Northwest Philadelphia and Center City.



PHOTOS

4161 Ridge Ave | Philadelphia

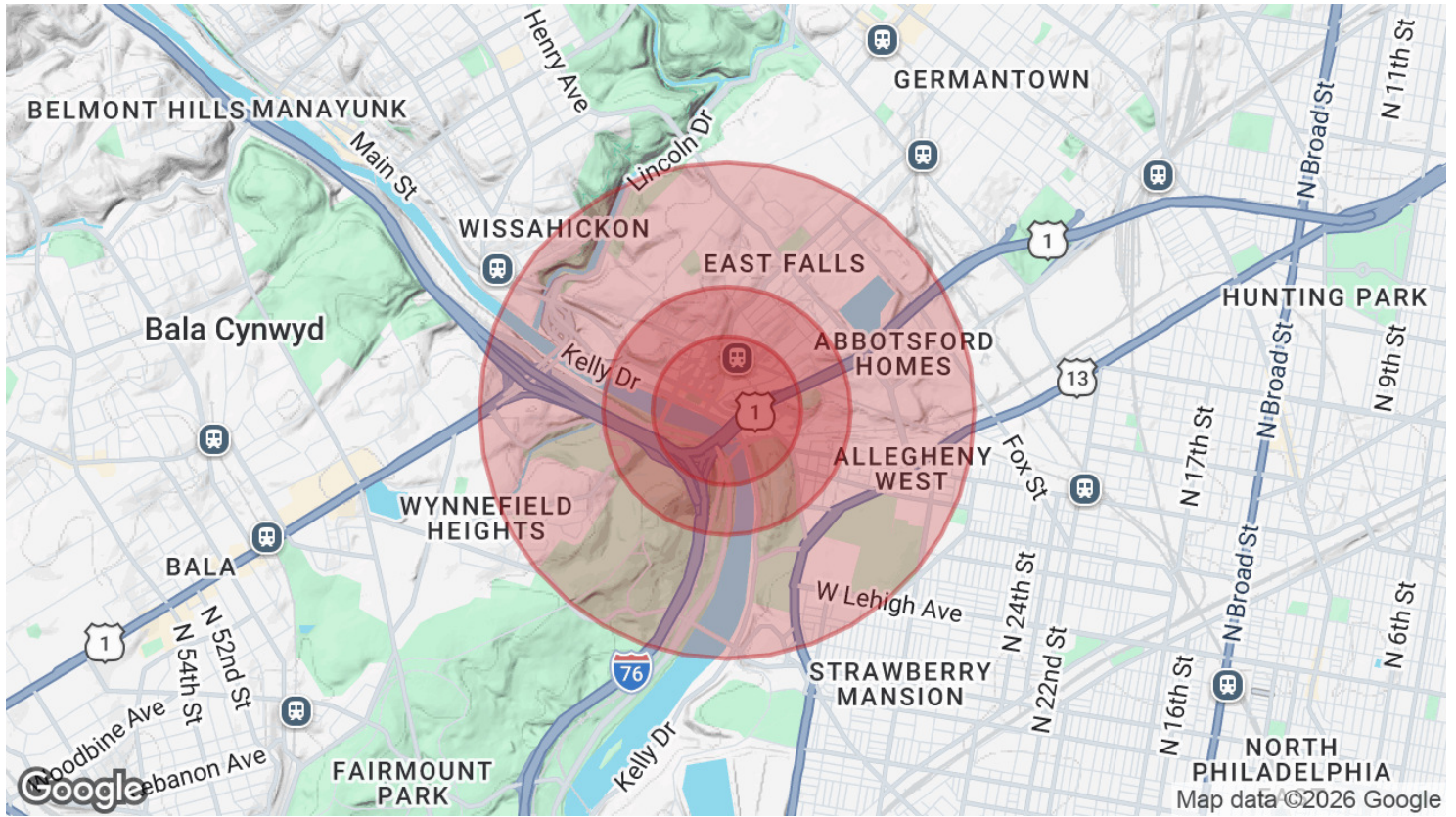
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DEMOGRAPHICS MAP & REPORT

4161 Ridge Ave | Philadelphia

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,378	6,805	18,541
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	37	38	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,177	3,231	9,306
# of Persons per HH	2	2.1	2
Average HH Income	\$144,433	\$155,334	\$109,793
Average House Value	\$357,271	\$351,172	\$277,583

Demographics data derived from AlphaMap

