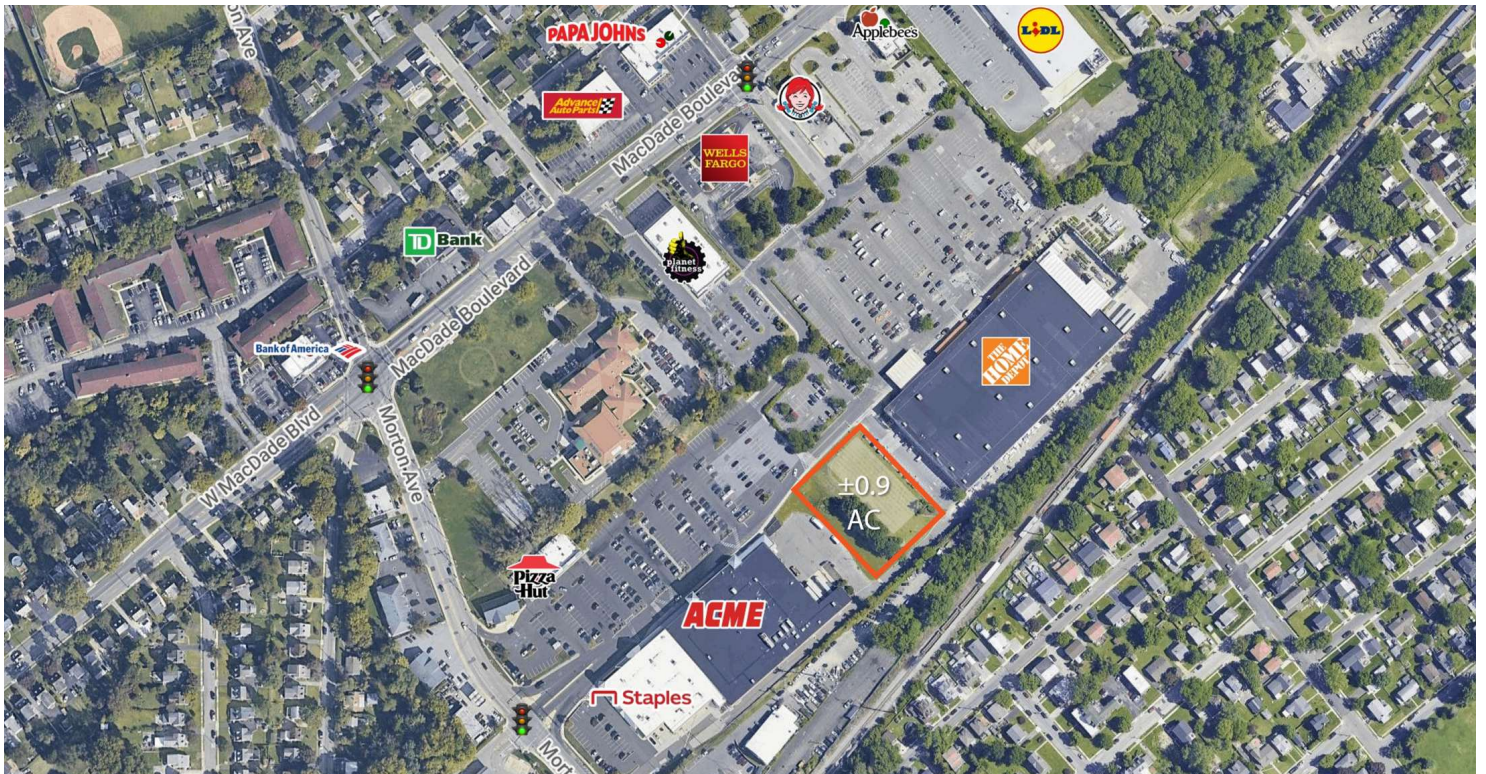




GROUND LEASE ±0.9 AC RIDLEY TOWNSHIP, PA

300 East Macdade Blvd., Ridley Township, PA 19033

Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	26,029
STREET	MacDade Blvd.
COUNT 2	16,166
STREET 2	Morton Ave.

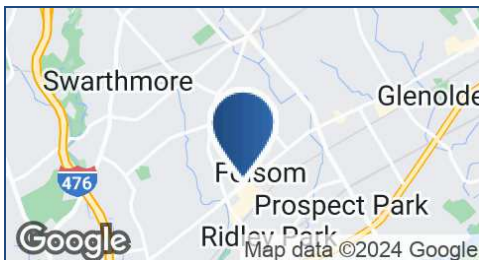
DEMOGRAPHICS - 2024

	1 MILE	3 MILE	5 MILE
Estimated Population	20,864	139,194	304,767
Average HH Income	\$122,326	\$118,967	\$113,740
Estimated Households	8,463	53,453	119,791

PROPERTY HIGHLIGHTS

- ±6,500 SF building area available for ground lease on ±0.9 AC
- Highly visible site adjacent to both The Home Depot and Acme
- Access to two traffic lights
- Nearby retailers/restaurants include: The Home Depot, Lidl, Wells Fargo, ACME, Staples, Advance Auto Parts, Planet Fitness, Great Clips, AutoZone, Wawa, Chick-fil-A, Wendy's, Applebee's, and more

* Figures shown represent estimates



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

STEVEN J. DEPETRIS
856.231.1010 x203
sdepetris@lpre.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

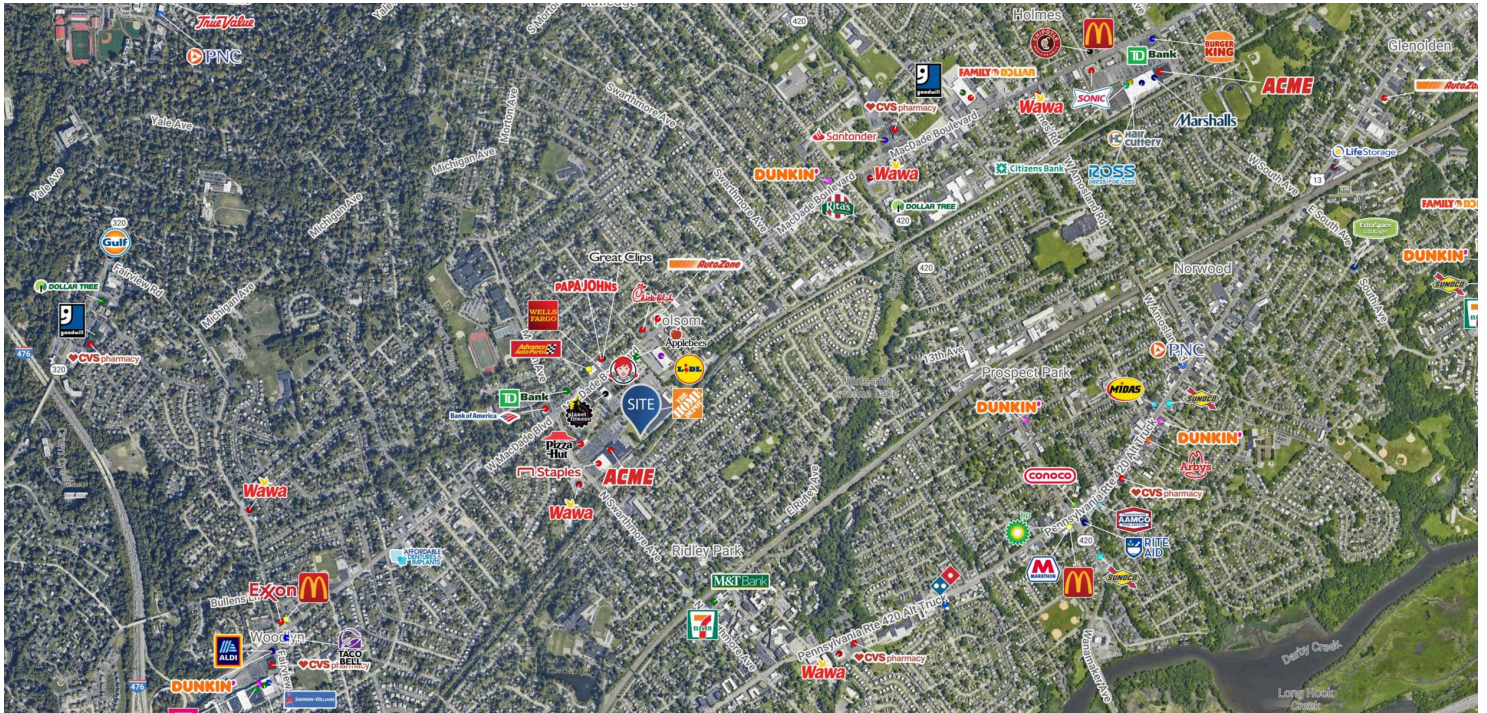
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.



GROUND LEASE ±0.9 AC RIDLEY TOWNSHIP, PA

300 East Macdade Blvd., Ridley Township, PA 19033

Location Maps



KEITH VALENTINE
678.718.1882
KValentine@retail-pa.com

STEVEN J. DEPETRIS
856.231.1010 x203
sdepetris@lpre.com

Retail Property Advisors // 678.718.1880 // 2100 RiverEdge Pkwy. // Suite 1050, Atlanta, GA 30328 // Retail-PA.com

ATLANTA // TAMPA // PASADENA, CA // AUBURN // SARASOTA // BALTIMORE

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, any special list conditions imposed by our Principals.