

## FOR LEASE: NEW CONSTRUCTION RETAIL SPACE 21,700 SF (divisible)

6174 Ridge Ave | Roxborough | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- 21,700 SF available (divisible)
- Ground floor retail beneath 82 units located at the Parkline Apartments
- Excellent frontage and visibility along Ridge Ave & Leverington Ave
- Unique access & entrance to Roxborough's "Pocket Park"
- Seeking retail, fitness, grocery & F&B tenants
- Ample street & off-street parking in the immediate vicinity
- Located in the heart of Roxborough's "Main Street"
- Easy access to I-76, City Ave & the Ridge Ave corridor
- Sits between Manayunk & Chestnut Hill



### CONTACT

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# FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

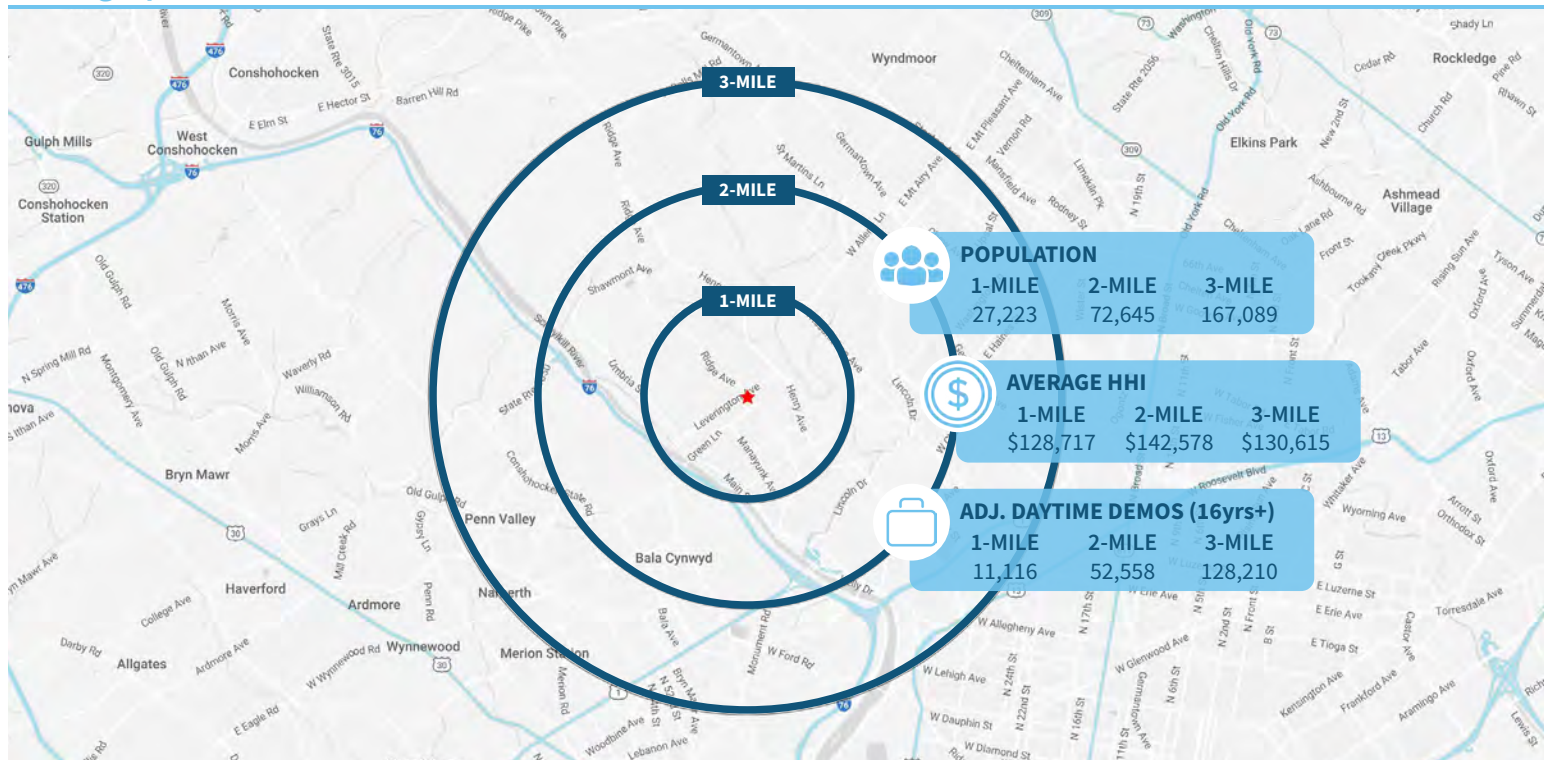
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### Demographic Overview (1, 2, 3-mile radius)



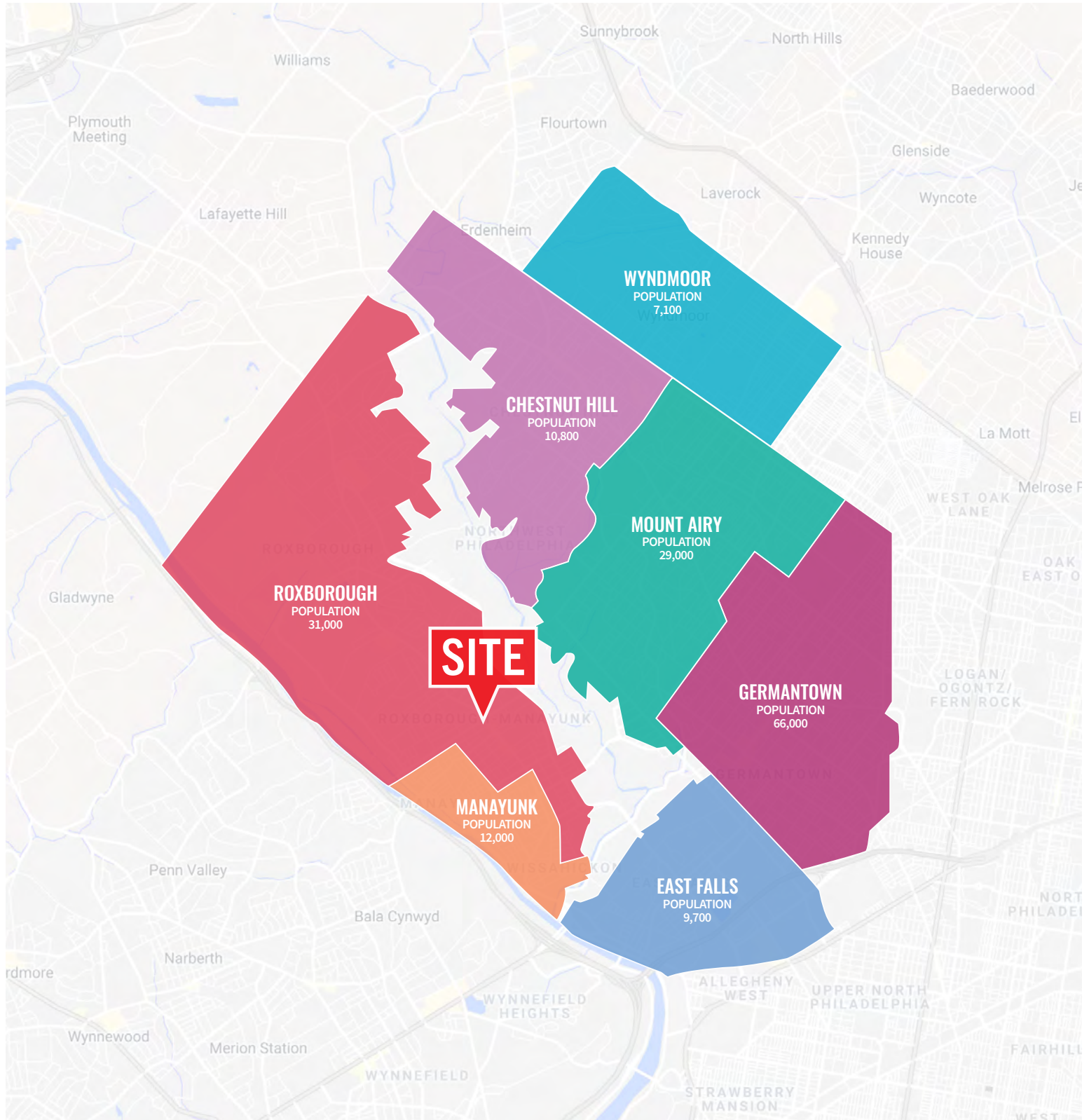


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NEIGHBORHOOD MAP





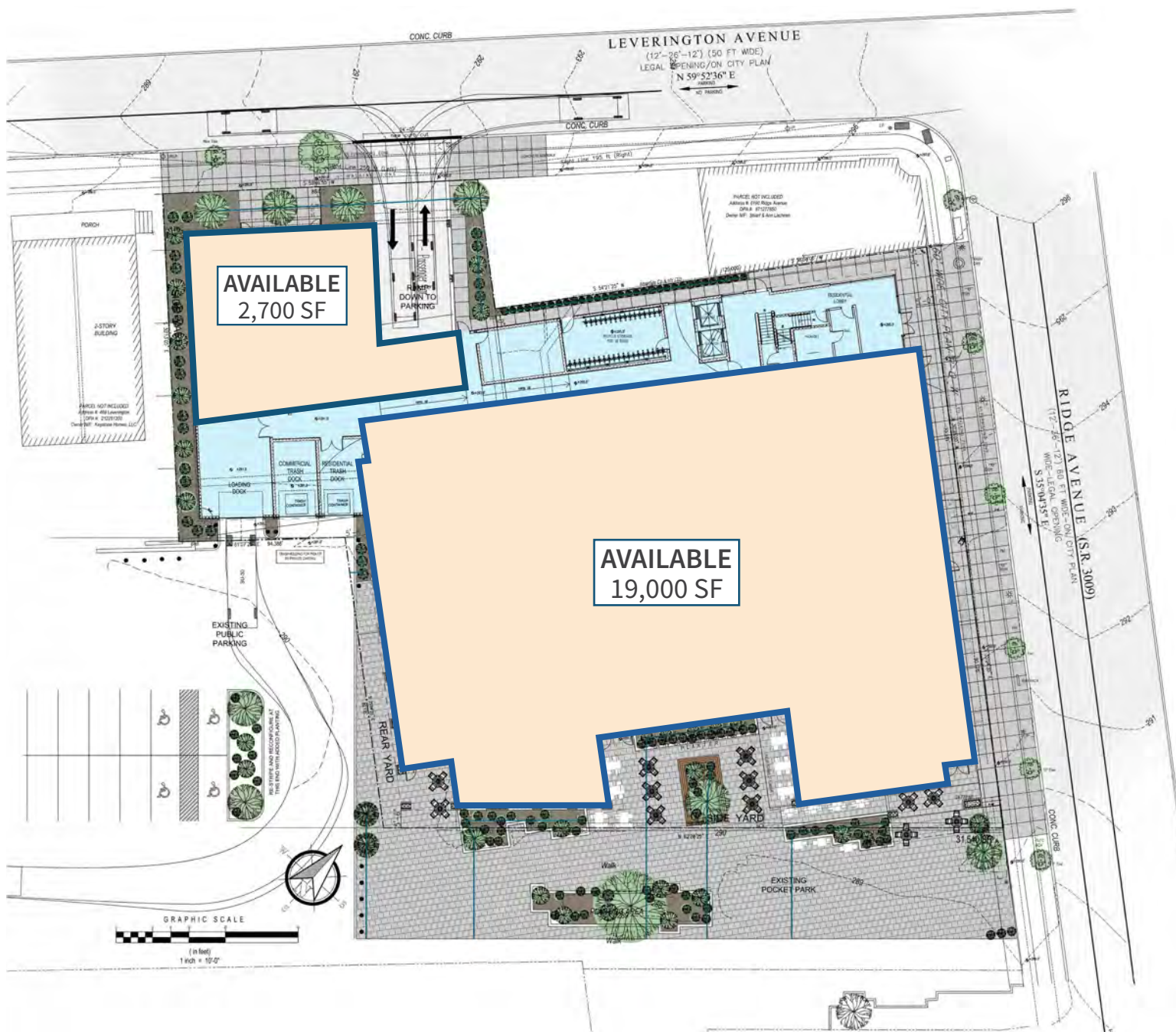
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### FLOOR PLANS



The right space. The right move.



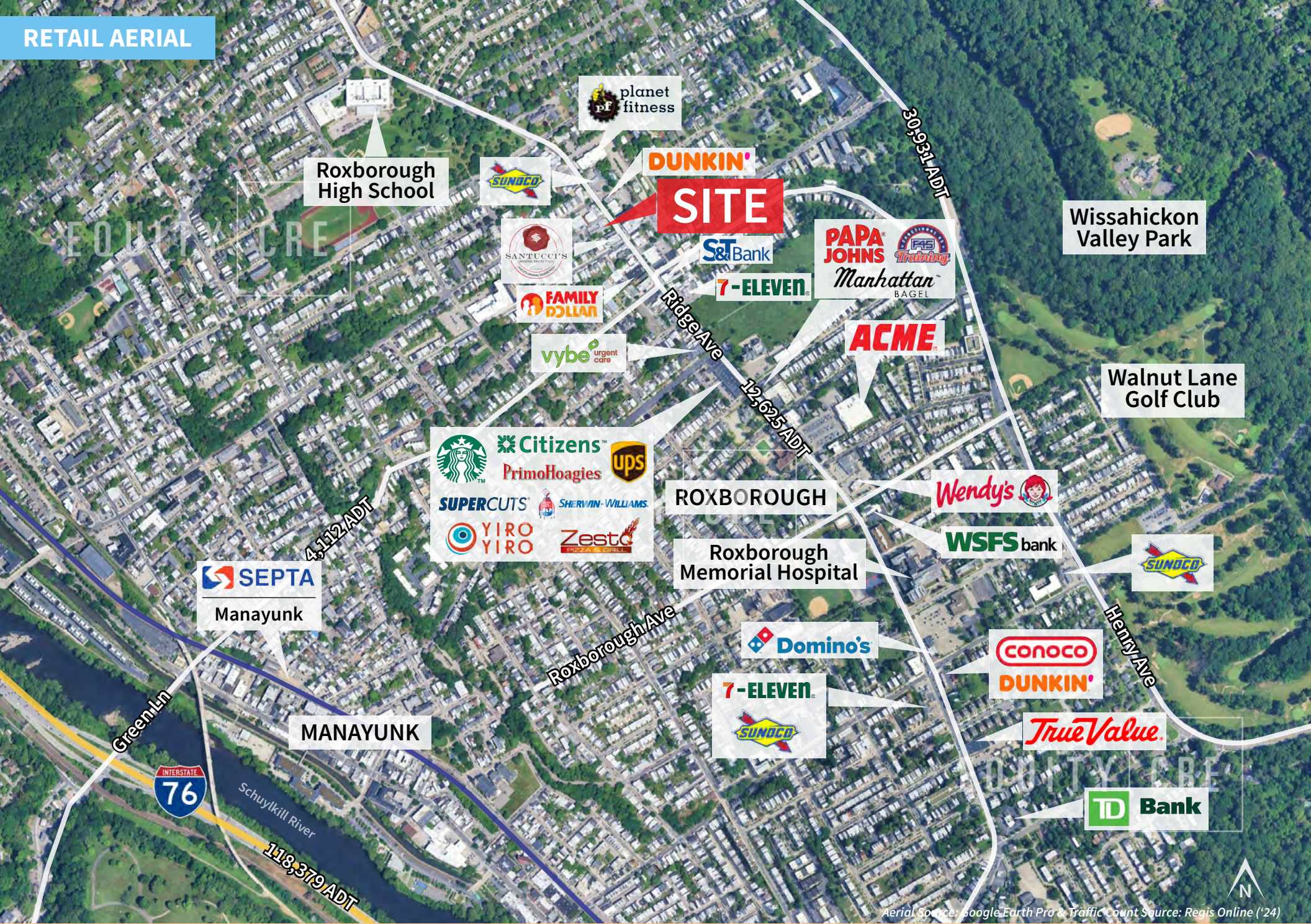
CMRE CAPITAL MARKETS  
REAL ESTATE NETWORK

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10/25



# RETAIL AERIAL



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online ('24)



# MARKET AERIAL



Aerial Source: Google Earth Pro