CORNER COMMERCIAL CONDO FOR LEASE

1625 RIDGE AVENUE Francisville, Philadelphia 19130

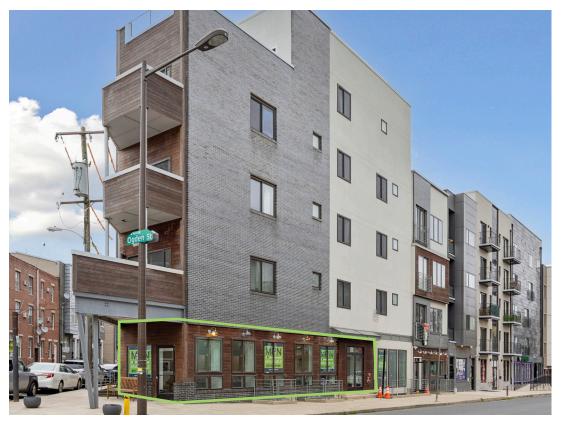


\$3,000/month Modified Gross

- 1,223 +/- SF of ground floor retail space + lower level
- 75' of frontage on Ridge Ave
- Large storefront windows providing ample natural light
- This space is ideal for boutique fitness, creative office, cafes, pet retailers, and many more
- Basement ceiling height: 10' 5"
- Zoning: CMX-2.5
- Centrally located between Broad Street and the Fairmount neighborhood, near Temple University to the north and just a few blocks from Aldi, Target, Whole Foods and the Museums along Benjamin Franklin Parkway
- Easy access to Center City, I-76, I-676, Ben Franklin Bridge, and the Fairmount Station of the SEPTA Broad Street Subway Line



DEMOGRAPHICS	
Residents within 1 mile	84,498
Average household income	\$85,286
Est. daytime population	42,724

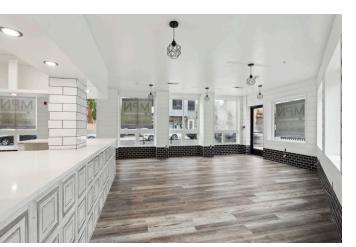




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Property Photos (click here for more photos)













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Retail Map



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Francisville

Welcome to Francisville, Philadelphia's vibrant urban gem! With a population of 6,645, this lively neighborhood in Philadelphia County offers a dense urban vibe with an array of amenities, from trendy bars and restaurants to cozy coffee shops and parks. Perfect for young professionals and liberal-minded individuals, Francisville is strategically located near Fairmount, the Art Museum, and Brewerytown, making it a prime destination for both living and investing in commercial real estate. Whether you're seeking a thriving business hub or a dynamic place to call home, Francisville's unique charm and close-knit community make it an ideal choice. Explore the streets where neighbors become friends, and experience the warmth and energy of Francisville, where every corner tells a story and every street feels like home.





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