

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



NEIGHBORS INCLUDE:



ALEXANDRA CHAREN 267.546.1732 ■ acharen@mpnrealty.com

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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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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