

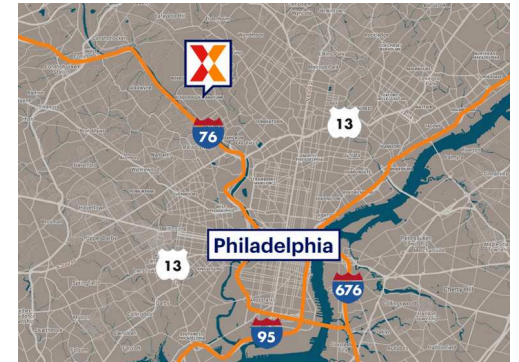


Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

IVYRIDGE

40.044453, -75.232661
Ridge Ave & Domino Lane | Philadelphia, PA 19128

CENTER SIZE: 107,318 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
	16,849	120,267	460,757
	7,695	54,289	191,683
	\$87,106	\$112,860	\$86,661

Located on the major retail thoroughfare in Roxborough, connecting to Ridge Pike in Montgomery County

Surrounded by a dense population of 120,000+ with an average household income of \$113,000+ within a 3-mile radius

Close proximity to the 137-bed Roxborough Memorial Hospital and 4,900+ commercial businesses with a strong daytime population of 108,000+ employees within 3 miles



AVAILABLE SPACE

03	2,553 SF
10	1,600 SF
12	2,000 SF

CURRENT RETAILERS

FS1	Dunkin' Donuts & Baskin Robbins	3,276 SF
FS2	Main Line Healthcare	5,532 SF
01	Dollar Tree	9,500 SF
02	Cellular Connections	2,500 SF
03A	Main Line Healthcare	4,729 SF
04	Popeyes	2,000 SF
05	Modish Nail Spa	1,600 SF
06	Ivyridge Cleaners	2,000 SF
07	Labcorp	2,235 SF
08	Bank of America	965 SF
09	Sprint	1,600 SF
09A	AT&T	1,600 SF
11	New Ruby Xin Restaurant	1,600 SF
13	Wine & Spirits	6,800 SF
15	Target	47,228 SF
17A	ATI Physical Therapy	3,000 SF
17B	Pet Valu	3,200 SF

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