

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

## **IVYRIDGE**

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

**CENTER SIZE:** 107,318 SF



DEMOGRAPHIC	S 1 MILE	3 MILE	5 MILE
†††	16,849	120,267	460,757
<b>^</b>	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

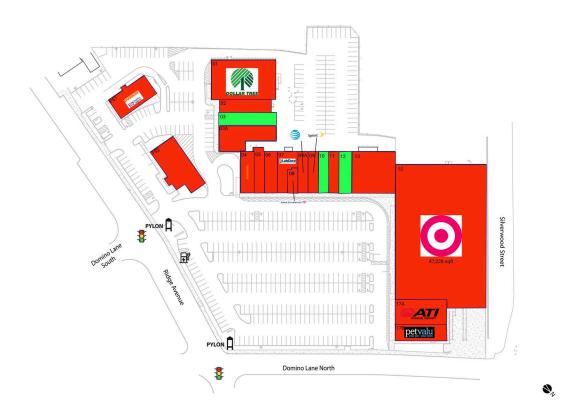
Close proximity to the 137-bed Roxborough Memorial Hospital and 4,900+ commercial businesses with a strong daytime population of 108,000+ employees within 3 miles



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#### **AVAILABLE SPACE**

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

#### **CURRENT RETAILERS**

FS1 FS2 01 02 03A	Dunkin' Donuts & Baskin Robbins Main Line Healthcare Dollar Tree Cellular Connections Main Line Healthcare	3,276 SF 5,532 SF 9,500 SF 2,500 SF 4,729 SF
04 05	Popeyes Modish Nail Spa	2,000 SF 1,600 SF
06	lvyridge Cleaners	2,000 SF
07	Labcorp	2,235 SF
80	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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