

FOR LEASE

13,948 SF
Storefront Retail Space

Building & Pylon
Signage Available



9109 Ridge Ave.
Philadelphia, PA 19128

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

9109 Ridge Ave.

Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers



CONTACT

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Jane McGill

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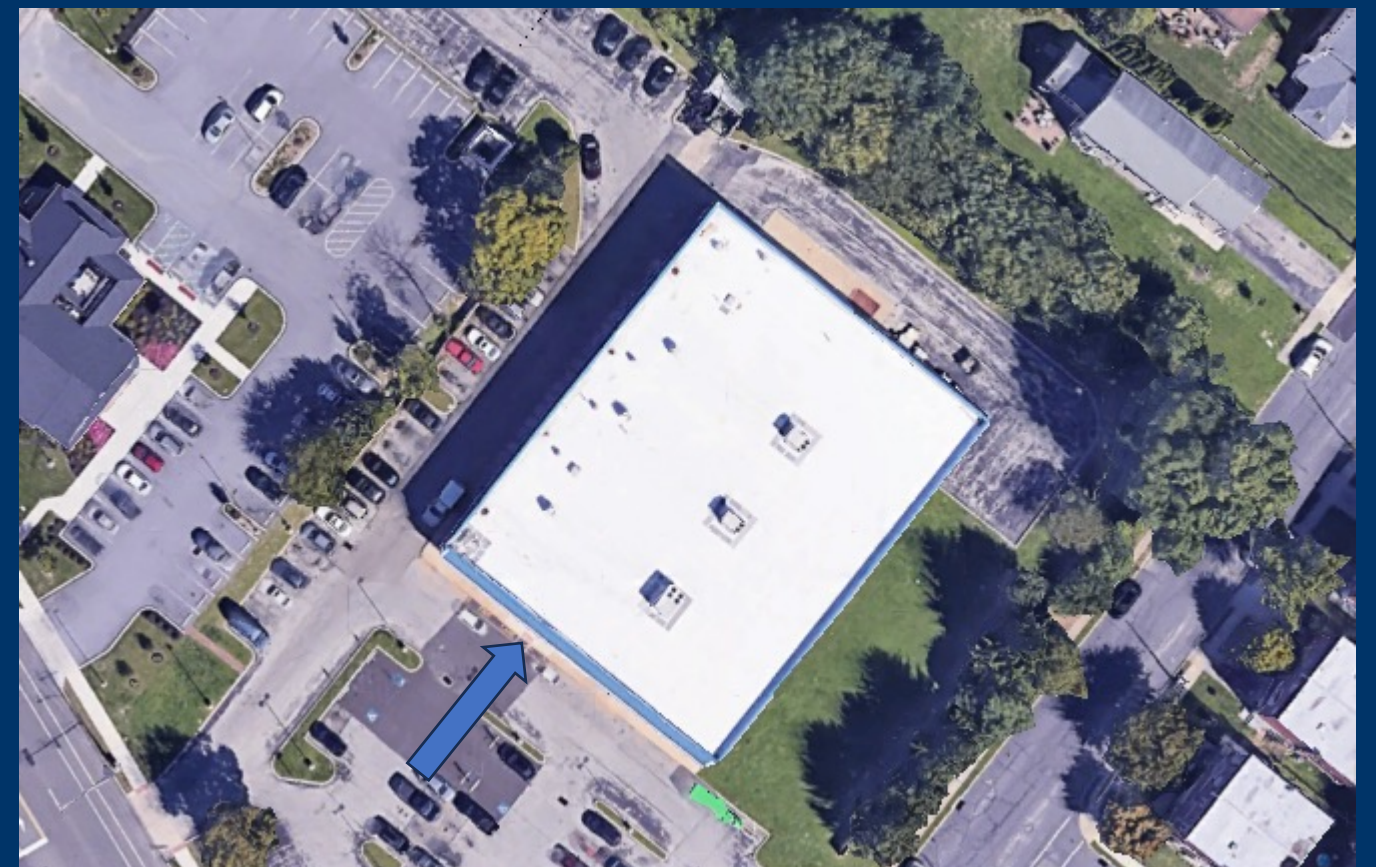
Anthony Curcio

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PROPERTY OVERVIEW

Address	9109 Ridge Ave. Philadelphia, PA 19128
Available SF	13,948 SF Storefront Retail Space
Occupied SF	8,422 SF Auto Service Space
Total Building SF	22,370 SF
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 20'• Sprinklered• HVAC throughout



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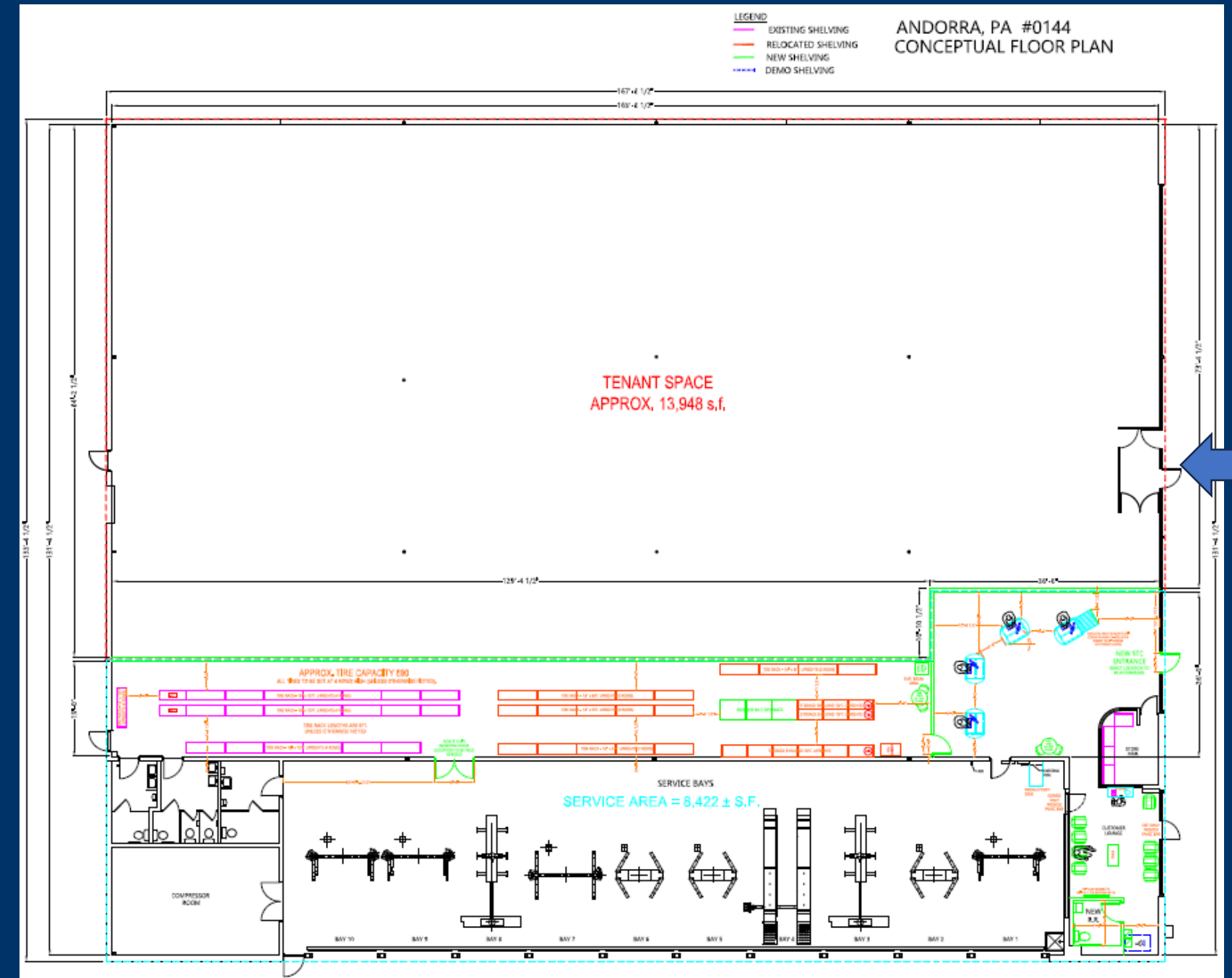
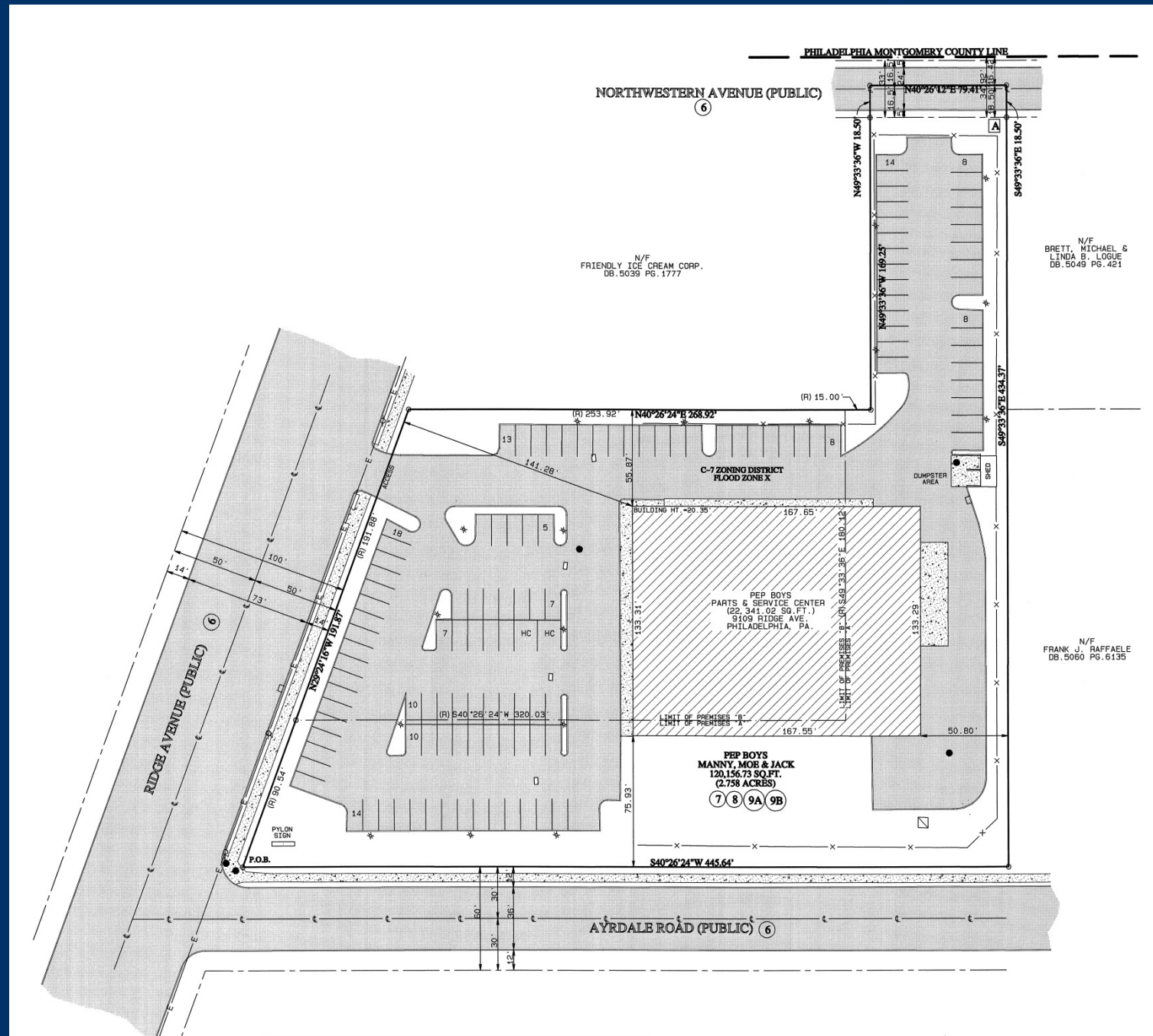
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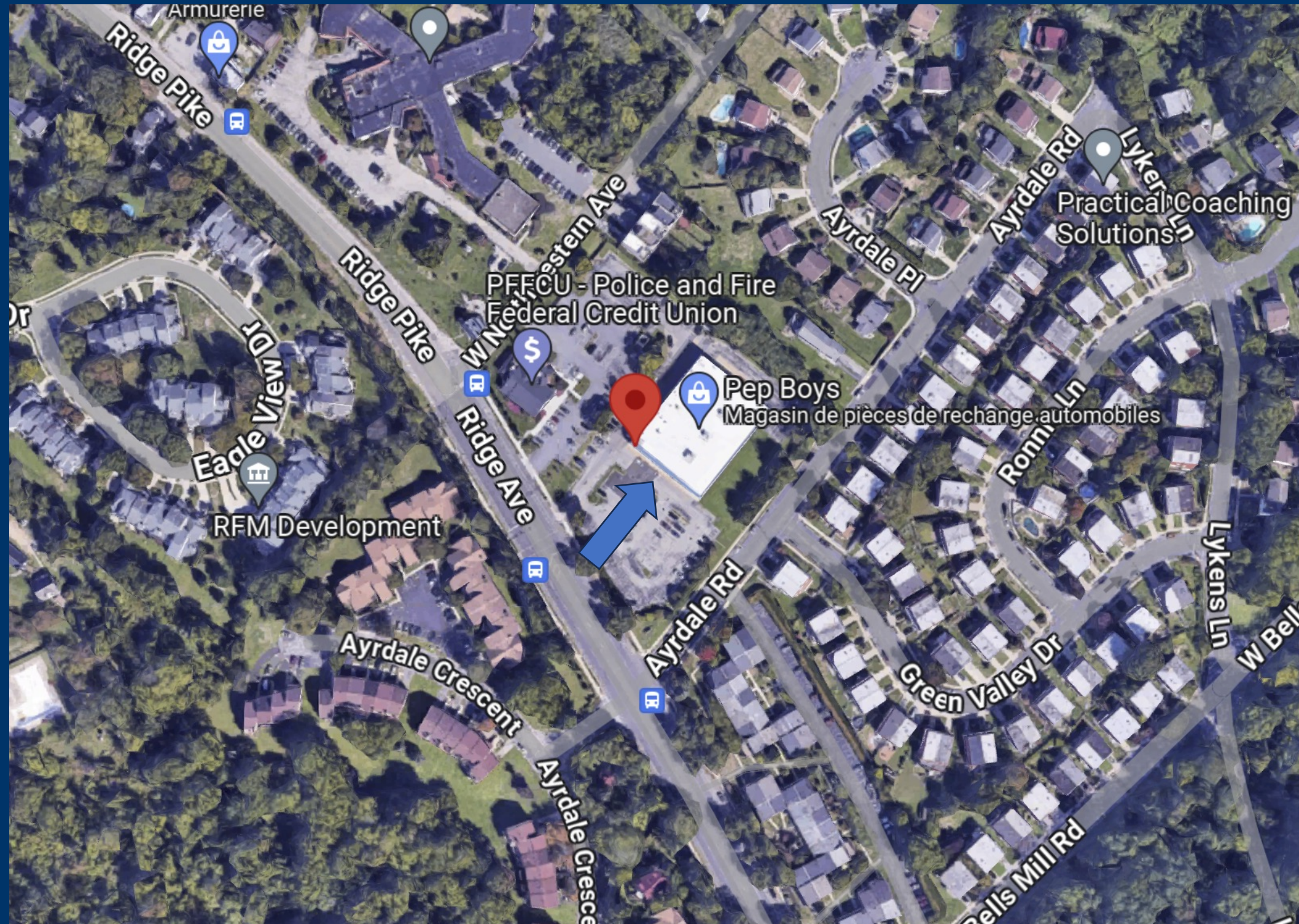
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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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**FOR LEASING INFORMATION,
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