

**±1,700 SF RETAIL
FOR LEASE**

NovaCare
REHABILITATION



5801 RIDGE AVE

PHILADELPHIA, PA • 19128

±11,000 VPD

PROPERTY OVERVIEW

Be the first tenant! New construction located in the heart of Roxborough along the prominent Ridge Avenue retail corridor. Approximately 1,700 square feet of space with great window visibility onto Ridge Ave, open floor plan, and high ceilings. It is on corner directly next door to Roxborough Memorial Hospital, with 8 dedicated parking spots in the rear parking lot. Ample street parking available as well.



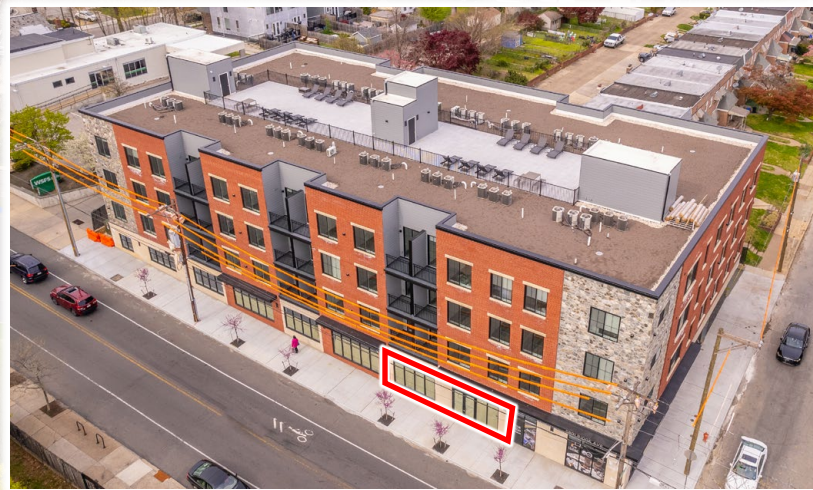
Roxborough Memorial Hospital

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DUNKIN'
DOMINO'S
SUNOCO
7-ELEVEN



DEMOGRAPHICS	.5 MILE	1 MILE	3 MILE
POPULATION	9,368	25,369	184,096
TOTAL EMPLOYEES	2,209	5,882	73,477
AVERAGE HHI	\$110,440	\$129,558	\$113,608
TOTAL HOUSEHOLDS	4,497	12,340	82,588
TRAFFIC COUNTS:			
RIDGE AVE: ±11,000 SCHUYLKILL EXPY: ±117,000 VPD HENRY AVE: ±30,000			



jiffylube

CVS pharmacy

Wawa

planet fitness

ROXBOROUGH HIGH SCHOOL

THE SALVATION ARMY

Citizens Bank
Old Fashioned Style

Primo Hoagies T-Mobile

IT'S NOT JUST A HOAGIE... IT'S A PRIMO!




JAMES DOBSON ELEMENTARY SCHOOL

SITE

ACME

Wendy's

Roxborough Memorial Hospital

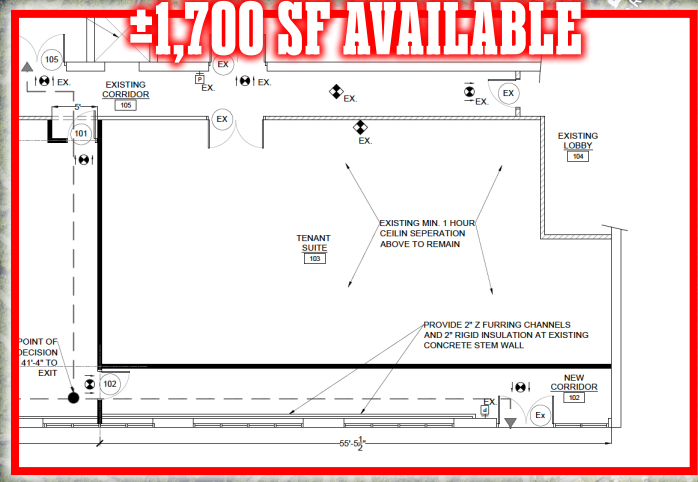
SUNOCO

7 ELEVEN

DUNKIN'

TD Bank

COOK-WISSAHICKON SCHOOL



MARKET AERIAL

Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

