

441 W RIDGE PIKE

LIMERICK, PA • 19468

**PROPOSED
BUILDING**

 Citizens Bank®

 DOLLAR TREE

±20,000 VPD

 Wawa

COMING SOON

SHEETZ

±10,000 VPD

**UP TO 10,000 SF
AVAILABLE FOR SALE OR GROUND LEASE**



BILL HESS | ROB GAMBONE | DAVE NICHOLSON

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COMMERCIAL BROKERAGE. *Redefined.*



PROPERTY OVERVIEW

This pad site is prominently located at the intersection of Ridge Pike and Lewis Road in Limerick, Pennsylvania, offering high visibility and strong consumer traffic. The site is nestled between established anchors such as Citizens Bank and Dollar Tree, and adjacent to Wawa, Theraplay, and Rascals Fitness, all contributing to consistent foot traffic throughout the day.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	30,486	91,804	188,119
EMPLOYEES	11,345	26,695	57,562
AVERAGE HHI	\$161,279	\$150,679	\$151,308
HOUSEHOLDS	11,456	34,493	70,805

KEY HIGHLIGHTS:

Strategic Location: Located at a fully signalized intersection, the site boasts excellent accessibility and visibility. A daily traffic count of approximately 20,000 vehicles, enhances exposure for any business operating here.

Affluent Demographics: Median household income exceeds \$100,000, indicating a strong local customer base with substantial purchasing power.

Robust Retail Environment: The pad site is part of Ridge Plaza, a well-maintained strip center encompassing 39,014 square feet of gross leasable area. The center includes ample parking with 265 spaces.

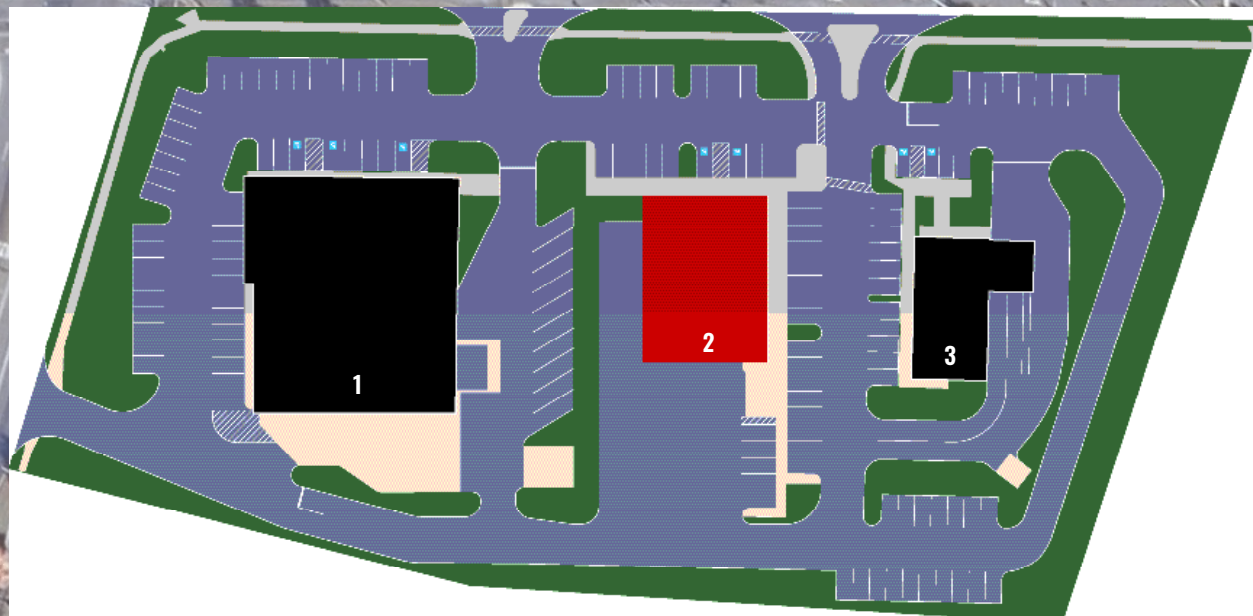
Versatile Space: Up to 10,000 square feet of retail space is available, suitable for a variety of uses including retail, medical, or professional services. The space offers prominent signage opportunities, further enhancing business visibility.



PROPOSED SITE PLAN 1

Wawa

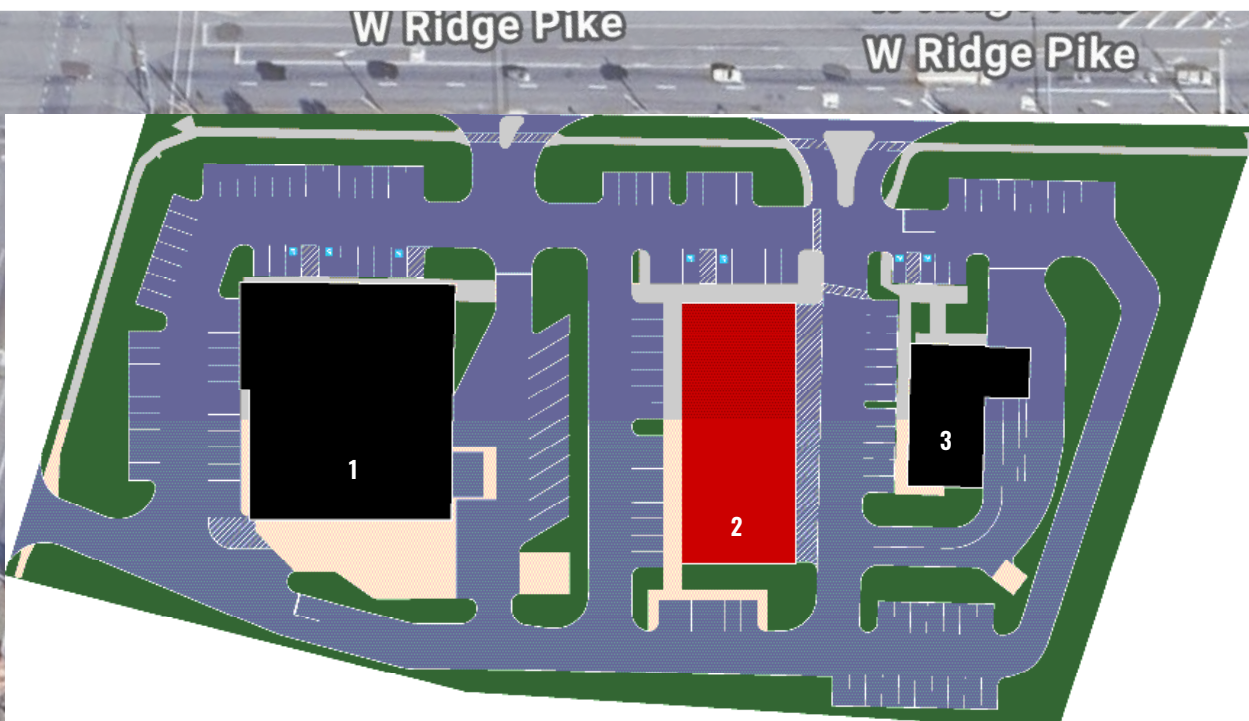
UNIT	TENANT	SF
1	DOLLAR TREE	
2	AVAILABLE	± 6,900
3	CITIZENS BANK	



PROPOSED SITE PLAN 2

Wawa

UNIT	TENANT	SF
1	DOLLAR TREE	
2	AVAILABLE	± 10,000
3	CITIZENS BANK	



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Bennett Williams

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STATE COLLEGE OFFICE:

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State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

