



**FALLS RIDGE:**  
Retail Opportunities

**2141 SQ. FT.**  
**RETAIL SPACE**



Philadelphia Housing Authority  
Building Beyond Expectations

4300 block of Ridge Avenue, Philadelphia, PA 19129



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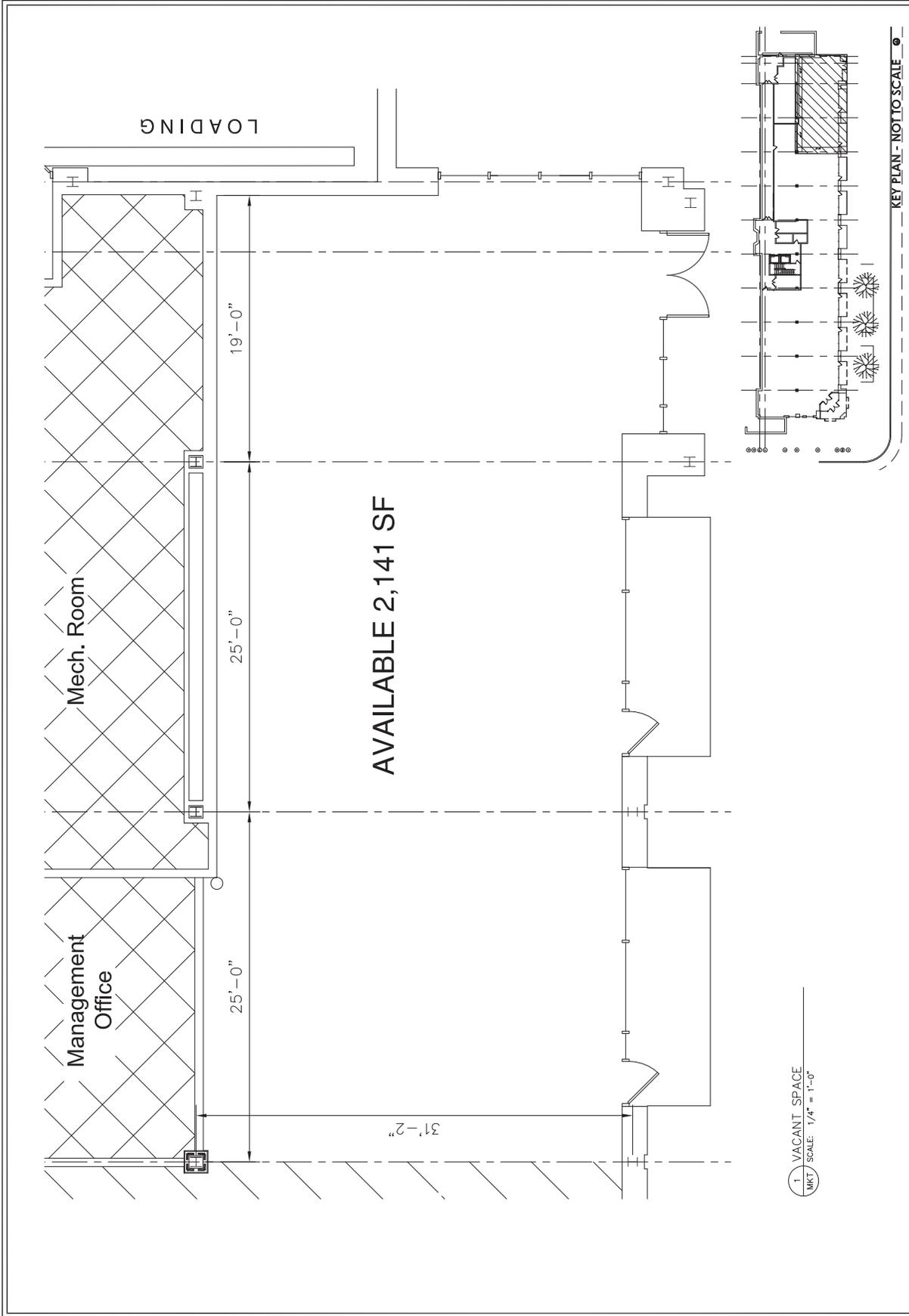
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1 VACANT SPACE  
 MKT / SCALE: 1/4" = 1'-0"

NOTE:

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EXISTING CONDITIONS PLAN  
 430 I-4 RIDGE AVENUE  
 PHILADELPHIA, PA

MKT-1

Rev. N/A  
 August 16, 2011

JOE BERGAN  
 Real Estate Development  
 1821 Wood Street  
 Philadelphia, PA  
 P-215-581-5625

The Flynn Company

**OBJECTIVE**

Secure a reputable partner to create a presence within the allotted spaces at Falls Ridge.

**LOCATION**

**4300 block of Ridge Avenue, Philadelphia, PA 19129**

- A residential/commercial development in East Falls between Merrick Road and Calumet Street with off-street parking
- Accessible to Manayunk, Roxborough, Germantown, Fairmount Park
- The East Falls neighborhood is mostly middle class
- East Falls has experienced redevelopment with new housing, retail space and recreation centers to elevate its status to Manayunk and other shopping districts in the Philadelphia area, attracting young professionals
- Easily accessible to Center City and City Line Avenue

**SURROUNDING ZIP CODES:**

19127, 19128, 19144, 19140, 19132, 19131

Falls Ridge Retail Center is directly accessible by foot, car, and SEPTA bus routes 1, 61, and R, and the Manayunk/Norristown rail line, formerly known as the R6.

**CONTACT**

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**215.684.5300**

**RETAIL SPACE SPECIFICATIONS**

2,141 Sq. Feet – Zoned Commercial -The lessor will have to get the Use Permits related to the specific business – Can be subdivided with up to 3 entrances.

**LEASE ESTIMATE**

This will be negotiated.

**CAPACITY**

Ideal for offering: retail, legal, information and other support services

**COMMUNITY PROFILE FOR ZIP CODE 19129**

Land Area: 1.84 square miles  
Population: 10,748  
Density: 5,833 people/square mile  
Housing Units: 4,797  
Same home 5+ years: 62.2%

**DEMOGRAPHICS/DIVERSITY:**

Race	% of Population
White/Caucasian	55.2%
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Household Income	% of population
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200,000+	1%

## MEDIAN HOUSEHOLD INCOME:

\$36,465

## FAMILY COMPOSITION (HOUSEHOLDS)

54.0%

## AGE DISTRIBUTION

Age	% of population
0-9 years	10.4%
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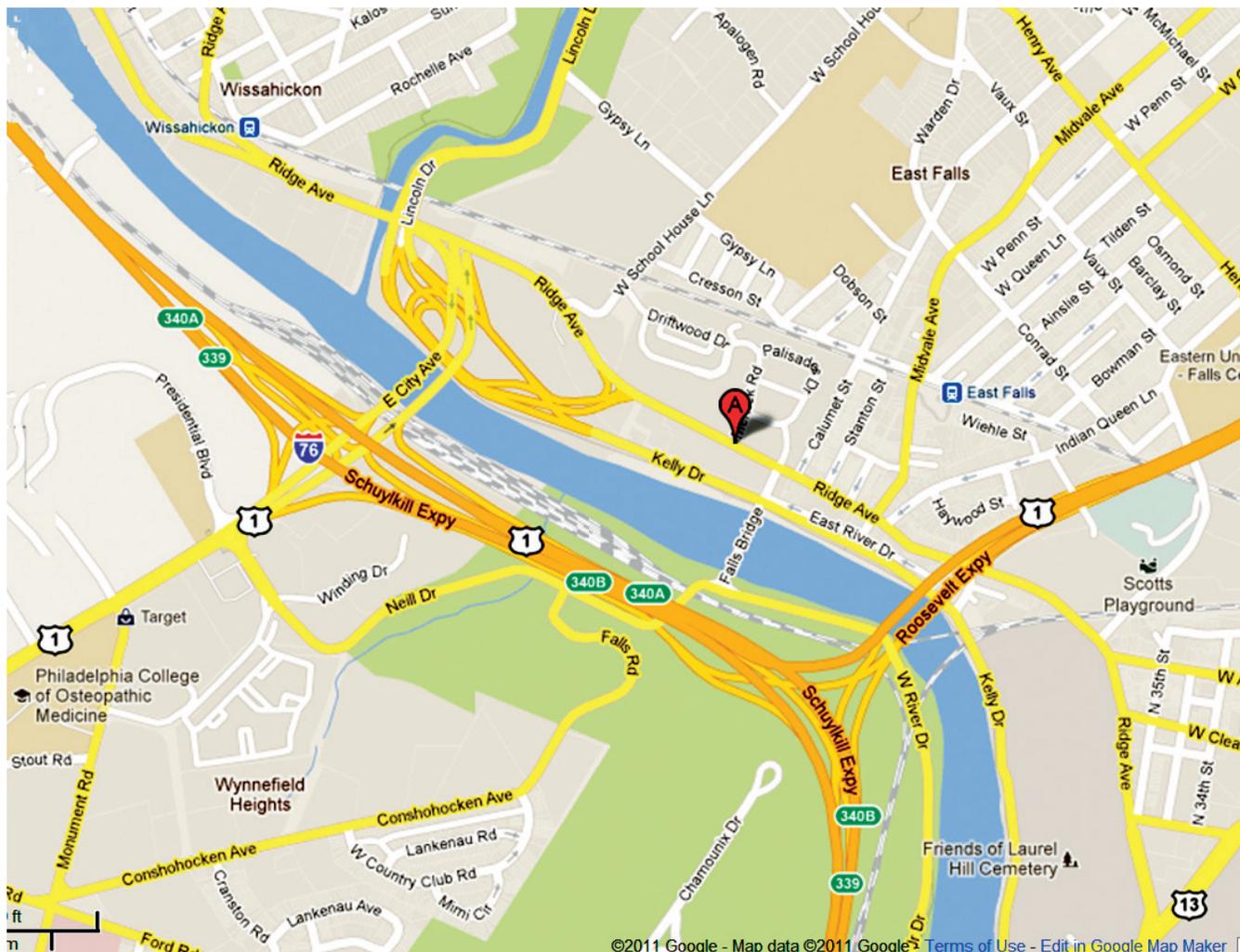
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MAP OF AREA INCLUDING 4300 BLOCK OF RIDGE AVENUE, 19129  
FALLS RIDGE RETAIL HAS EASY ACCESS TO CENTER CITY AND THE SUBURBS



**FALLS RIDGE RETAIL CENTER HAS 2,141 SF AVAILABLE  
THAT CAN BE SUBDIVIDED WITH UP TO 3 ENTRANCES**



**FALLS RIDGE RETAIL CENTER HAS PLENTY OF OFF-STREET PARKING.**



**FALLS RIDGE RETAIL CENTER IS ACCESSIBLE.**



**FALLS RIDGE RETAIL CENTER IS SERVED BY THREE BUS LINES AND IS JUST A FEW BLOCKS FROM THE SEPTA REGIONAL RAIL STATION ON MIDVALE AVENUE.**



**THE LOCATION OF FALLS RIDGE RETAIL CENTER IS IN AN AREA WITH A STREAM OF TRAFFIC THAT WILL HELP CREATE BUSINESS OPPORTUNITIES.**



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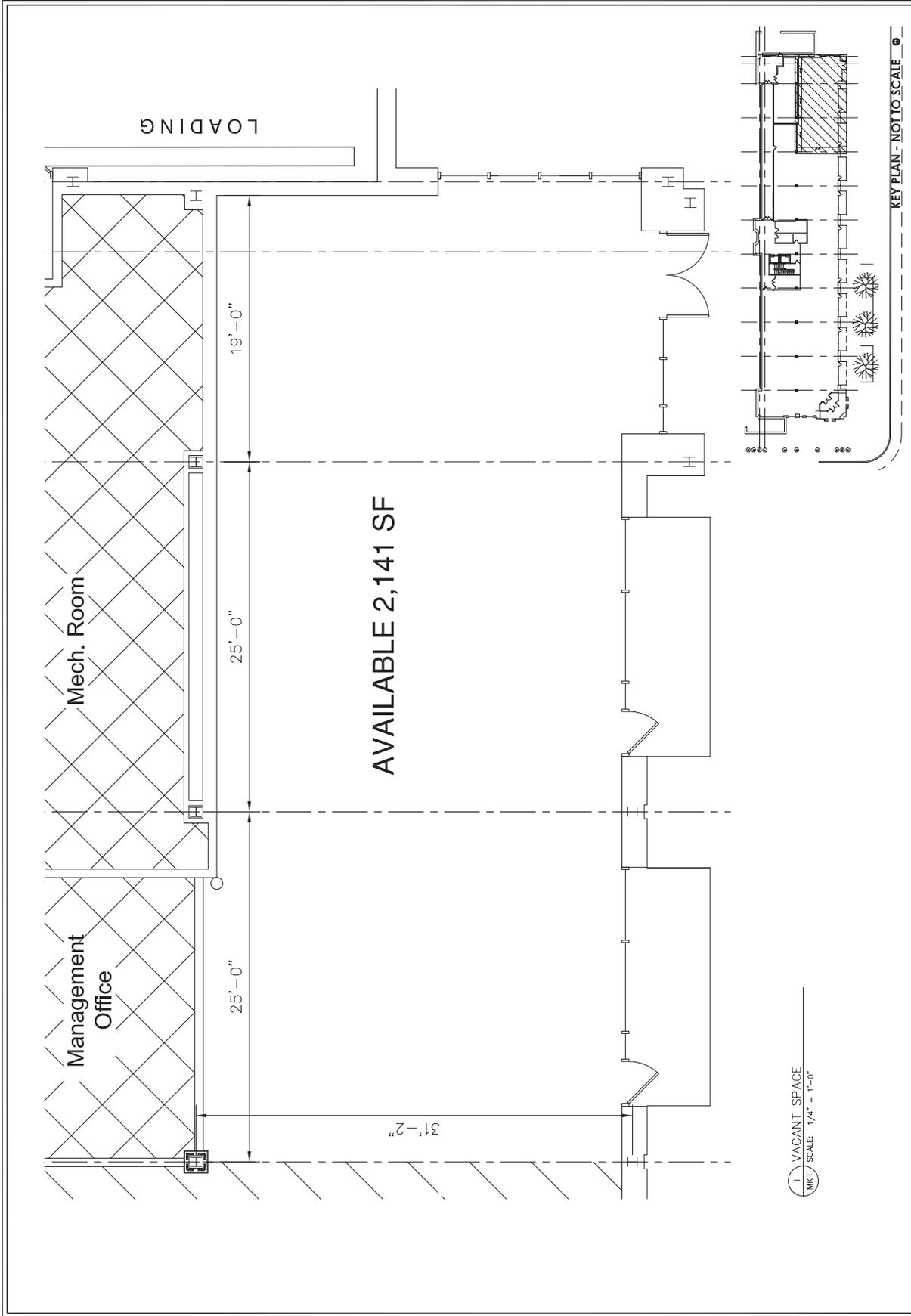
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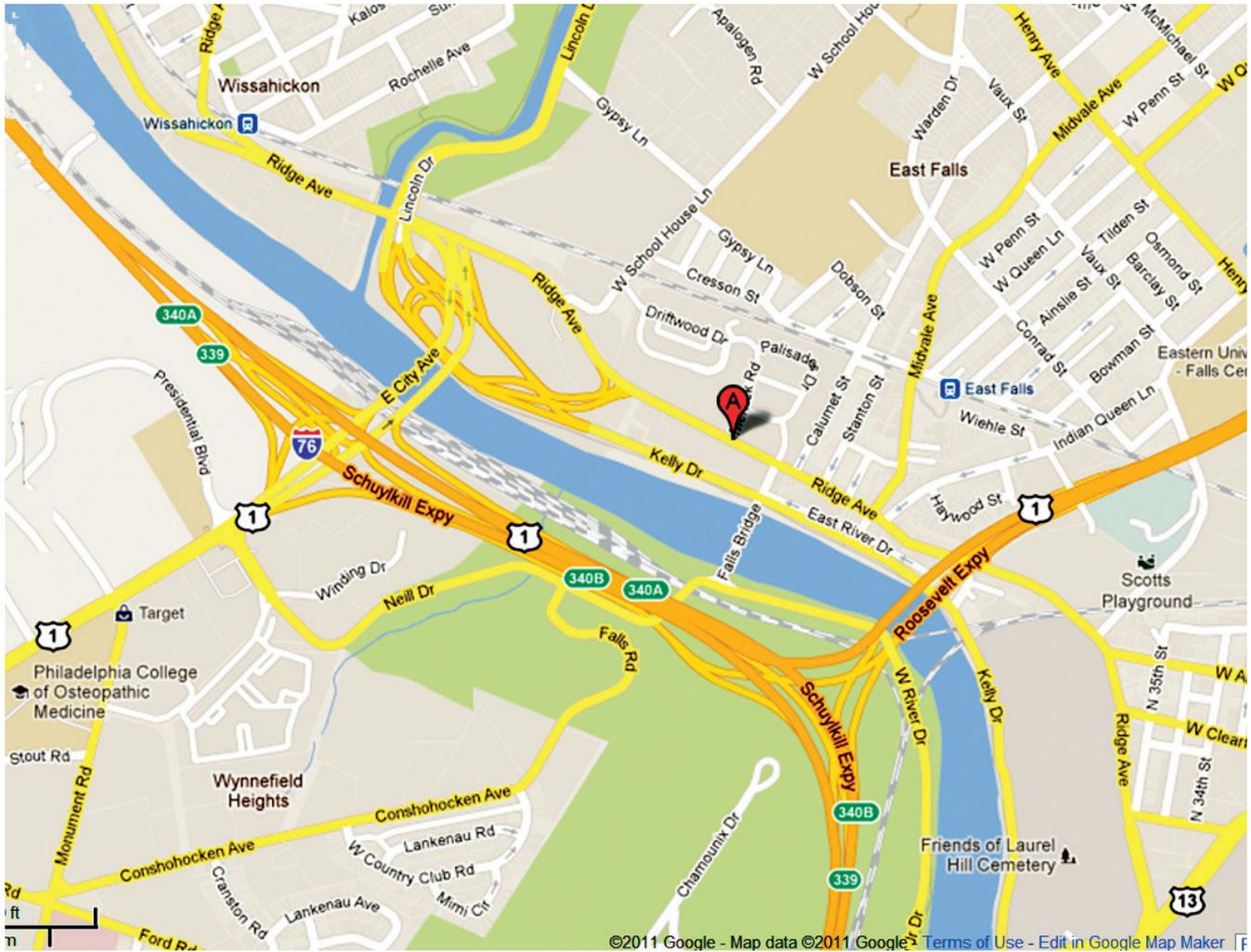
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FALLS RIDGE 2141 SO. FT. RETAIL SPACE

MAP OF AREA INCLUDING 4300 BLOCK OF RIDGE AVENUE, 19129  
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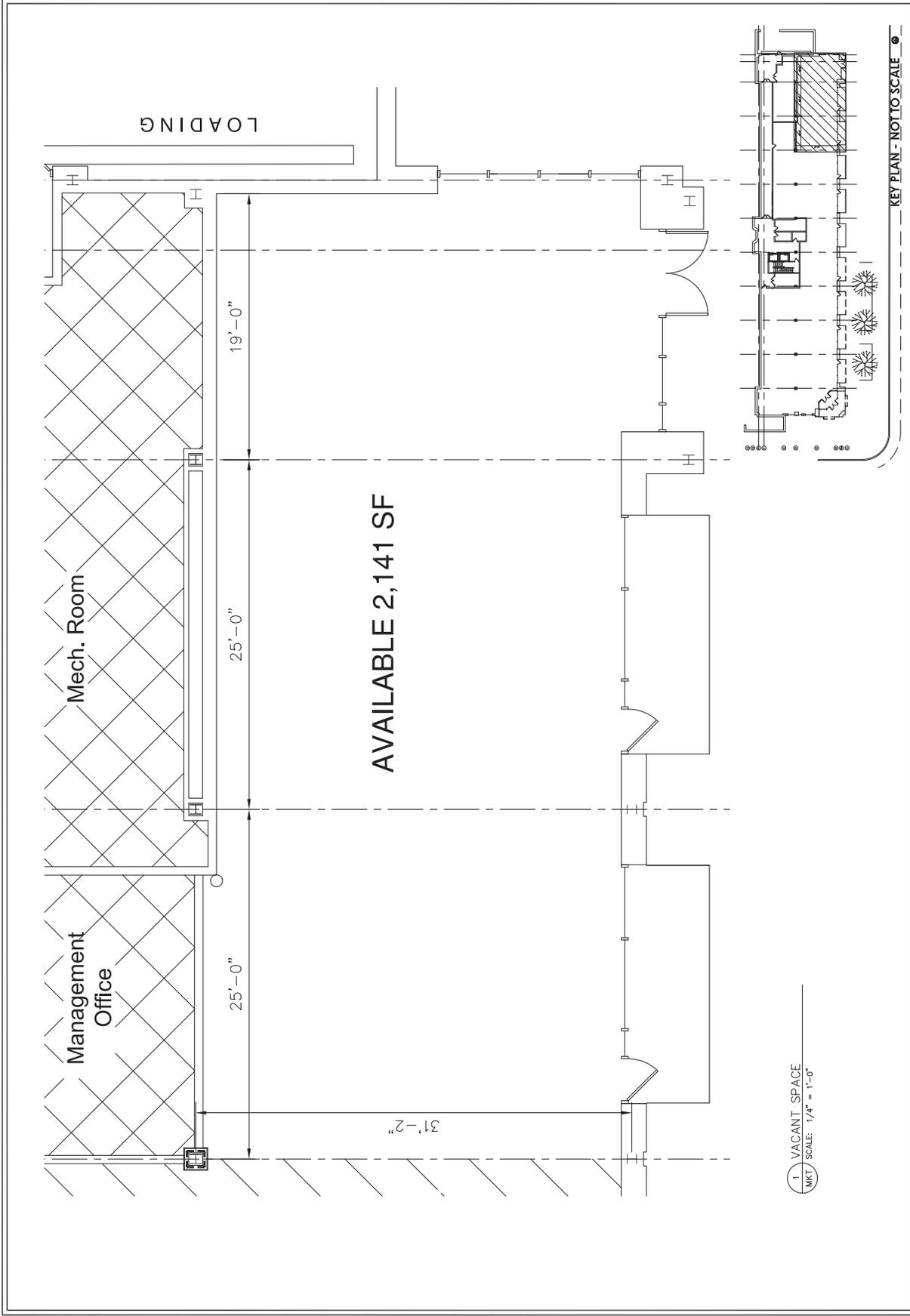
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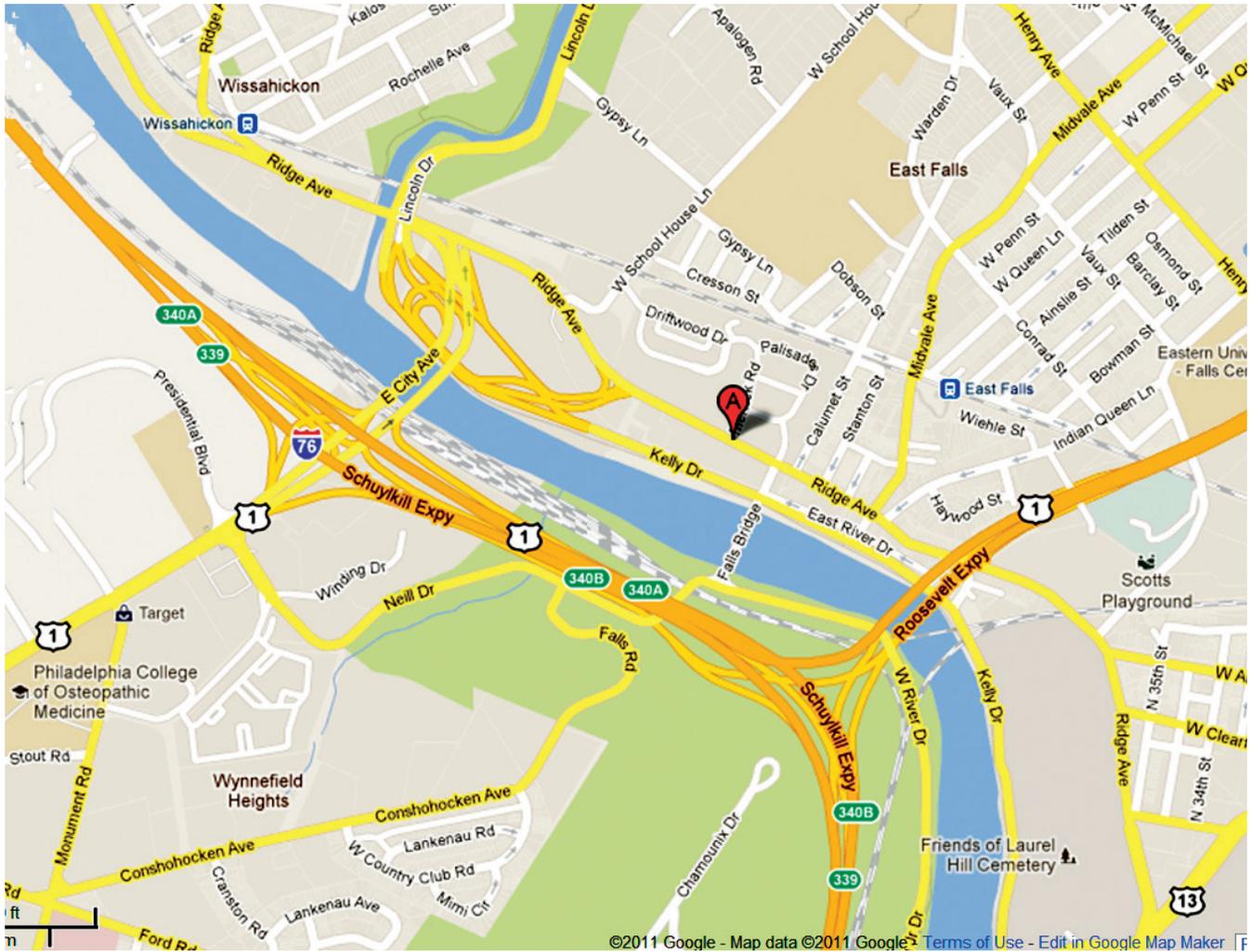
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FALLS RIDGE 2141 SO. FT. RETAIL SPACE

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FALLS RIDGE RETAIL HAS EASY ACCESS TO CENTER CITY AND THE SUBURBS



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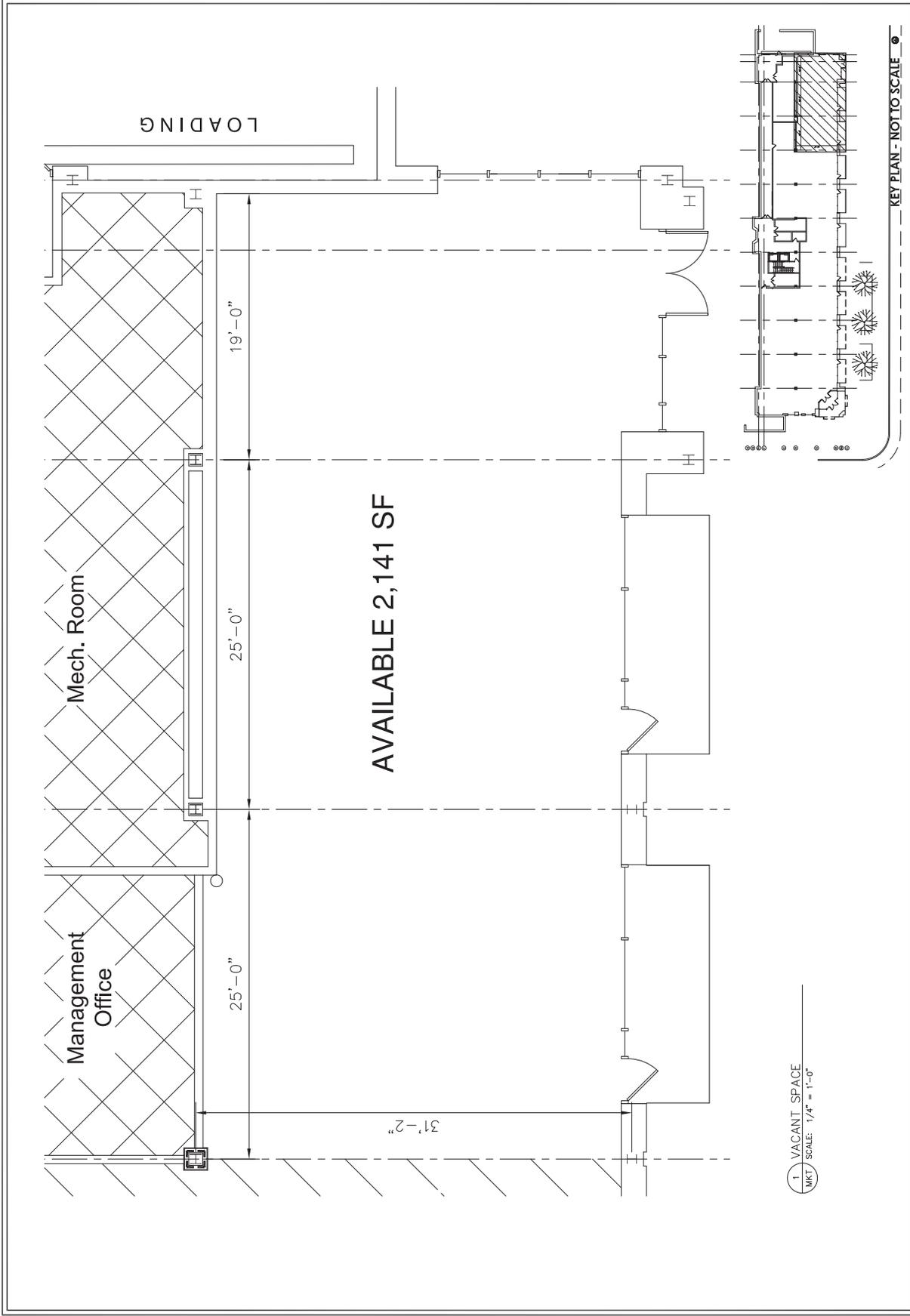
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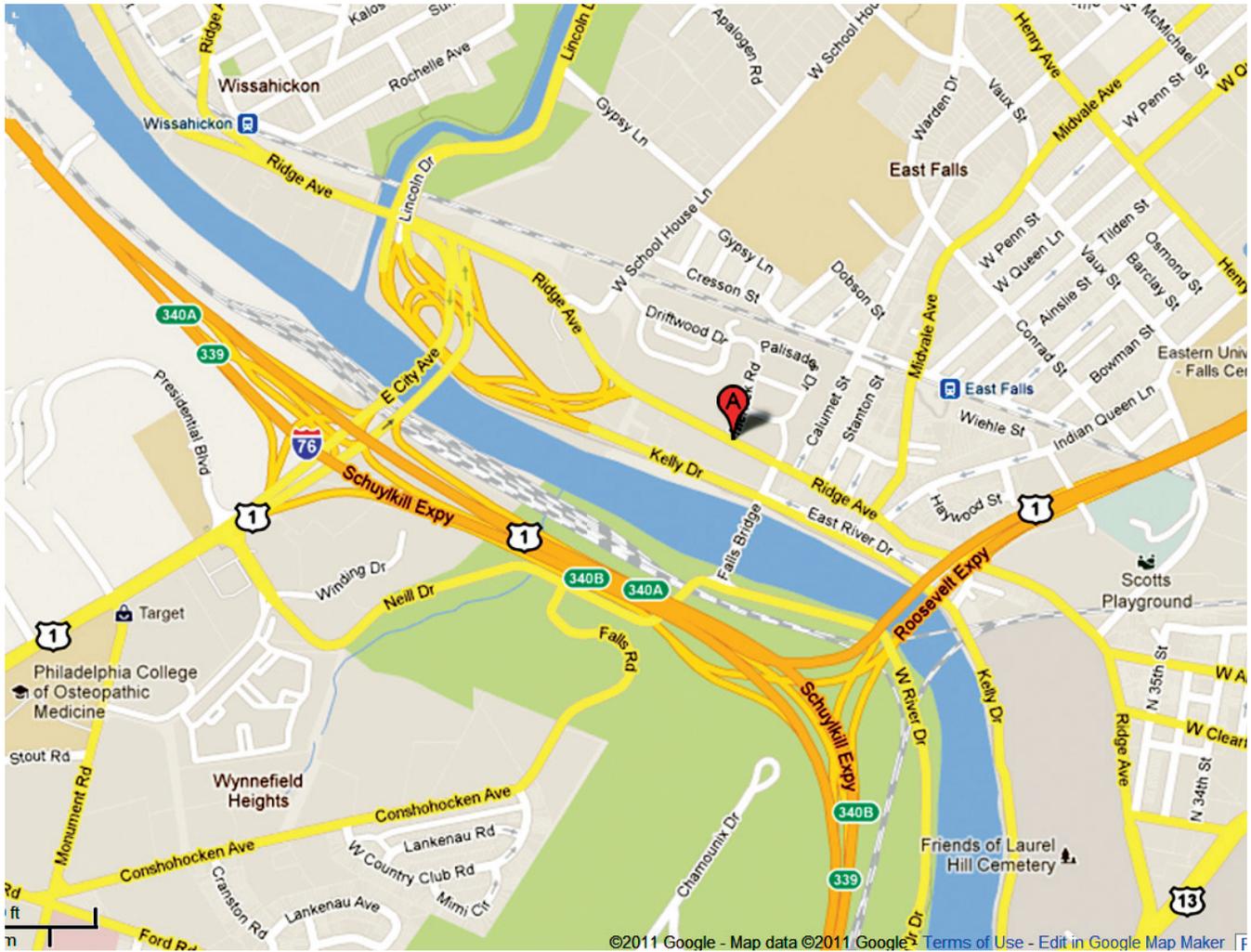
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