

4068 RIDGE AVENUE

PHILADELPHIA | PA

BLUEPRINT
COMMERCIAL

FOR LEASE

±3,900 SF OF FREESTANDING COMMERCIAL SPACE



~10,000 VEHICLES
PER DAY

PROPERTY OVERVIEW

4068 Ridge Avenue offers ±3,900 SF of freestanding commercial space for lease in the heart of East Falls. Positioned at a highly visible corner along Ridge Avenue and Kelly Drive, the building benefits from strong daily traffic counts and excellent exposure for any retail, office, or service use. ICMX zoning supports a wide range of tenant uses, and on-site parking plus an adjacent public lot give the property a parking profile that is rare for the corridor. The space sits across the street from the East Falls Farmers Market and steps from In Riva, Le Bus, Wissahickon Brewing, and the SEPTA East Falls Station, placing tenants in one of Northwest Philadelphia's most established and walkable neighborhood commercial nodes.

HIGHLIGHTS

- Flexible ICMX (Industrial Commercial Mixed Use) zoning supporting retail, office, medical, fitness, and service uses
- On-site parking plus nearby public parking lot available for tenant and customer use
- Prominent corner visibility along Ridge Avenue and Kelly Drive, two of East Falls' primary thoroughfares
- Directly across the street from the East Falls Farmers Market, a strong weekly draw of neighborhood foot traffic
- Adjacent to In Riva and Le Bus, with Wissahickon Brewing, Rite Aid, Truist, and 7-Eleven nearby
- Walkable to the SEPTA East Falls Station for strong transit access
- Densely populated, high-income trade area with average household income of \$103,355 within a mile
- Existing infrastructure in place from prior institutional use, reducing tenant buildout costs



DEMOGRAPHICS

Within 1-Mile Radius

21,257

Est. Population

\$68,753

Median HH Income

36.7

Est. Median Age

\$103,355

Avg. HH Income

DEVELOPMENT POTENTIAL



S FERRY ROAD

OLD BRIDGE ROAD

RIDGE AVENUE

PARKING LOT



~10,000 VEHICLES
PER DAY



3,900 SF
Building Size



6,400 SF
Lot Size

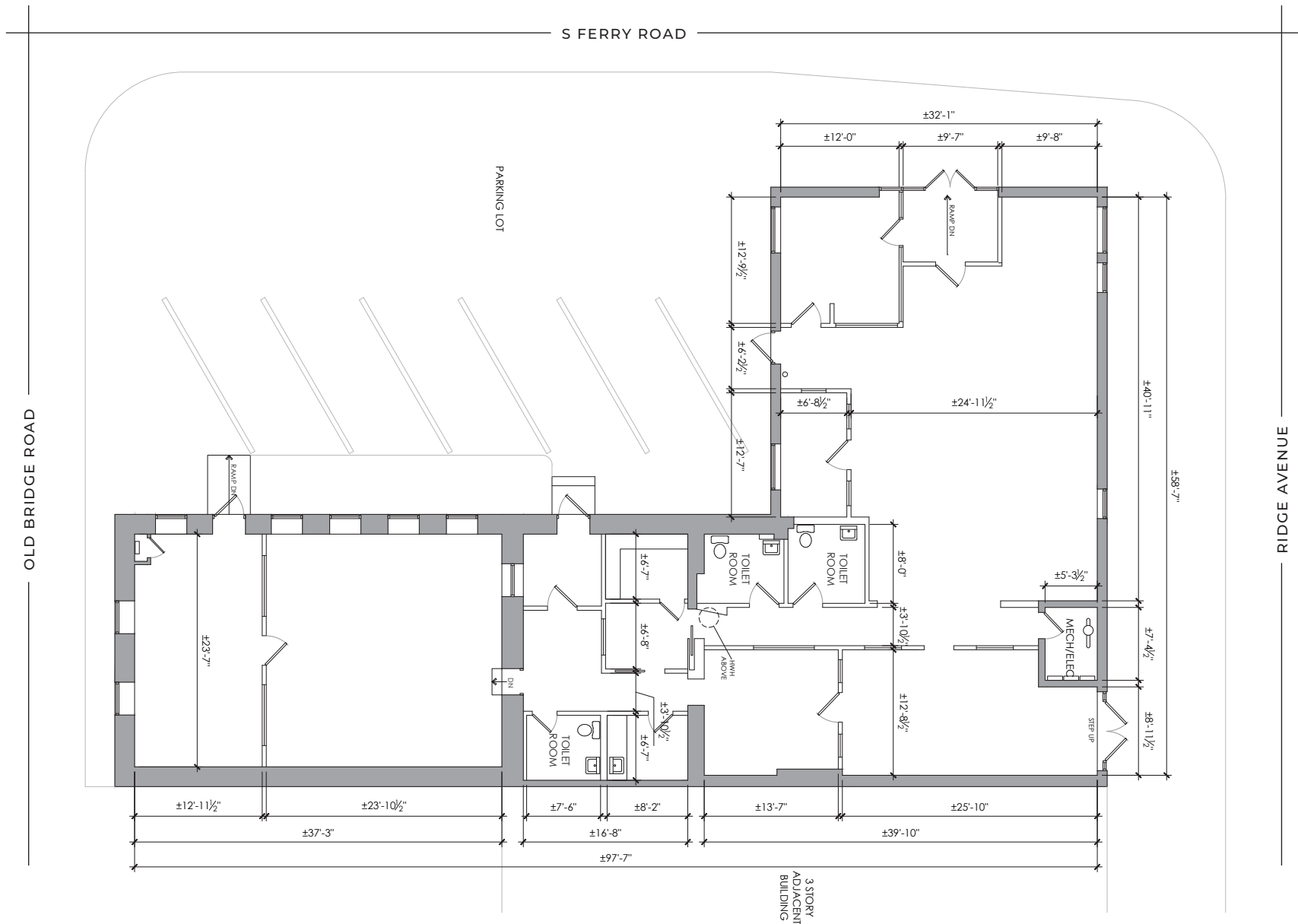


32,000 SF
Development
Size



ICMX
(Industrial Commercial Mixed Use)
Zoning

FLOOR PLAN





DEVELOPMENT POTENTIAL

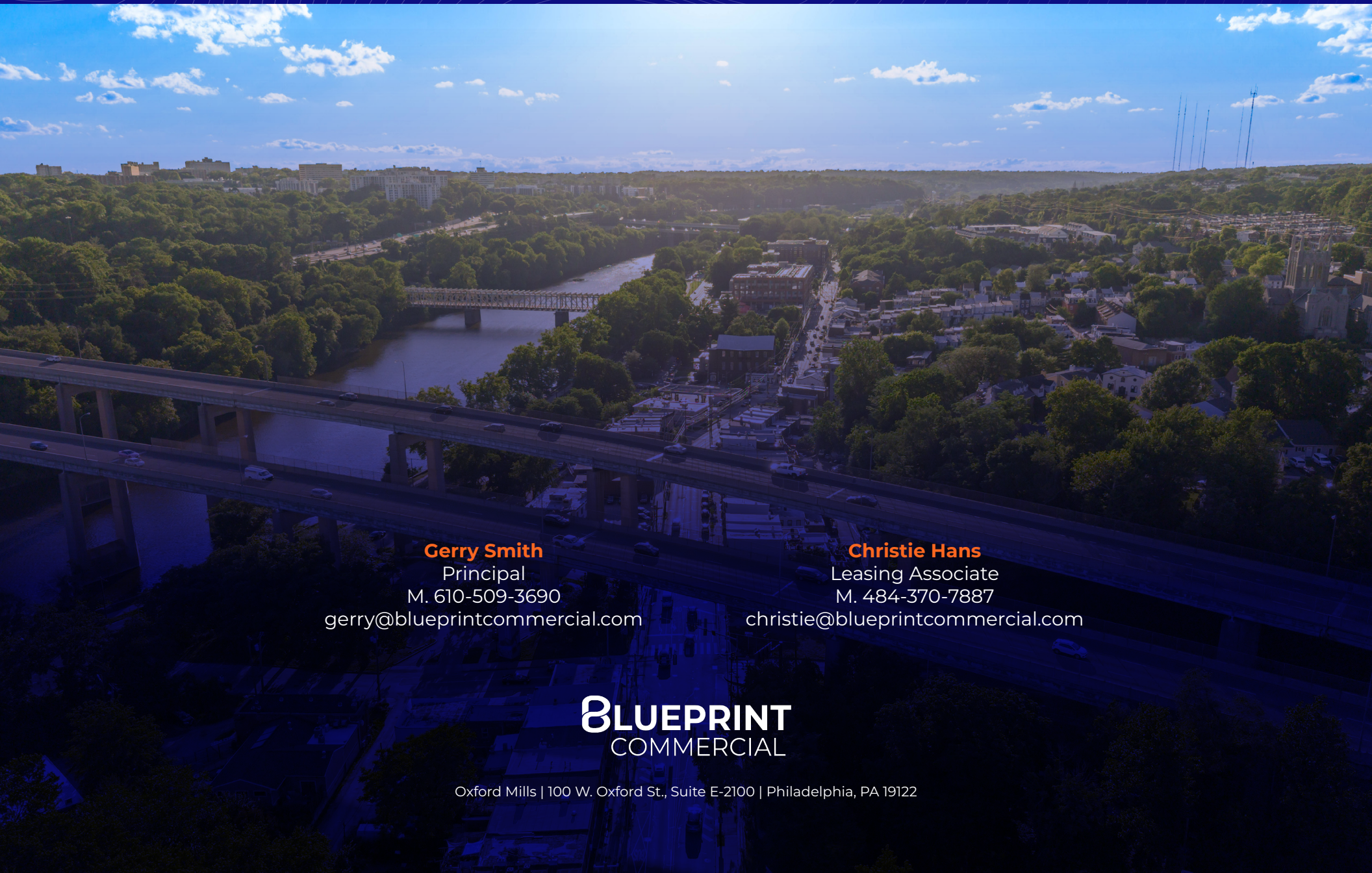


NEIGHBORHOOD OVERVIEW



4068 RIDGE AVENUE

PHILADELPHIA, PA



Gerry Smith
Principal
M. 610-509-3690
gerry@blueprintcommercial.com

Christie Hans
Leasing Associate
M. 484-370-7887
christie@blueprintcommercial.com

BLUEPRINT
COMMERCIAL

Oxford Mills | 100 W. Oxford St., Suite E-2100 | Philadelphia, PA 19122