



RIDGE AVENUE

ROXBOROUGH, PA

AVAILABLE NOW

2,400 SF GROUND FLOOR RETAIL/
OFFICE FOR LEASE IN ANDORRA
(ROXBOROUGH)

NOW LEASING
877-508-3423
www.mgmtresidential.com

8327

8327 RIDGE AVENUE



DEMOGRAPHICS

EST. POPULATION

1 mi 10,151

3 mi 92,820

5 mi 347,175

EST. AVG HH INCOME

1 mi \$112,454

3 mi \$167,310

5 mi \$138,440

EST. EMPLOYEES

1 mi 2,136

3 mi 35,409

5 mi 175,531

PROPERTY DETAILS

- ▶ 2,400 SF Ground Floor Retail or Office across from Andorra Shopping Center
- ▶ 36-unit residential project on a lot spanning 7,300 square feet bound by Ridge Avenue, Port Royal Avenue, and Henry Revenue Connector
- ▶ Designed by Ingram/Sageser Architecture & Planning
- ▶ Quiet residential neighborhood adjacent to Ridge Avenue commercial corridor
- ▶ Easy access to Center City and Suburbs and I-76

JOIN NEIGHBORING TENANTS

GIANT. **GameStop**

petco



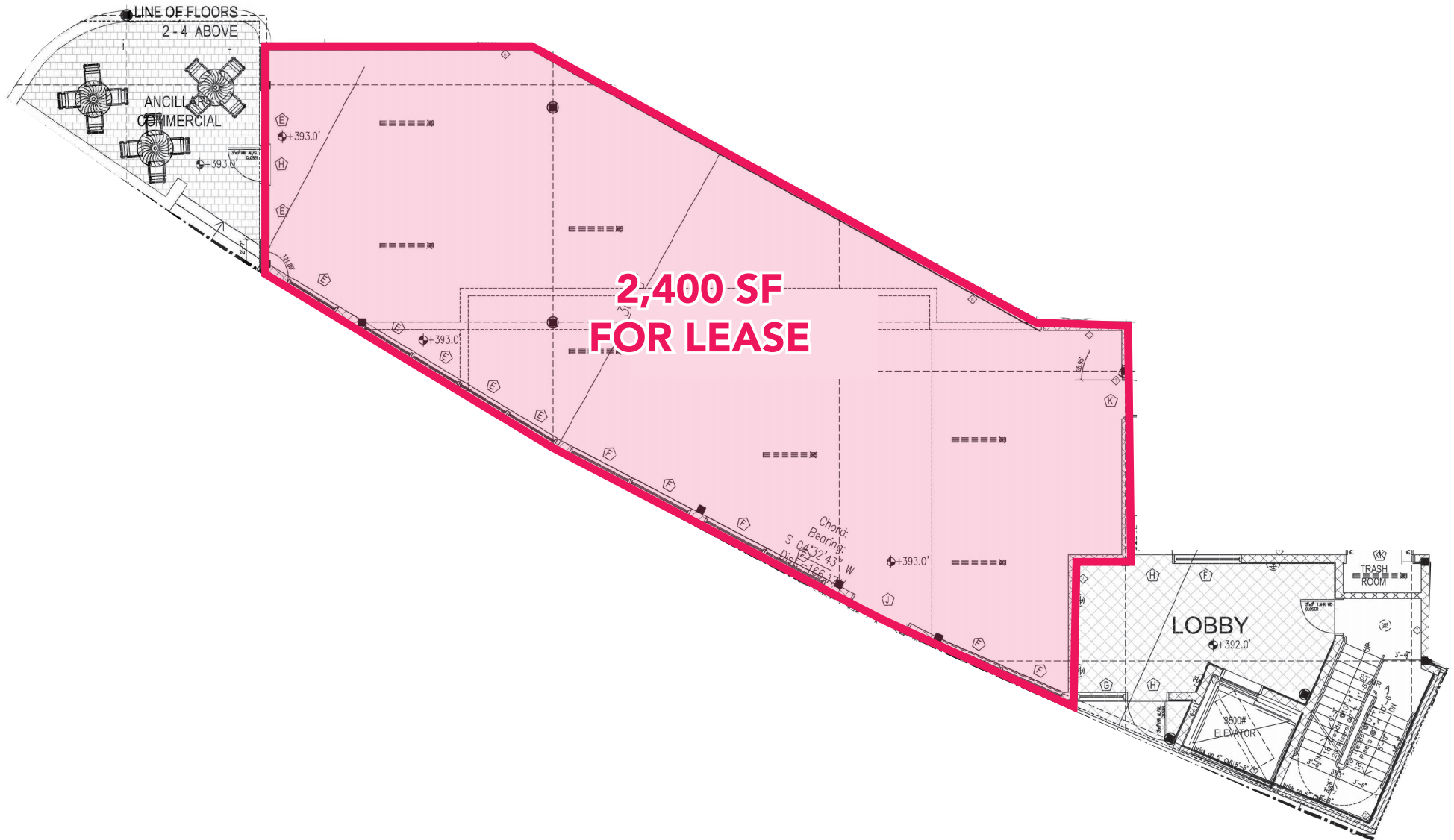
**five
BELOW**

CVS

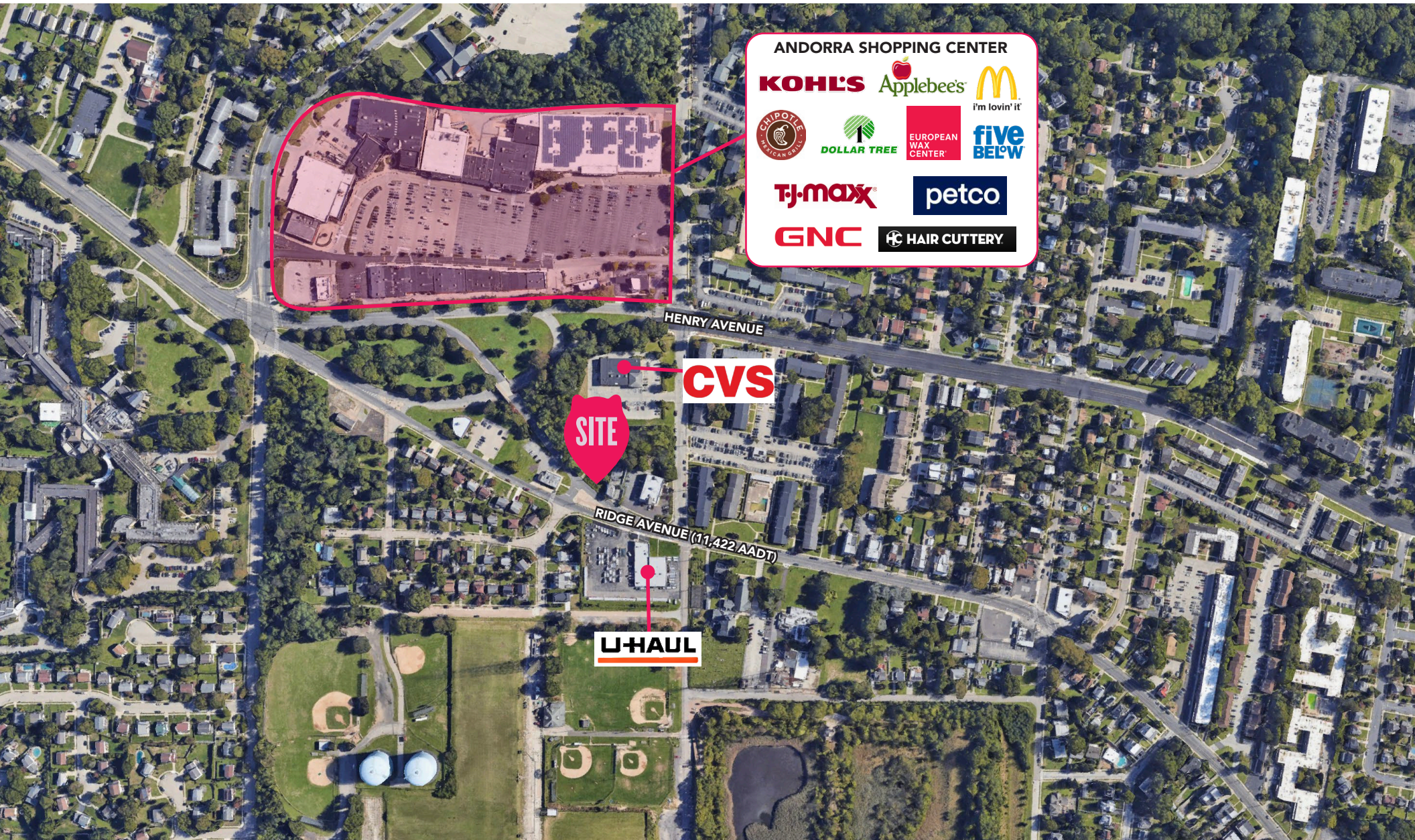
GNC

HC HAIR CUTTERY

FLOOR PLAN



AERIAL



ROXBOROUGH

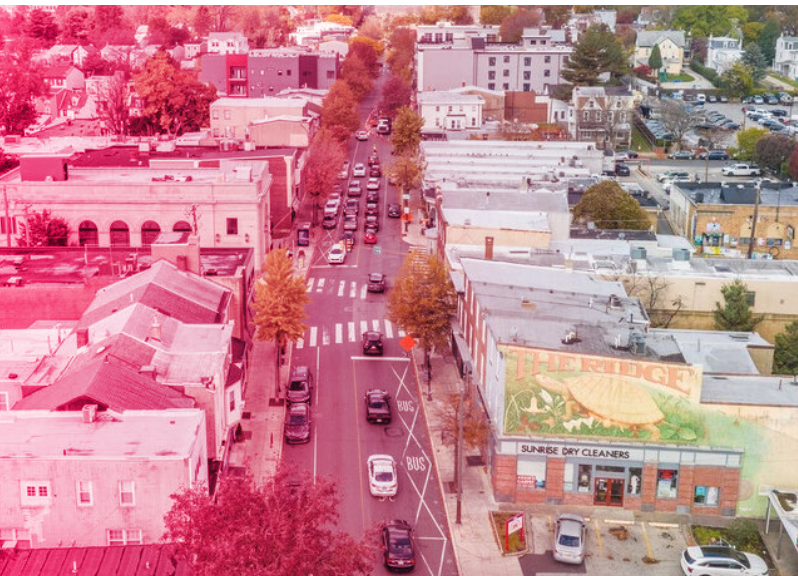
AN OVERVIEW

ROXBOROUGH is a picturesque neighborhood in Philadelphia, situated along the Schuylkill River and bordered by Manayunk, East Falls, and the Wissahickon Valley. Known for its hilly terrain and charming residential streets, Roxborough features a mix of single-family homes, duplexes, and some apartment buildings, giving it a suburban feel within the city. The community is diverse, with a blend of families, young professionals, and long-time residents. The area boasts a strong sense of community, with local events, parks, and schools that cater to families.

Roxborough is also known for its outdoor spaces, including Gorgas Park and the nearby Wissahickon Valley Park, which offers hiking, biking, and nature trails, making it a popular spot for residents looking to enjoy the outdoors. Roxborough combines suburban tranquility with easy access to urban amenities, making it an appealing place to live.



RIDGE AVE RETAIL ☆



RIDGE PIKE is considered one of Pennsylvania's historic "great roads", spanning communities from rural Pottstown in the western suburbs to the Ben Franklin Bridge. In Roxborough, Ridge Avenue is a significant thoroughfare featuring a mix of businesses, restaurants, and services. The Ridge Avenue commercial corridor between Manayunk Avenue and Ivy Ridge is unique in that it provides merchants big and small with opportunities to tap into a vibrant community while also serving as a primary avenue in and out of town for residents of neighboring western suburbs like Mt. Airy and Chestnut Hill.

MSC

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