

MSC RIDGE AVENUE

ROXBOROUGH | PHILADELPHIA, PA

WORLDWIDE AQUARIUM & PET SHOP

7043

FOR SALE

5,785 SF RETAIL STORE
WITH PARKING LOT /
0.4 ACRE DEVELOPMENT SITE

\$1,200,000



7043 RIDGE AVENUE



SITE



RIDGE AVE (11,592 AADT)

IVY RIDGE SHOPPING CENTER



WELLS FARGO

PROPERTY DETAILS

- ▶ 17,390 SF development site steps from Domino Lane.
- ▶ Thirty-seven units allowable by right.
- ▶ Home to a Worldwide Aquarium & Pets for three decades.
- ▶ 5,785 SF retail store or adaptive reuse with parking lot.
- ▶ Seller is relocating; would lease back temporarily.

DEMOGRAPHICS

EST. POPULATION

1 mi 18,051
3 mi 128,399
5 mi 465,250

EST. AVG HH INCOME

1 mi \$123,648
3 mi \$155,486
5 mi \$123,971

EST. EMPLOYEES

1 mi 2,893
3 mi 60,382
5 mi 185,524

JOIN NEIGHBORING TENANTS



DUNKIN'



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MSC

EXTERIOR PHOTO



ZOOMED AERIAL



AERIAL



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