

17,390 SF DEVELOPMENT SITE IN THE HEART OF ROXBOROUGH
DEVELOPMENT SITE OR SALE-LEASEBACK OPPORTUNITY

**OFFERING
MEMORANDUM**

7043-45 RIDGE AVENUE, PHILADELPHIA, PA 19128

**50' FROM
IVYRIDGE
SHOPPING
CENTER**



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MSC



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7043

WORLDWIDE AQUARIUM & PET SHOP

7043

PET SHOP

MSC

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Address	7043-45 Ridge Avenue
Lot Size	17,390 SF
Improved Area	5,785 SF
Year Built	1915
Zoning	RM-1
Frontage	68'
Estimated 2025 Tax	\$12,276

7043–45 Ridge Avenue | Prime Development Site in Roxborough

Presenting a rare opportunity to acquire a high-profile **development site** along one of Roxborough's most active and growing commercial corridors. Located in the heart of Northwest Philadelphia, this prominent **0.40-acre double parcel** features excellent visibility, scale, and flexibility—making it ideally suited for **ground-up residential or mixed-use development**.

The property currently includes a **three-story masonry structure** totaling approximately **5,800 square feet**, originally constructed in 1915. The oversized lot allows room for **parking, green space, or expanded density**, subject to zoning and historic district guidelines. Its strategic position offers walkability to local amenities, access to public transit, and proximity to Manayunk, the Wissahickon Valley, and Center City.

\$1,575,000 FOR SALE

INVESTMENT HIGHLIGHTS



- 0.4 acre (17,390 SF) development site steps from Ridge Avenue & Domino Lane.
- Across from Ivyridge Shopping Center and tenants such as Target, Rally House, Wine & Spirits, Wingstop, and more.
- Surrounded by a dense population of 120,000 with an average household income of \$151,000 within a 3-mile radius.
- Zoning is RM-1 and RSA-1.
- Thirty-seven units allowable by right.
- Home to a neighborhood pet store for over three decades.
- Seller is looking to relocate. Open to a sale leaseback.



AERIAL - 7043-45 RIDGE AVENUE



PARCEL OVERVIEW



7043-45 RIDGE AVENUE	
LOT SIZE	17,390 SF
IMPROVED AREA	5,371 SF
BUILT	1915
ZONING	RM-1

SITE

RIDGE AVE (11,592 AADT)

REGIONAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	18,051	128,399	465,250
EST. AVERAGE HOUSEHOLD INCOME	\$123,648	\$155,486	\$123,971
EST. EMPLOYEES	2,893	60,382	185,524

ROXBOROUGH

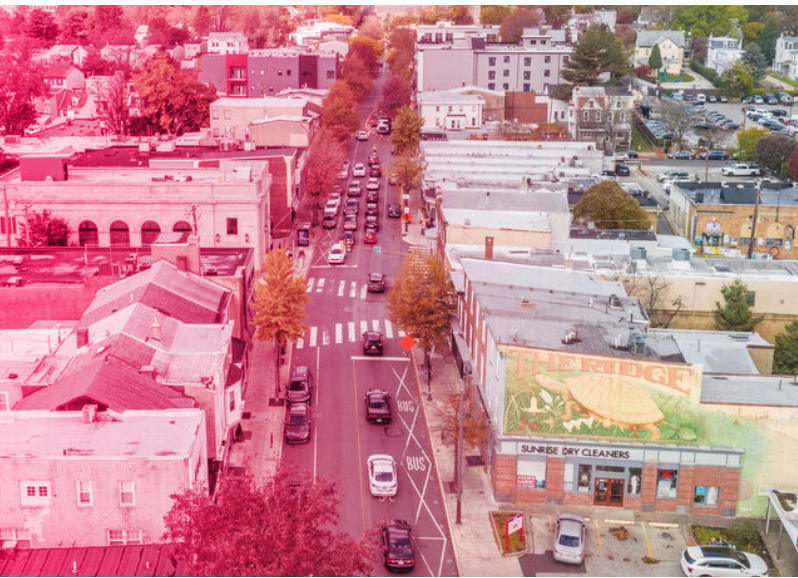
AN OVERVIEW

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.

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It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

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All zoning information, including but not limited to, use and buildable footage must be independently verified.



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