441 W. RIDGE PIKE

LIMERICK, PA



MSC

PAD SITE WITH DRIVE-THRU AND PROPOSED RETAIL BUILDING AVAILABLE



441 W. RIDGE PIKE

DEMOGRAPHICS

EST. POPULATION	EST. EMPLOYEES
1 mi 7,109	1 mi 1,330
3 mi 30,267	3 mi 12,951
5 mi 95,278	5 mi 29,083

EST. MEDIAN HH INCOME

1 mi $131,565

3 mi $134,787

5 mi $123,016

PROPERTY DETAILS

- *Fully approved, shovel-ready pad with drive-thru along the heavily trafficked W Ridge Pike (17,659 AADT)*
- *Additional proposed (± 8,000 SF) retail behind the pad with convenient access and ample parking*
- *Adjacent to both Wawa and Sheetz locations, generating strong daily traffic on both sides of the corridor*
- *Situated at the prime signalized intersection of Ridge Pike and Lewis Road with approximately ±28,000 AADT*
- *Tremendous visibility, providing excellent exposure along a major commuter corridor*
- *Excellent regional access, in close proximity to Route 422, surrounded by established retail destinations and daily-needs traffic*

JOIN THESE AREA TENANTS

Wawa

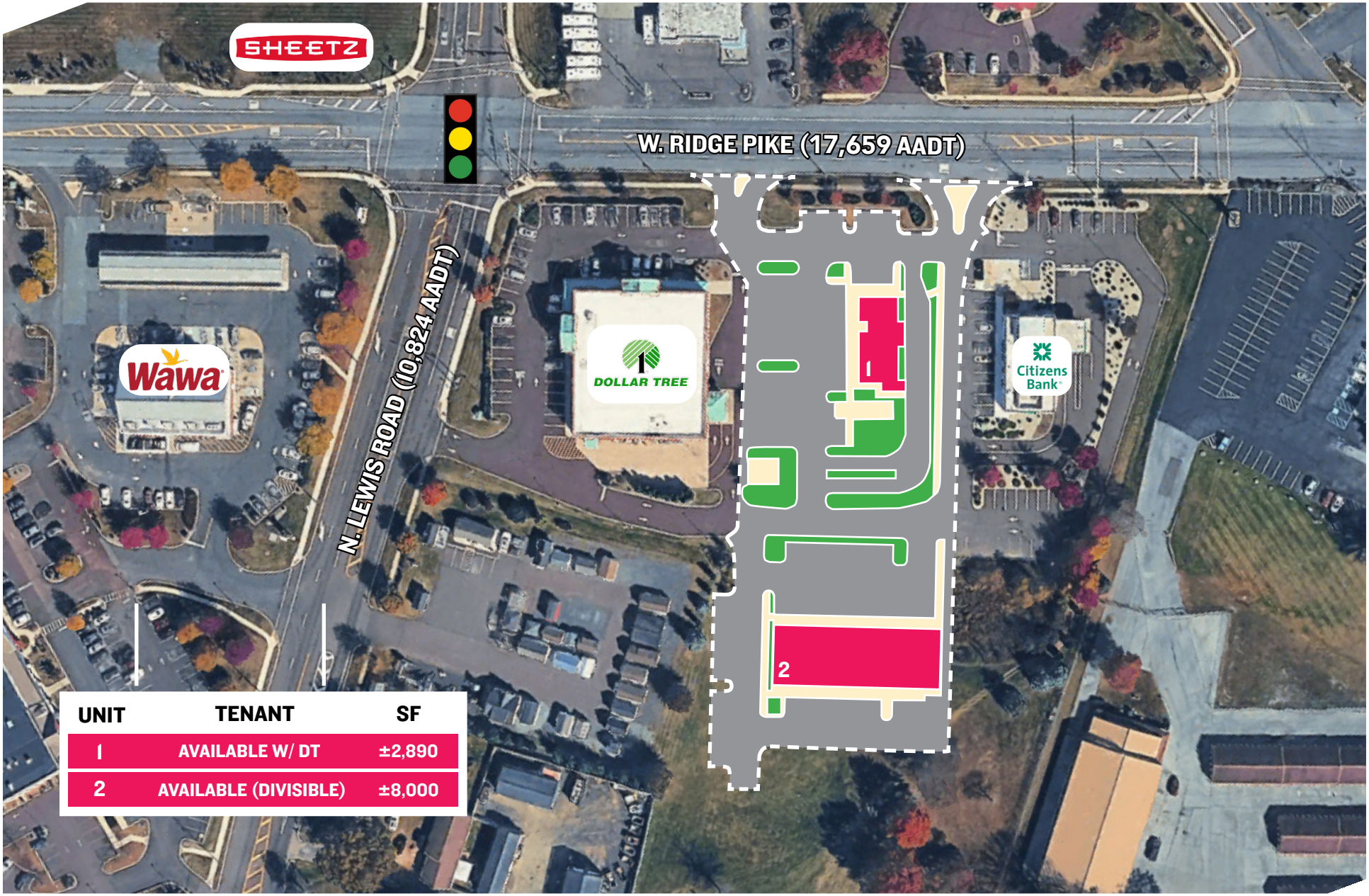
SHEETZ

Citizens Bank

DOLLAR TREE

DUNKIN'

PROPOSED SITE PLAN



UNIT	TENANT	SF
1	AVAILABLE W/ DT	±2,890
2	AVAILABLE (DIVISIBLE)	±8,000

SITE PHOTOS


Citizens Bank
PROPOSED SITE


DOLLAR TREE
PROPOSED SITE


Citizens
PROPOSED SITE
DOLLAR TREE

MARKET AERIAL





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