

**FOR LEASE: NEW CONSTRUCTION RETAIL SPACE**  
**2,380 SF - 17,905 SF (divisible)**

6174 Ridge Ave | Roxborough | Philadelphia, PA

EQUITY CRE



 **PROPERTY HIGHLIGHTS**

- 2,380 SF - 17,905 SF available (divisible)
- Ground floor retail beneath 82 units located at the Parkline Apartments
- Excellent frontage and visibility along Ridge Ave & Leverington Ave
- Unique access & entrance to Roxborough's "Pocket Park"
- Seeking retail, fitness, grocery & F&B tenants
- Ample street & off-street parking in the immediate vicinity
- Located in the heart of Roxborough's "Main Street"
- Easy access to I-76, City Ave & the Ridge Ave corridor
- Sits between Manayunk & Chestnut Hill



**CONTACT**

**CONOR TUNNO**

ctunno@equitycre.com

DIRECT 484.531.2004

**STEVE JEFFRIES**

sjeffries@equitycre.com

DIRECT 484.531.2250



# FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

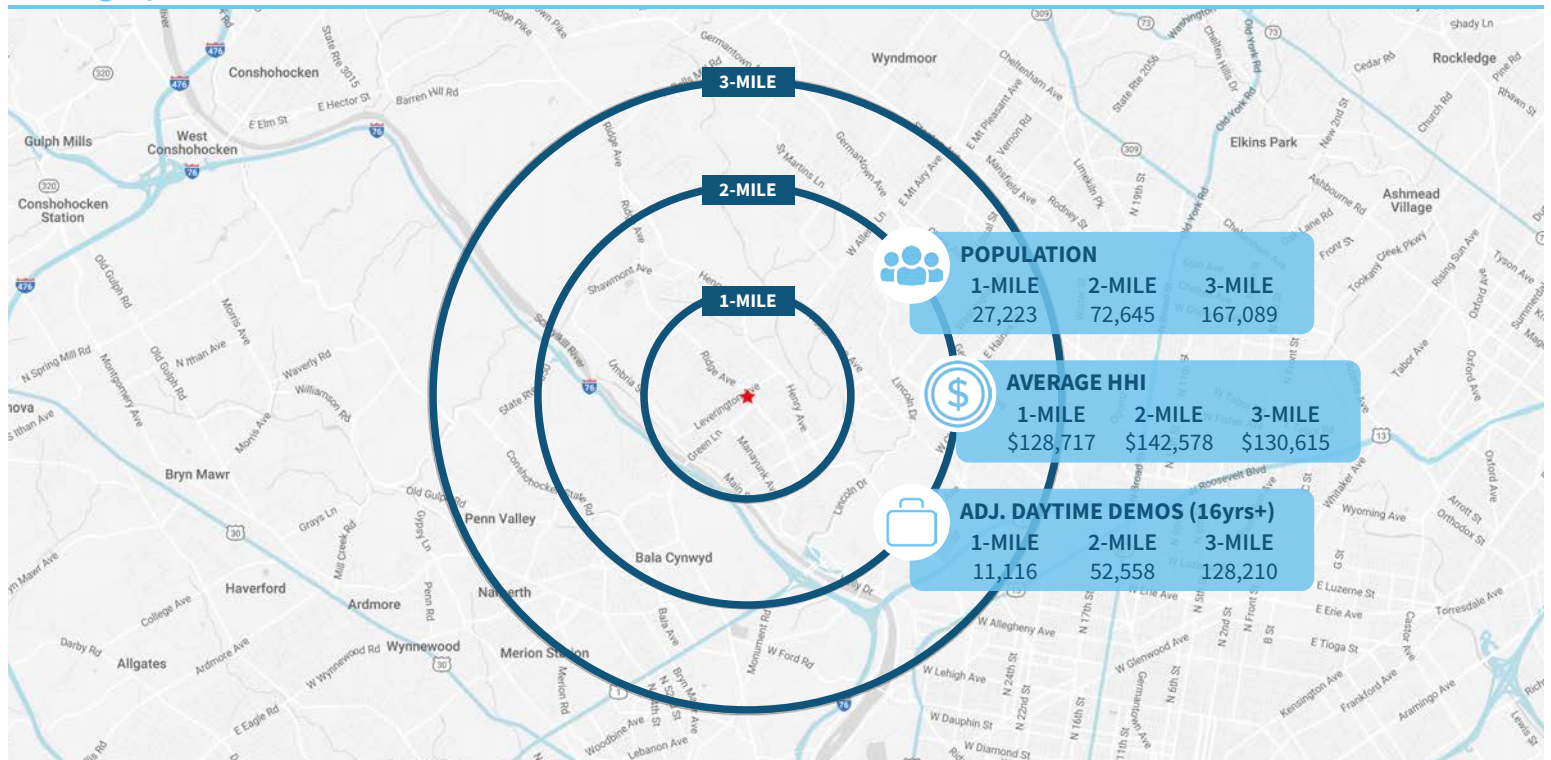
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### Demographic Overview (1, 2, 3-mile radius)

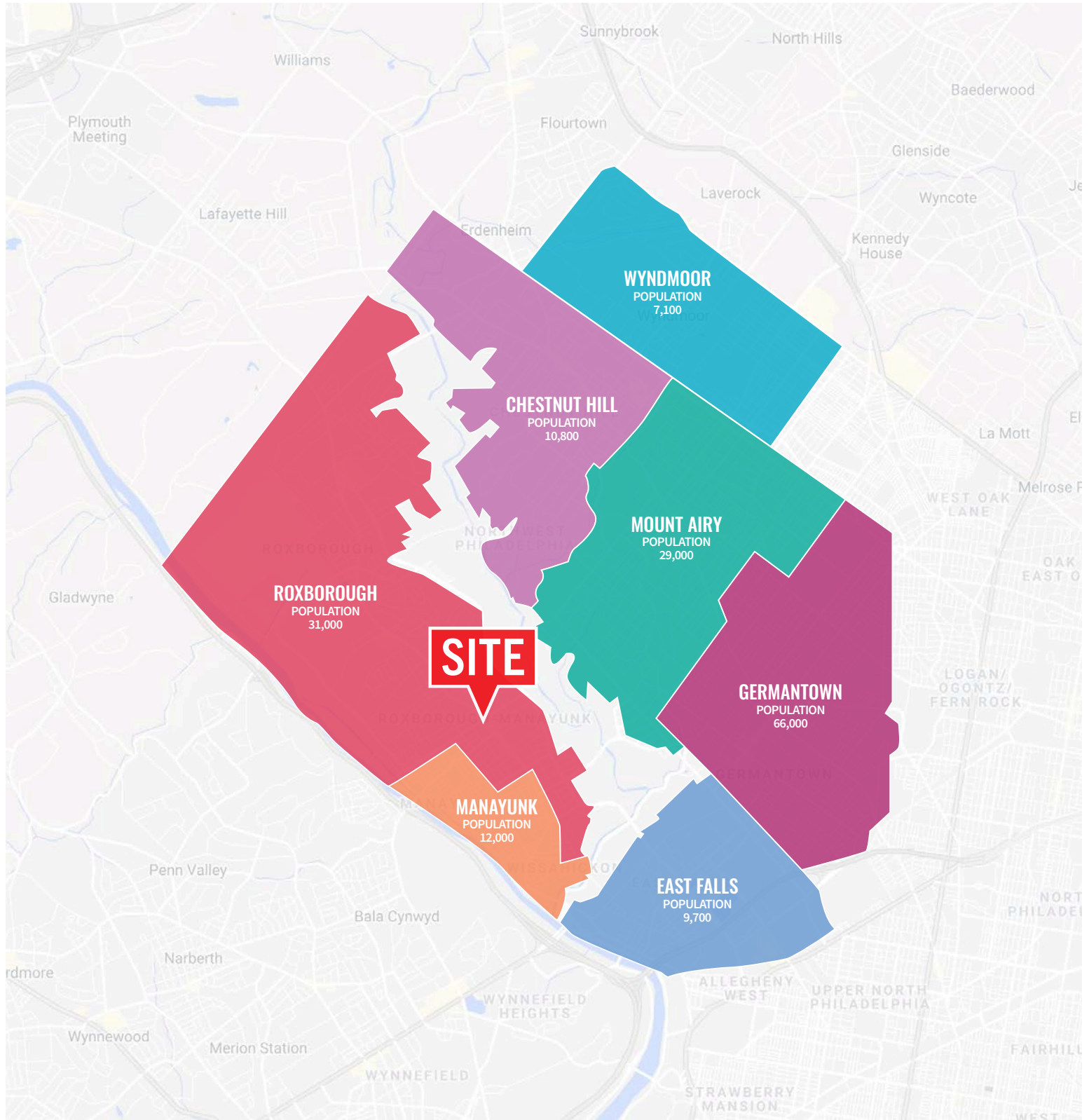


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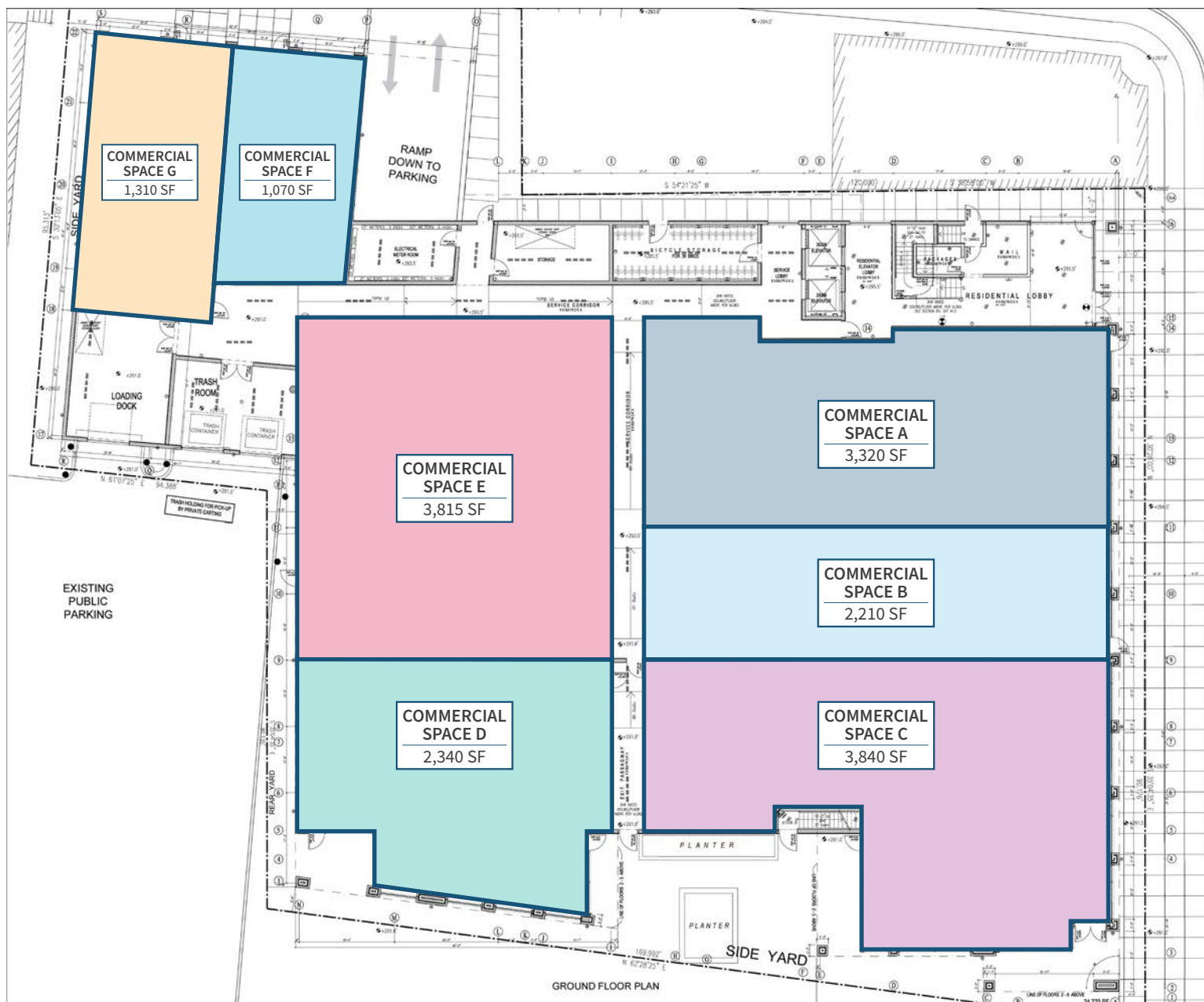
NEIGHBORHOOD MAP



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**FLOOR PLANS**



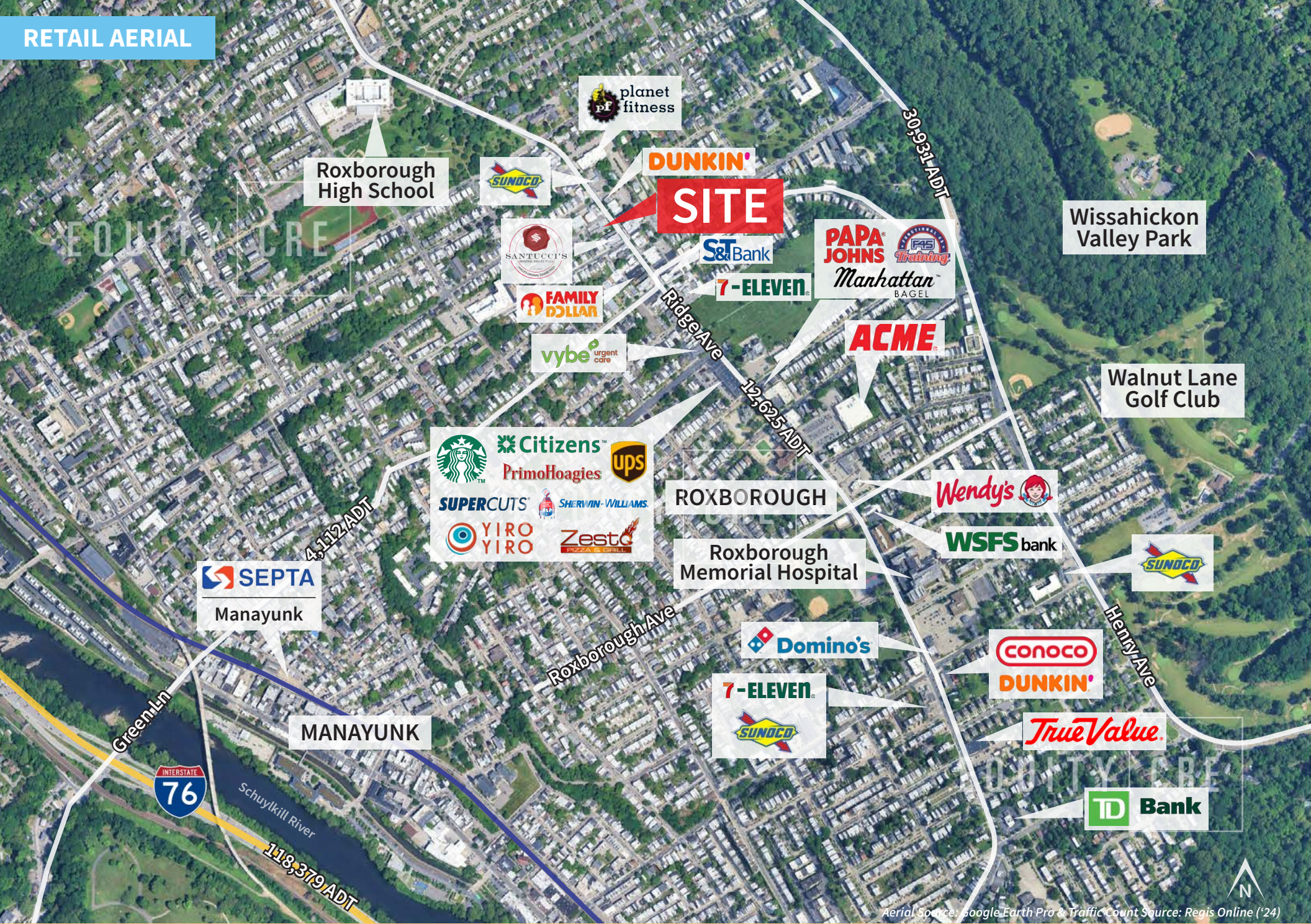
**The right space. The right move.**



**CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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10/25



Aerial Source: Google Earth Pro & Traffic Count Source: Regis Online ('24)

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