

# 2815 Ridge Avenue

Sedgley Plaza ♦ Philadelphia, PA 19121

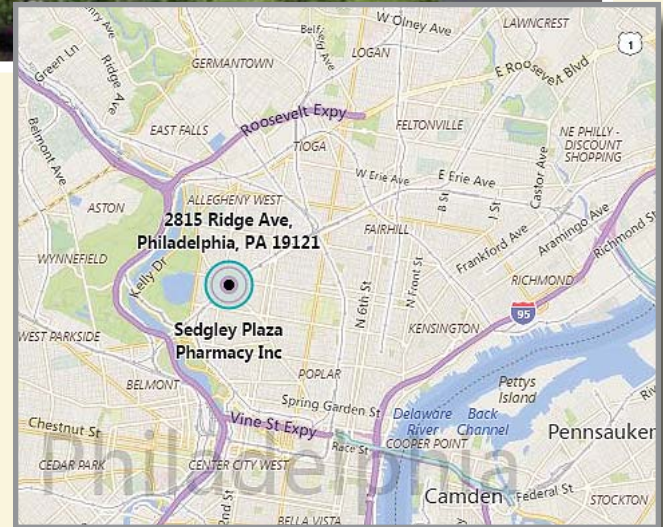
RETAIL SPACE  
AVAILABLE  
1,597 to 7,985 SF



**USREALTY**  
ASSOCIATES, INC.

## PROPERTY HIGHLIGHTS

- 1,597 to 7,985 SF available for lease
- Join Dollar General & Sedgley Plaza Pharmacy in this newly developed shopping center
- Situated at the intersection of Ridge Avenue and Sedgley Avenue in densely populated North Philadelphia
- 9,700 VPD
- Ample parking and outstanding visibility at signalized shopping center
- Ideal location for auto parts, beauty supply, wireless store, appliances, footwear, pizzeria, Chinese restaurant, nail salon and apparel



DEMOGRAPHICS *	1 Mile	3 Miles	5 Miles
Population	50,021	164,891	409,254
Average HH Income	\$35,526	\$43,910	\$52,050
Total Businesses	895	47,337	23,355
Number of Employees	5,905	46,765	298,148

(\* Source: AGS™)



120-124 E. Lancaster Avenue  
Suite 101

Ardmore, PA 19003

Phone: 215-557-9900 Fax: 215-701-3839

[www.eusrealty.com](http://www.eusrealty.com)

For Detailed Information

Gregory Bianchi  
Vice President

Phone: 215-701-3840

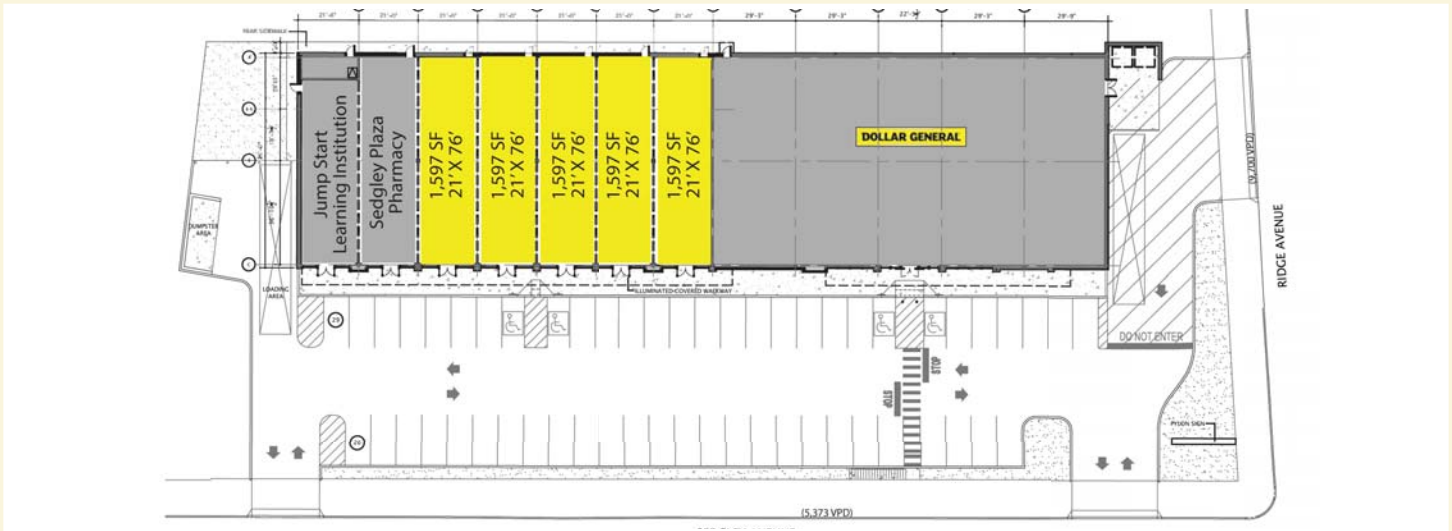
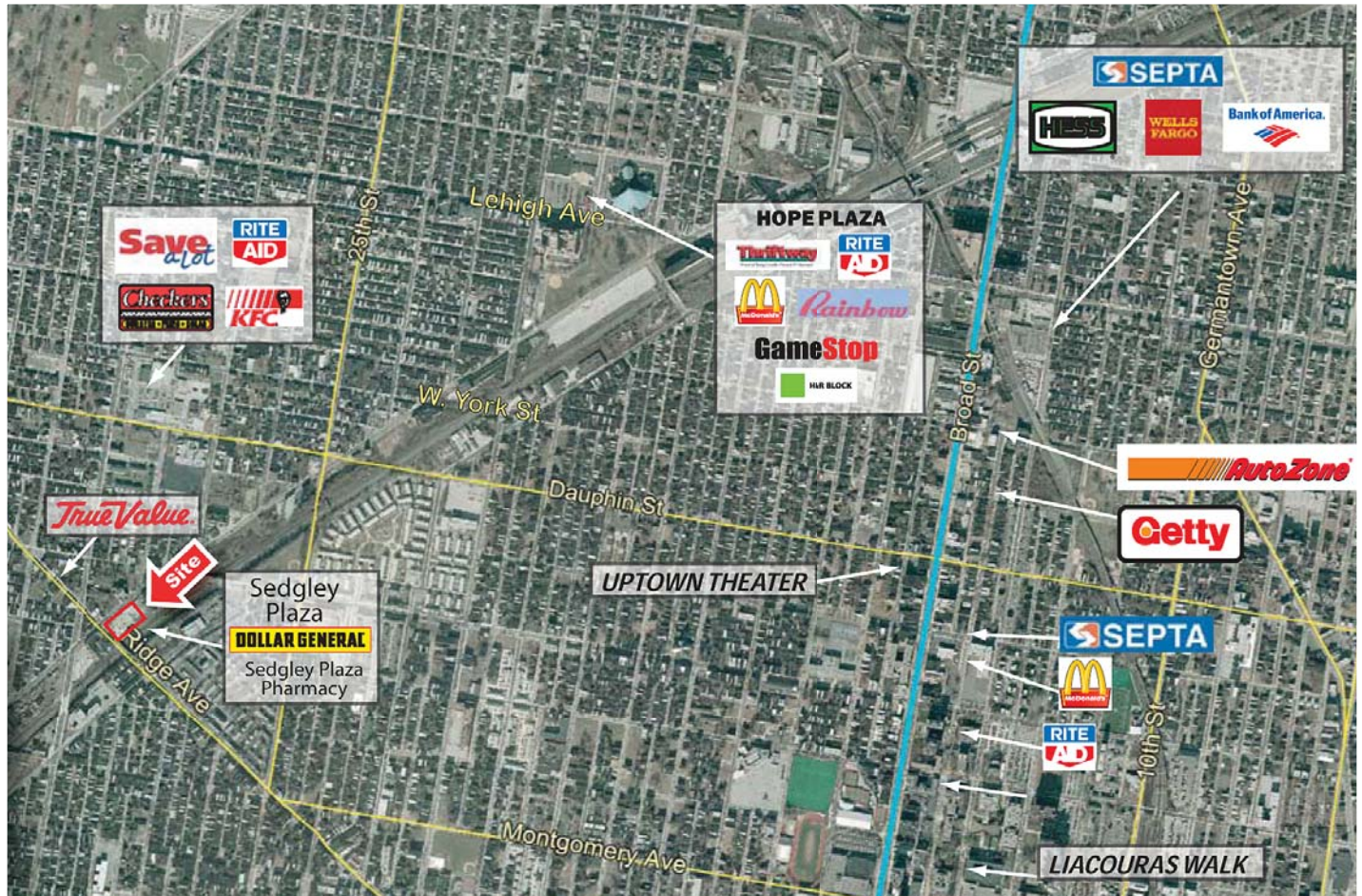
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