



SEDGLEY PLAZA

AVAILABLE FOR LEASE 1,597 SF - RETAIL

LOCATION

2815 Ridge Avenue Philadelphia, PA 19121

PROPERTY HIGHLIGHTS

- 1,597 SF available for lease
- Join Dollar General, Sedgley Plaza Pharmacy and WD Wholesale Auto Parts 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 beauty supply, wireless store, appliances, footwear, pizzeria, Chinese restaurant, nail salon and apparel

PLEASE CONTACT:

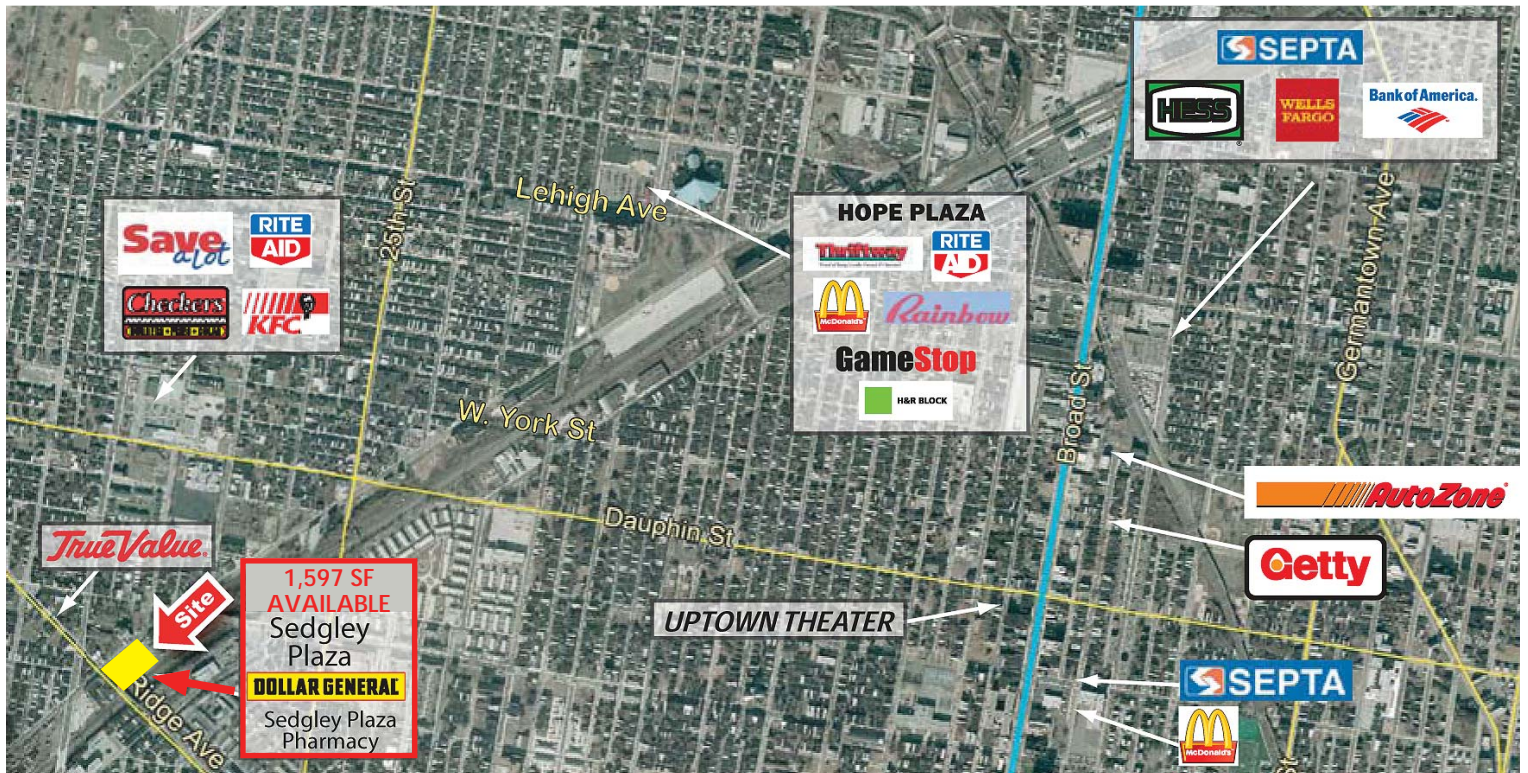
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120-124 E. Lancaster Avenue - Suite 101 - Ardmore, PA - 19003

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www.eusrealty.com

SITE PLAN



USREALTY
ASSOCIATES, INC.

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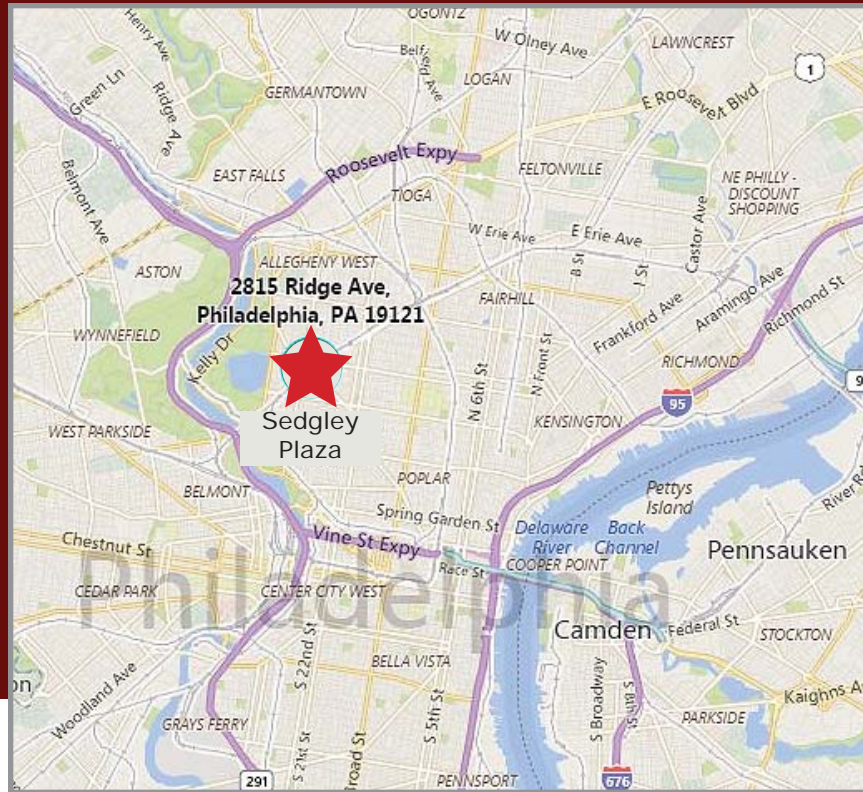
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DEMOGRAPHICS *	1 Mile	3 Miles	5 Miles
Population	50,021	164,891	409,254
Average Household Income	\$35,526	\$43,910	\$52,050
Total Businesses	895	47,337	23,355
Number of Employees	5,905	46,765	298,148

(*) Source: AGS TM