



INDUSTRIAL PROPERTY FOR SALE

53,616 SF on 1.04 Acres

3497 Ridge Avenue

Philadelphia, PA 19132



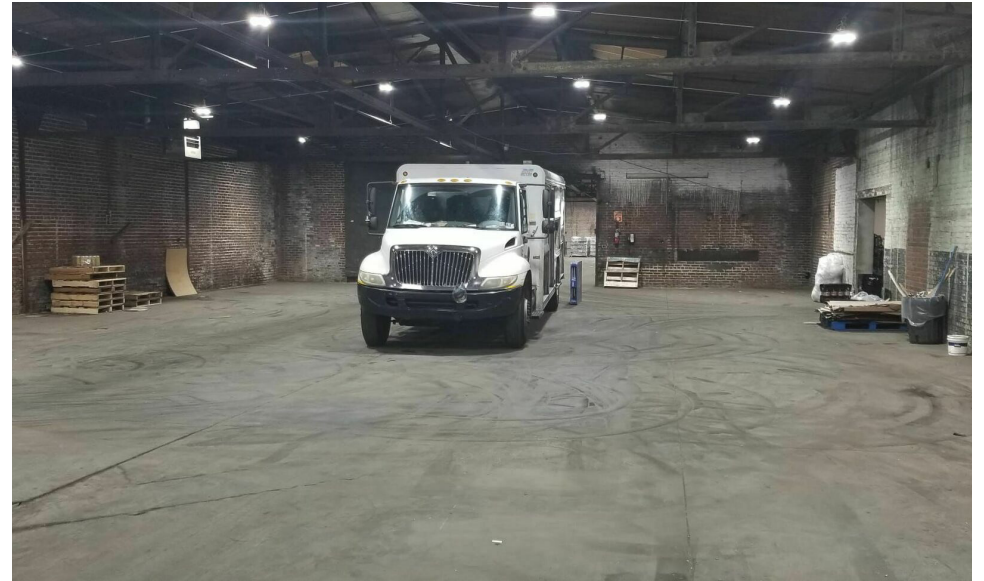
PROPERTY DETAILS

PROPERTY HIGHLIGHTS

- 53,616 SF on 1.04 Acres
- Two (2) Stories
- 10' – 12' Clear Heights
- Nine (9) Drive-in Doors
- One (1) Loading Platform
- Wet Sprinkler System
- Gas-Powered Industrial Heaters
- Crane Infrastructure
- Cellular Tower Infrastructure
- Office Space
- 216' Frontage to 34th Street, 200' Frontage to Ridge Avenue, and 240' Frontage to Lehigh Avenue
- Zoned ICMX – Industrial Commercial Mixed-Use (City of Philadelphia) Zoning
- \$42,123 Estimated 2026 Taxes
- Positioned at the intersection of Lehigh and Ridge Avenue in Lower North Philadelphia, this facility offers easy access to regional routes, such as Roosevelt Boulevard & Broad Street, and I-76. Users are granted access right off the Schuylkill Expressway, fairly close to Center City.



ADDITIONAL PHOTOS



DEMOGRAPHICS & DRIVING DISTANCES

| POPULATION | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|-----------|-----------|
| Total Population | 352,833 | 1,046,566 | 2,224,084 |
| Average Age | 37 | 38 | 39 |
| Average Age (Male) | 36 | 37 | 38 |
| Average Age (Female) | 38 | 39 | 40 |

| HOUSEHOLDS & INCOME | 3 MILES | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 150,594 | 445,884 | 890,450 |
| # of Persons per HH | 2.3 | 2.3 | 2.5 |
| Average HH Income | \$76,315 | \$88,420 | \$98,606 |
| Average House Value | \$307,777 | \$347,963 | \$340,832 |

| DRIVING DISTANCES - MAJOR LOCATION | DISTANCE |
|---|------------|
| Ridge Avenue & Lehigh Ave - SEPTA Bus Stop | 0.1 Miles |
| Roosevelt Boulevard (Route 1) | 1.3 Miles |
| North Broad Station - SEPTA Broad Street Line | 1.8 Miles |
| I-76 (Schuylkill Expressway) | 2 Miles |
| Center City Philadelphia | 4 Miles |
| I-95 | 5.3 Miles |
| Philadelphia International Airport | 12.4 Miles |



PRIMARY CONTACTS



Christopher Pennington
Partner & Senior Vice President
215.448.6053
cpennington@binswanger.com



Michael Pennington
Vice President
215.448.6091
mpennington@binswanger.com



Three Logan Square
1717 Arch Street, Suite 5100
Philadelphia, PA 19103
<https://www.binswanger.com>