



PROPERTY DESCRIPTION

Introducing the perfect opportunity for your business! Nestled on a 4.5-acre gated outdoor storage space, this property offers unparalleled potential for your commercial needs. With a spacious 1600 SF shop/office, you'll have plenty of room to bring your vision to life. Conveniently located near 422, this prime location provides easy access to key transportation routes. Whether you're in need of ample outdoor storage, a versatile shop space, or a well-appointed office, this property has it all. Don't miss the chance to elevate your business to new heights at 3938 Ridge Pike!

PROPERTY HIGHLIGHTS

- 4.5 Acre gated outdoor storage
- 1600 SF Shop/office
- Close proximity to 422
- Strategic location for transportation access
- Versatile and spacious layout
- Diverse potential for commercial use

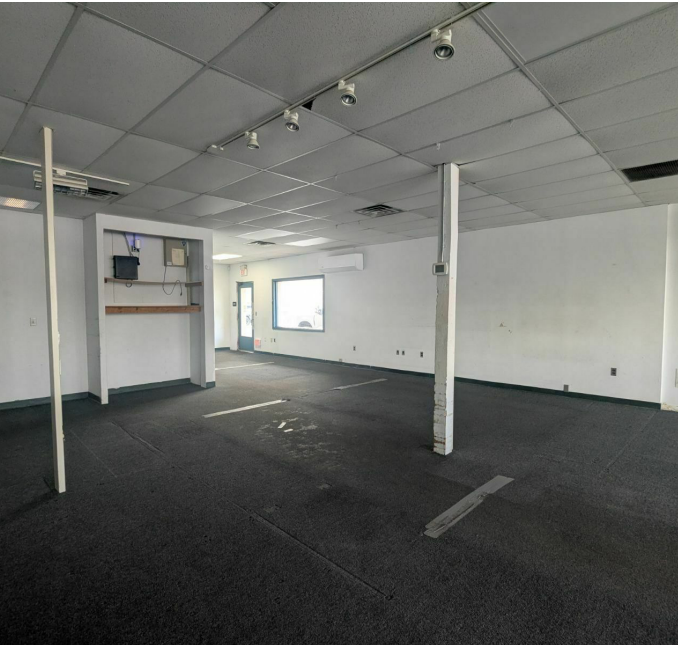
OFFERING SUMMARY

Lease Rate:	\$4,995 - 16,900 per month (MG)
Building Size:	1,600 SF

SPACES	LEASE RATE	SPACE SIZE
Unit H	\$16,900 per month	4.5 Acres
Unit B - F	\$4,995 per month	4,775 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	472	2,257
Total Population	219	1,306	6,283
Average HH Income	\$215,640	\$190,182	\$174,837



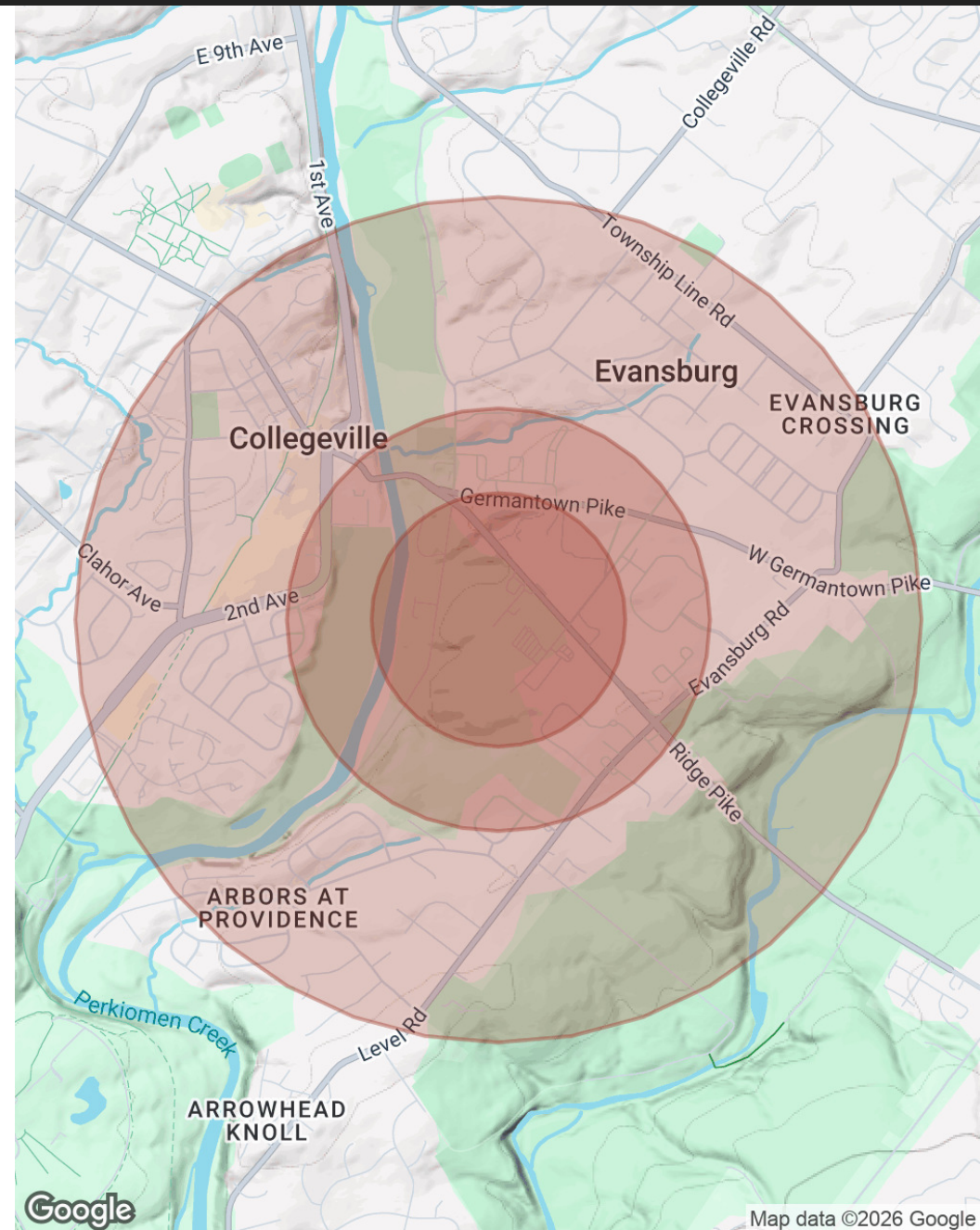




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,306	6,283
Average Age	44	42	41
Average Age (Male)	43	42	40
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	77	472	2,257
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$215,640	\$190,182	\$174,837
Average House Value	\$547,346	\$563,839	\$505,553

2020 American Community Survey (ACS)



Map data ©2026 Google

About Suburban City Commercial



Suburban City Commercial, based in Lansdale, PA, provides **professional real estate brokerage services** specializing in **industrial, office, retail, multifamily and mixed-use properties**, and **development sites**.

This group of tech-savvy business veterans offers our valued clients market **knowledge and strategic thinking**, combined with **old-school customer service**.

SCC's professional services include:

- ✓ Representation of buyers and sellers in property sales transactions.
- ✓ Site selection for land and buildings.
- ✓ Property management.
- ✓ Representation of landlords and tenants in lease transactions.
- ✓ Real estate development and investment.
- ✓ Financing.

clients We Serve



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