

# Ivyridge

7162 Ridge Ave | Philadelphia, PA 19128

Philadelphia County

Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

106,348 Sq Ft

40.0444, -75.2320



Demographics	1 Mile	3 Miles	5 Miles
Population	17,372	120,447	463,627
Daytime Pop.	12,597	122,421	479,391
Households	8,195	54,826	197,028
Income	\$129,990	\$165,873	\$127,642

Source: Synergos Technologies, Inc. 2024

Target anchored center located on Ridge Pike, the major retail thoroughfare in Roxborough, which connects Philadelphia to Montgomery County

Surrounded by a dense, affluent, and highly educated population of 120K+ within a 3-mile radius with an average household income of \$165K+ and 63% college educated

Close proximity to the 131-bed Roxborough Memorial Hospital

High visibility from 14K+ VPD on Ridge Ave (Kalibrate, 2021)





**Current Tenants** Space size listed in square feet

01	Dollar Tree	9,500
02	Verizon Wireless	2,500
03	Main Line Healthcare	5,060
03A	Mr. P Pizza & Pasta	2,217
04	Popeyes Louisiana Kitchen	2,000
05	Modish Nail Spa	3,600
07	Roxborough Eye Care	2,235
08	Bank of America	965
09	XFINITY by Comcast	1,600
09A	AT&T	1,600
10	Wingstop	1,600
11	New Ruby Xin Restaurant	1,600
12	Ac'cent on Animals	2,000
13	Fine Wine & Good Spirits	6,800
15	Target	47,228
17A	ATI Physical Therapy	3,000
17B	Rally House	5,000
FS1	Dunkin'	3,276
FS2	Main Line HealthCare - 7114	5,532

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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