PREMIER RETAIL LEASING OPPORTUNITY

196 W RIDGE PIKE | LIMERICK, PA

Wolf Commercial Real Estate
www.WolfCRE.com
196 WEST RIDGE PIKE  |  LIMERICK, PA

PROPERTY DETAILS & HIGHLIGHTS

Property Address: 196 West Ridge Pike, Limerick, PA 19468
Available SF: 1,000 - 8,000 SF
Lease Price: Call for more information
Occupancy: Available for immediate occupancy
Signage: Pylon and store front signage available

PROPERTY OVERVIEW

- The Shoppes at Limerick is located on a very busy and active commercial corridor and situated among regional and nation tenants within the area
- Well positioned at fully signalized intersection: W. Ridge Pike (18,000 AADT) & Sunset Rd (16,000 AADT) with secondary access at Sunny Brook Road
- Available for immediate occupancy
- Ample Parking
- Potential for 2-3 Pad Sites
- Up to 3,500 sf of office and medical space
- Excellent anchor opportunity available
- 1,000-8,000 SF of inline and end cap space available

LOCATION OVERVIEW

Located 3 miles off Route 422 (42,000 AADT) and just minutes from big-box retailers at the Court at Upper Providence and Limerick Crossing

Contact Us

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Vice President
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**DEMOGRAPHICS MAP**

**POPULATION**

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total population</td>
<td>2,469</td>
<td>87,965</td>
<td>304,775</td>
</tr>
<tr>
<td>Median age</td>
<td>40.0</td>
<td>37.5</td>
<td>38.6</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>39.7</td>
<td>36.5</td>
<td>37.6</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>40.1</td>
<td>37.9</td>
<td>39.0</td>
</tr>
</tbody>
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**HOUSEHOLDS & INCOME**

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<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total households</td>
<td>965</td>
<td>32,388</td>
<td>112,691</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.7</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$91,478</td>
<td>$93,577</td>
<td>$95,605</td>
</tr>
<tr>
<td>Average house value</td>
<td>$319,824</td>
<td>$308,524</td>
<td>$326,975</td>
</tr>
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</table>

* Demographic data derived from 2010 US Census

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