

Mixed Use Redevelopment Opportunity

4225-4233 & 4235-4237 Ridge Avenue, Philadelphia, PA 19129



OFFERING SUMMARY

Price:	\$3,000,000
Lot Size:	0.14 AC
Building Size:	±10,359 SF
# of Units:	10
Zoning:	CMX-2.5, Commercial Mixed Use
Zoning allows for a 5 story building with unobstructed views of the Schuylkill river.	

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Population	19,221	101,533	296,519
Average HHI	\$103,984	\$91,347	\$89,382
Employees	15,050	42,131	106,352
Total Businesses	850	4,038	10,465

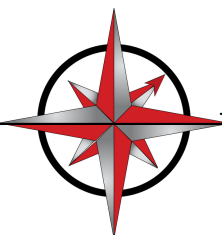
*SitesUSA, 2025

LOCATION DESCRIPTION

Situated along the Ridge Avenue corridor in Philadelphia, this mixed-use property offers unmatched visibility and long-term growth potential. The property spans a highly trafficked stretch connecting East Falls, Manayunk, and Center City, positioned at the gateway to one of Philadelphia's fastest-evolving residential and commercial districts.

Highlights include:

- **High exposure & accessibility** – daily traffic counts exceeding 10,000 cars, plus strong neighborhood foot traffic.
- **Transit connectivity** – minutes from SEPTA Regional Rail, major bus routes, I-76, and Kelly Drive, providing direct access to Center City, University City, and the Main Line.
- **Proximity to major institutions** – located just 4 miles from Center City and surrounded by seven universities and medical institutions, including Jefferson's East Falls campus, Drexel University College of Medicine, Temple University, St. Joseph's University, and the University of Pennsylvania Health System, driving a strong base of students, medical professionals, and young renters.
- **Amenity-rich environment** – surrounded by cafés, fitness studios, grocery, and the scenic Schuylkill River Trail, making the area highly attractive for both residential and retail tenants.



ARROW

Real Estate Services

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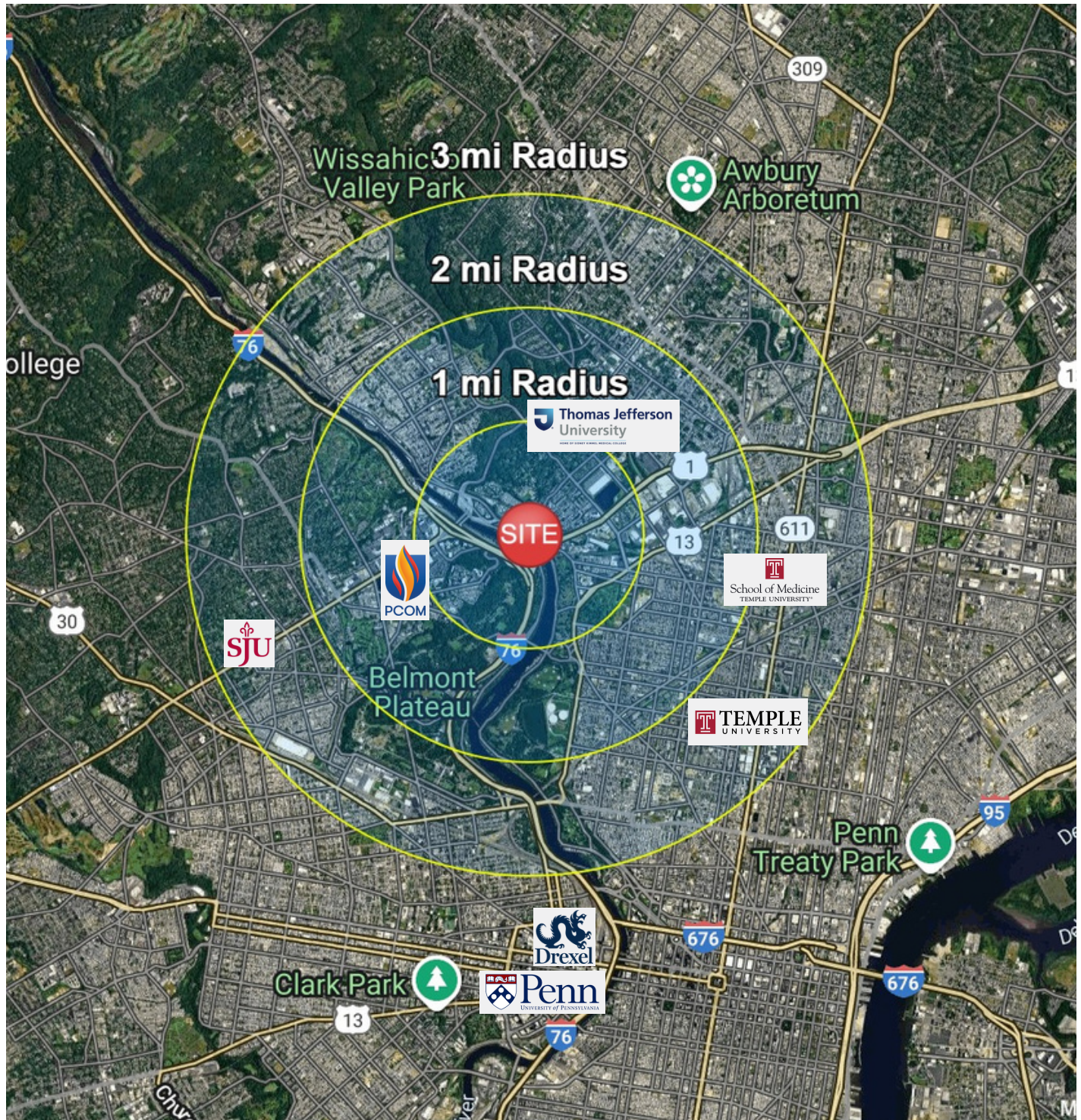
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Trade Area

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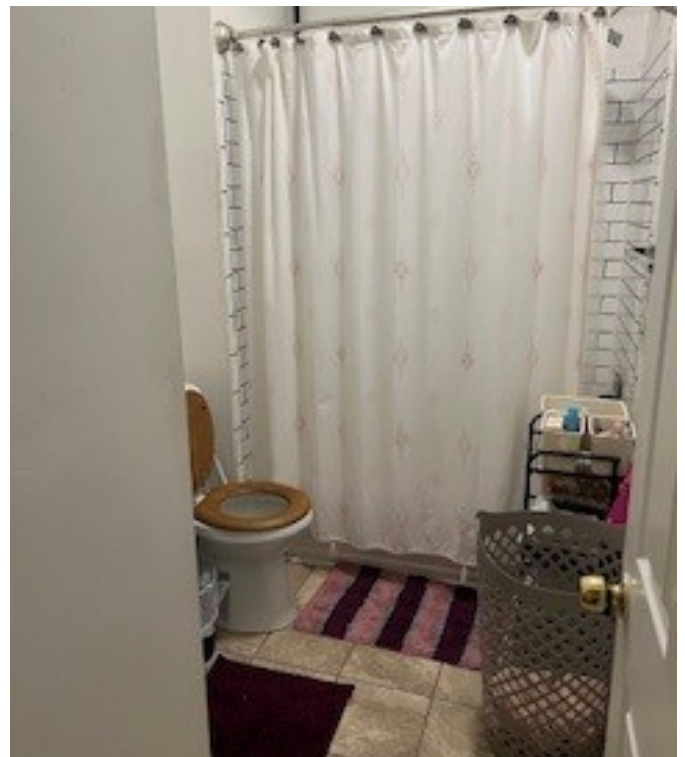
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Interior Photos

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ZONING HIGHLIGHT: CMX-2.5 — COMMERCIAL MIXED-USE 2.5

The CMX-2.5 district promotes active, walkable corridors by combining residential, retail, and office uses in one cohesive environment. This zoning is ideal for neighborhood-scale mixed-use projects, offering flexibility and density in transit-accessible locations.

KEY FEATURES

Mixed-Use Flexibility

- Ground-floor commercial uses permitted by right (retail, restaurant, services, offices)
- Residential or office uses allowed above or behind street-level spaces

Pedestrian-Oriented Design

- Requires active, nonresidential use along primary street frontage
- Encourages storefronts, dining, and customer-facing businesses

Moderate Density Development

- Maximum building height: 55 feet
- Floor Area Ratio (FAR): 5.0 base limit
- Rear yard: Minimum of 9 feet or 10% of lot depth (whichever is greater)

Parking Flexibility

- Requirements vary by use and may be reduced or waived in transit-accessible areas

IDEAL PROJECT TYPES

- Mixed-use redevelopment (apartments over retail)
- Boutique multifamily with street-level dining
- Live/work studios or small business hubs
- Adaptive reuse of existing commercial buildings

WHY CMX-2.5?

This district supports vibrant neighborhood growth, enhances street-level activity, and allows profitable redevelopment potential while remaining compatible with nearby residential areas.

This information is provided for informational purposes only and is based on publicly available sources, including the Philadelphia Zoning Code. While deemed accurate at the time of preparation, zoning regulations are subject to change. Interested parties should verify all zoning details, permitted uses, and dimensional standards independently with the City of Philadelphia or a qualified land use professional.



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