

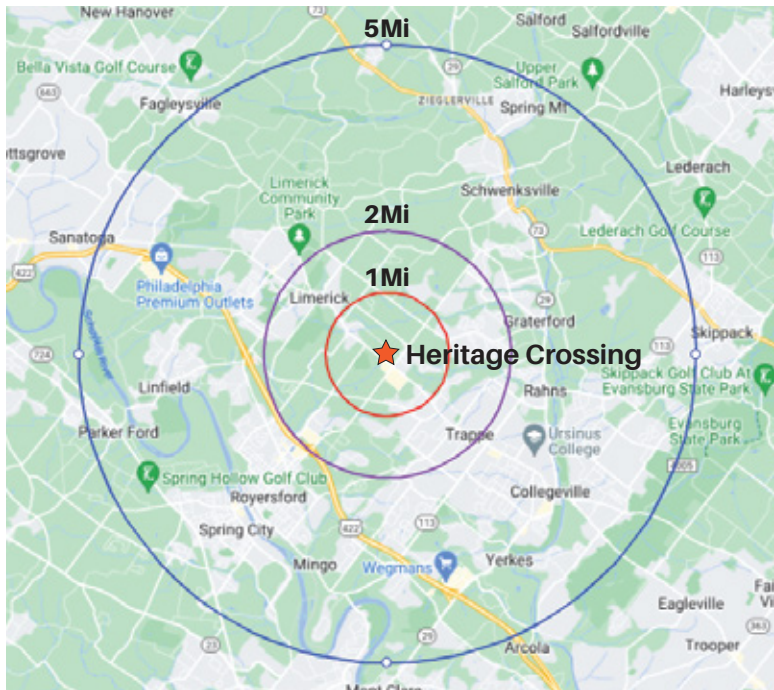
# HERITAGE CROSSING

30-36 West Ridge Pike | Limerick, PA



## SPACE AVAILABLE

- 2,000-12,000 SF divisible space



## DEMOGRAPHICS



Estimated Population:

**1 MILE** – 2,846    **3 MILES** – 43,832    **5 MILES** – 95,629



2023 Daytime Population:

**1 MILE** – 2,775    **3 MILES** – 37,776    **5 MILES** – 85,763



Average Household Income:

**1 MILE** – \$187,369    **3 MILES** – \$154,800    **5 MILES** – \$152,190



Average Daily Traffic Counts:

**Ridge Pike** – 18,254    **Township Line Road** – 13,405

## PROPERTY OVERVIEW

Heritage Crossing is a retail center located at a fully signalized intersection on West Ridge Pike in Limerick, PA. The surrounding area has strong household incomes and a high daytime population. Heritage Crossing has a proposed development project for Sprouts Farmers Market, which will include up to 12,000 SF of additional space available for Retail, Medical, and Service Use. Area retailers include GIANT, Target, Starbucks and Wawa.

## CONTACT US

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[watersretailgroup.com](http://watersretailgroup.com)



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SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Walgreens	14,748	F	AVAILABLE (Coming 2025)	± 2,400
B	McDonald's	3,900	G	AVAILABLE (Coming 2025)	± 2,000
C	ChildTime	9,450	H	AVAILABLE (Coming 2025)	± 5,200
D	Citadel Credit Union	3,840	I	Sprouts Farmers Market (Coming 2025)	23,250
E	AVAILABLE (Coming 2025)	± 2,400	TOTAL 67,188 SF		



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