

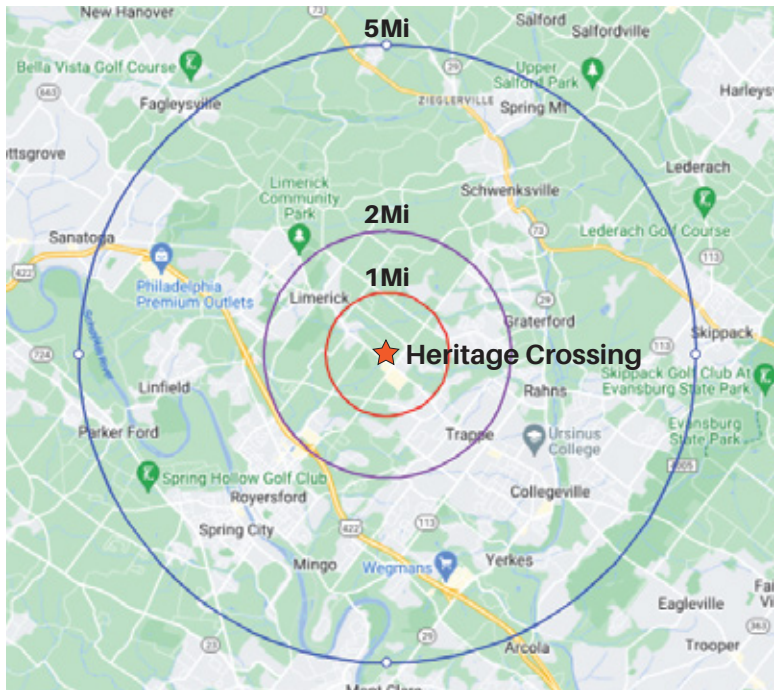
HERITAGE CROSSING

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.

LEASING CONTACT

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JOIN



HERITAGE CROSSING

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CHILDTIME
LEARNING CENTERS

SPROUTS
FARMERS MARKET

CITADEL
CREDIT UNION



■ Leased
■ Available

SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Walgreens	14,748	F	AVAILABLE (New Construction)	± 2,400
B	McDonald's	3,900	G	AVAILABLE (New Construction)	± 2,000
C	ChildTime	9,450	H	AVAILABLE (New Construction)	± 5,200
D	Citadel Credit Union	3,840	I	Sprouts Farmers Market (Opening Fall 2026)	23,250
E	AVAILABLE (New Construction)	± 2,400	TOTAL 67,188 SF		

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