

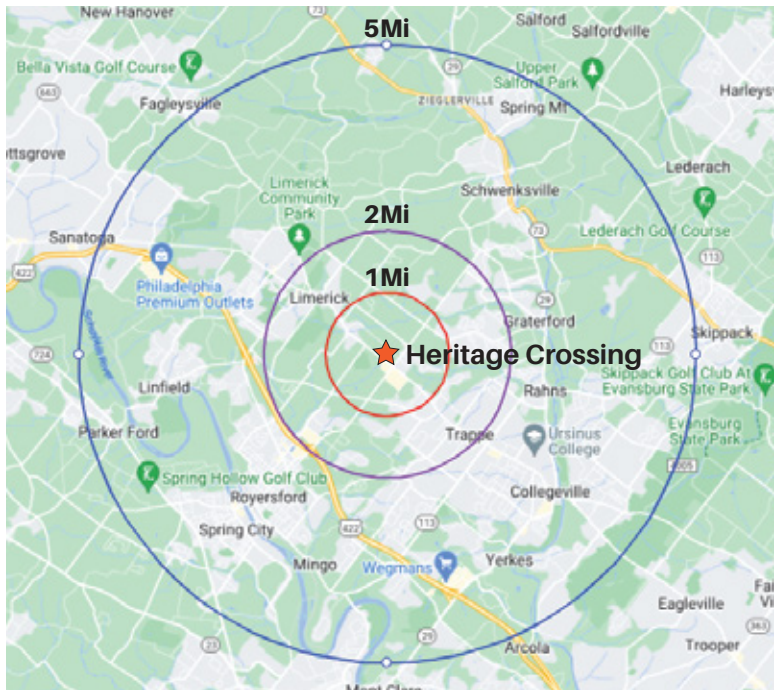
HERITAGE CROSSING

36 West Ridge Pike | Limerick, PA



SPACE AVAILABLE

• Up to 12,000 SF Ground Lease or Build to Suit



DEMOGRAPHICS



Estimated Population:

1 MILE - 4,143 **3 MILES** - 44,894 **5 MILES** - 97,175



Daytime Population:

1 MILE - 3,631 **3 MILES** - 40,292 **5 MILES** - 90,070



Average Household Income:

1 MILE - \$192,237 **3 MILES** - \$163,194 **5 MILES** - \$159,332



Average Daily Traffic Counts:

Ridge Pike - 18,321 **Township Line Road** - 13,494

PROPERTY OVERVIEW

- Available for retail, medical & service use
- Sprouts anchored retail center
- Located at W. Ridge Pike & Township Line Road in Limerick, PA
- Strong household incomes & high daytime population
- Ground Lease or Build to Suit
- Area retailers include Giant, Target, Starbucks, Wawa

LEASING CONTACT

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CHILDTIME
LEARNING CENTERS

GROUND LEASE OR BUILT TO SUIT

SPROUTS
FARMERS MARKET



CITADEL
CREDIT UNION



 Leased
 Available

SUITE	TENANT	SQ. FEET	SUITE	TENANT	SQ. FEET
A	Walgreens	14,748	E	Sprouts Farmers Market	23,256
B	McDonald's	3,900	F	AVAILABLE- GROUND LEASE OR BTS	12,000
C	ChildTime	9,450			
D	Citadel Credit Union	3,840			
					TOTAL 67,194 SF

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