

# CHESTNUT HILL SHOPPES

PHILADELPHIA, PA

This property is located on Germantown Avenue, the main thoroughfare of the Chestnut Hill Shopping District, which features a variety of national and local tenants. Germantown Avenue is located in a strong infill area and in one of Philadelphia's most upscale neighborhoods. This shopping district is enhanced by year-round activities sponsored by the Chestnut Hill Business & Community Associations.

## PROPERTY INFORMATION

### Address

8400 & 8625 Germantown Ave  
Philadelphia, PA 19118

### GLA

40,058 ± SF

### Parking

160 Spaces (two lots)

## LEASINGCONTACT

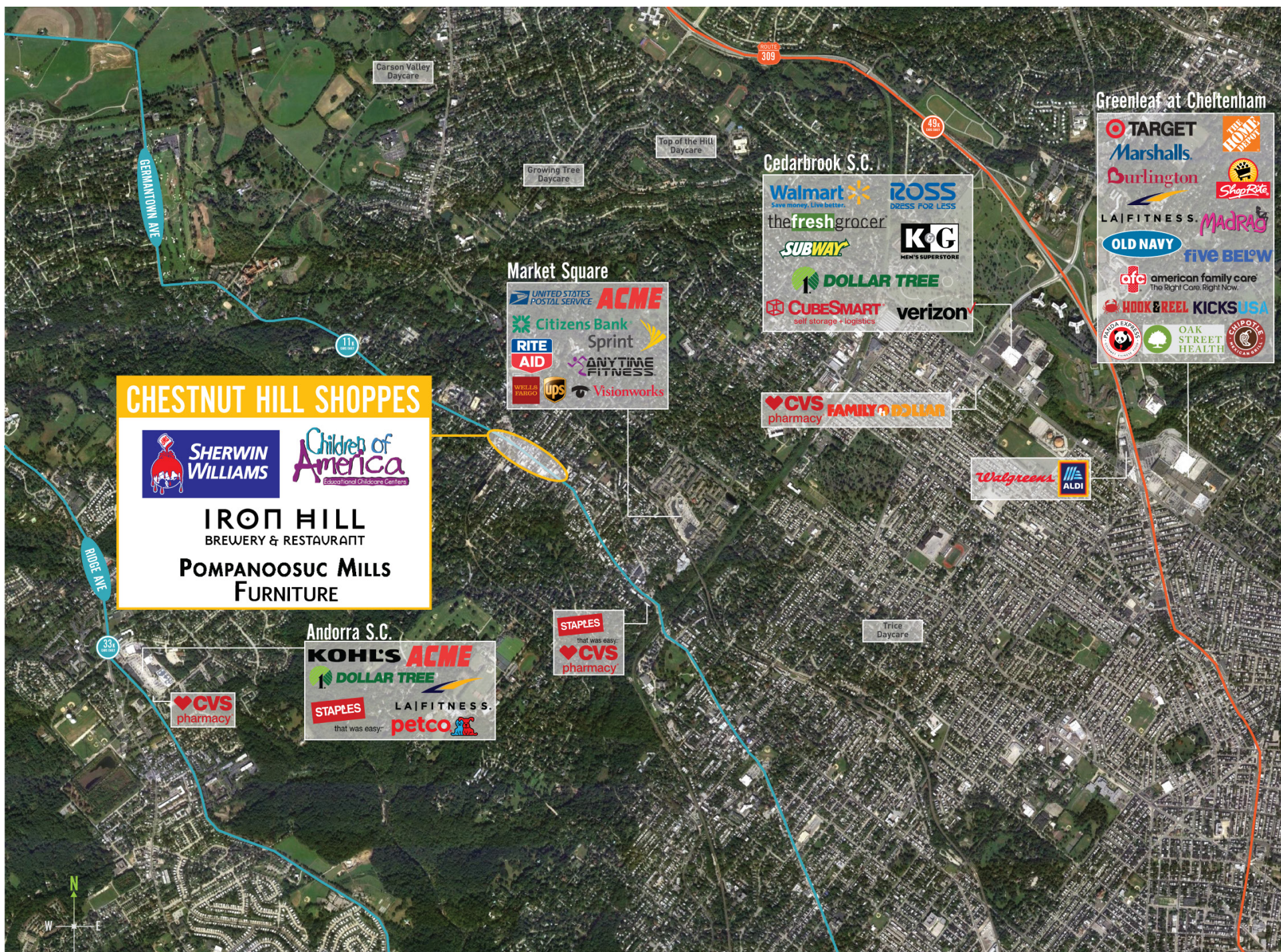
Karalynn Holbrook  
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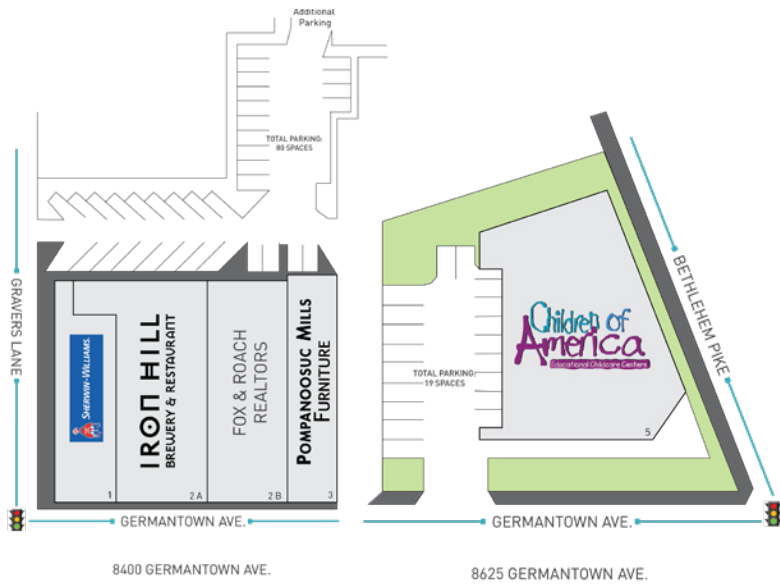
411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580



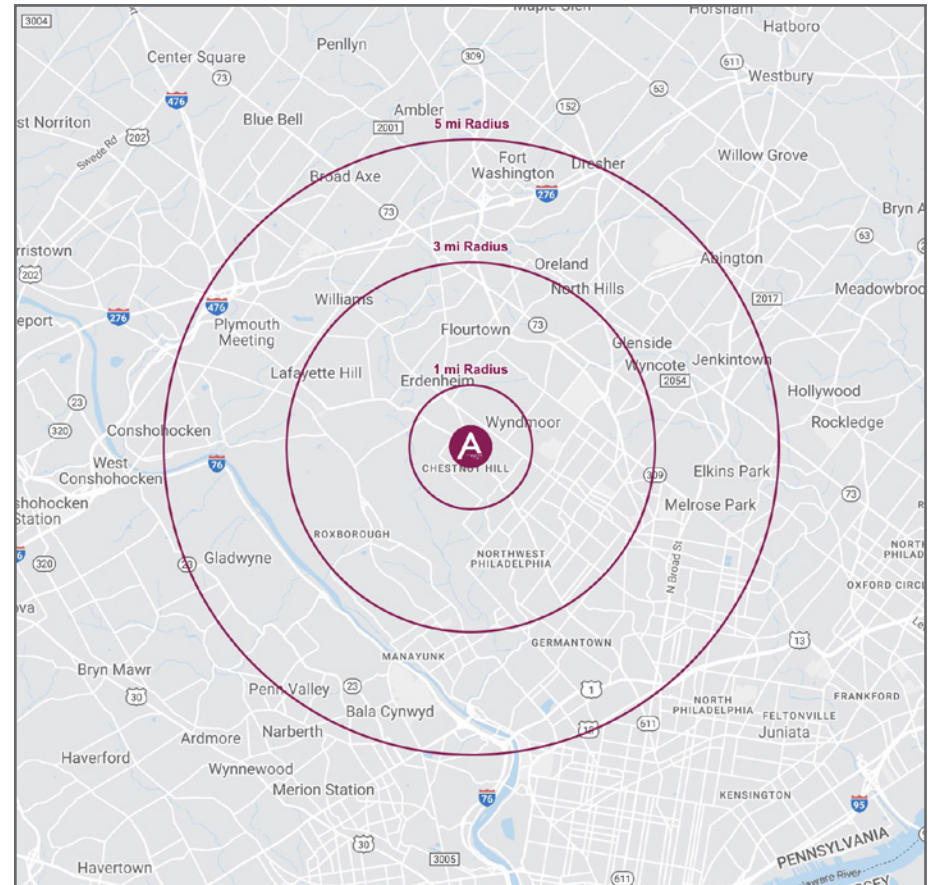
# MARKET AERIAL



# SITE PLAN



# DEMOGRAPHICS



## TENANT ROSTER

- 1. Sherwin Williams ..... 3,665 sf
- 2A. Iron Hill Restaurant ..... 7,600 sf
- 2B. Fox & Roach Realtors ..... 5,347 sf
- 3. Pompanoosuc Mills Furniture 3,996 sf
- 5. Children of America ..... 18,539 sf

## DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		11,609	143,934	397,006
HOUSEHOLDS		5,273	61,581	168,109
AVERAGE HHI		\$191,428	\$118,717	\$120,305