

**2ND GEN RESTAURANT
WITH LIQUOR LICENSE
AVAILABLE**



CHESTNUT HILL SHOPPES
PHILADELPHIA, PA

ACADIA Realty. Trust.

Chestnut Hill Shoppes 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 Community Associations.

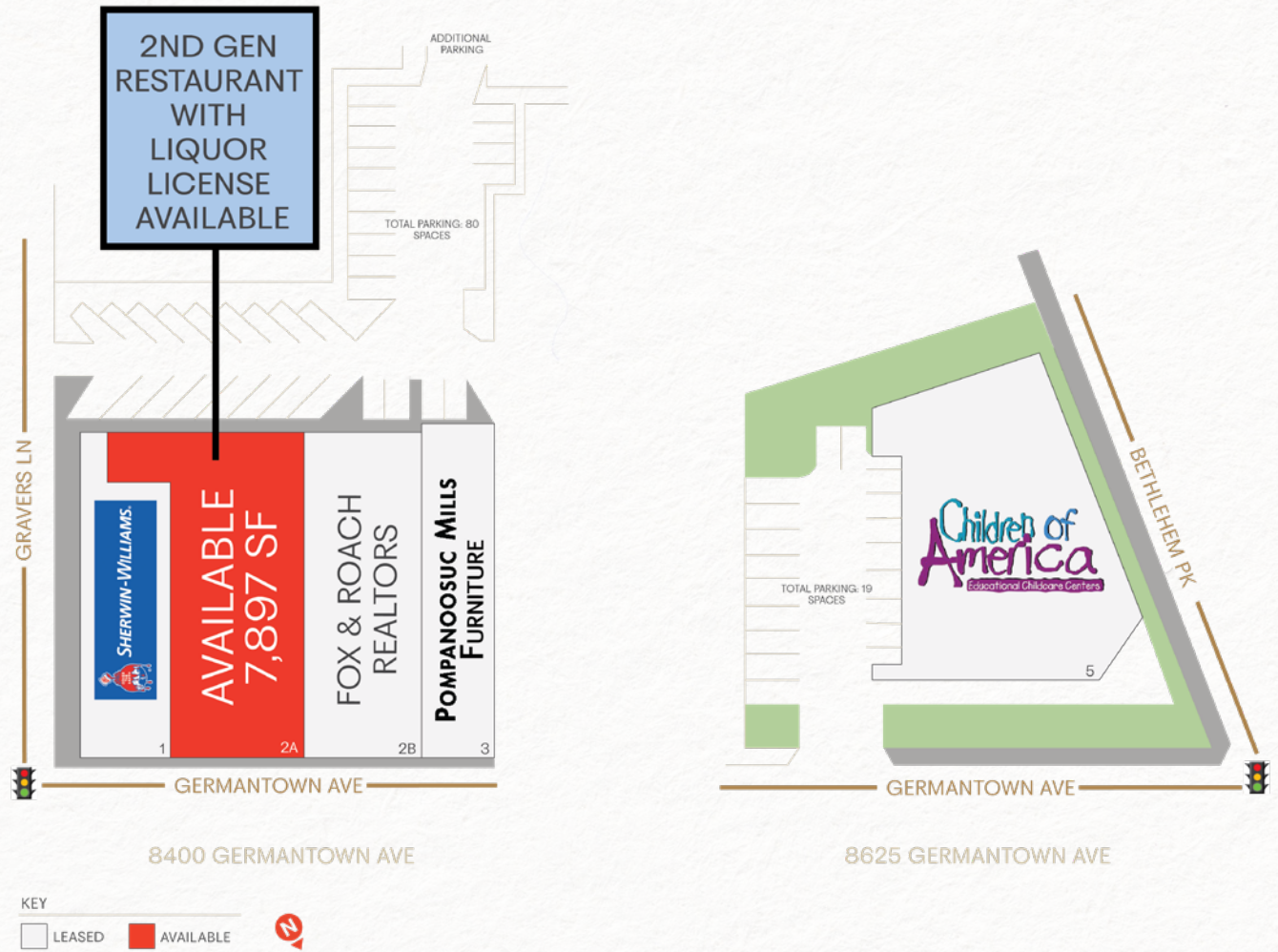
ADDRESS
8400 & 8625 Germantown Avenue
Philadelphia, PA 19118

GLA
± 40,058 SF

KARALYNN HOLBROOK
Director, Leasing
T 914-288-8118
kholbrook@acadiarealty.com

Realty. Trust.
ACADIA
411 Theodore Fremd Ave, Suite 300 | Rye, NY 10580

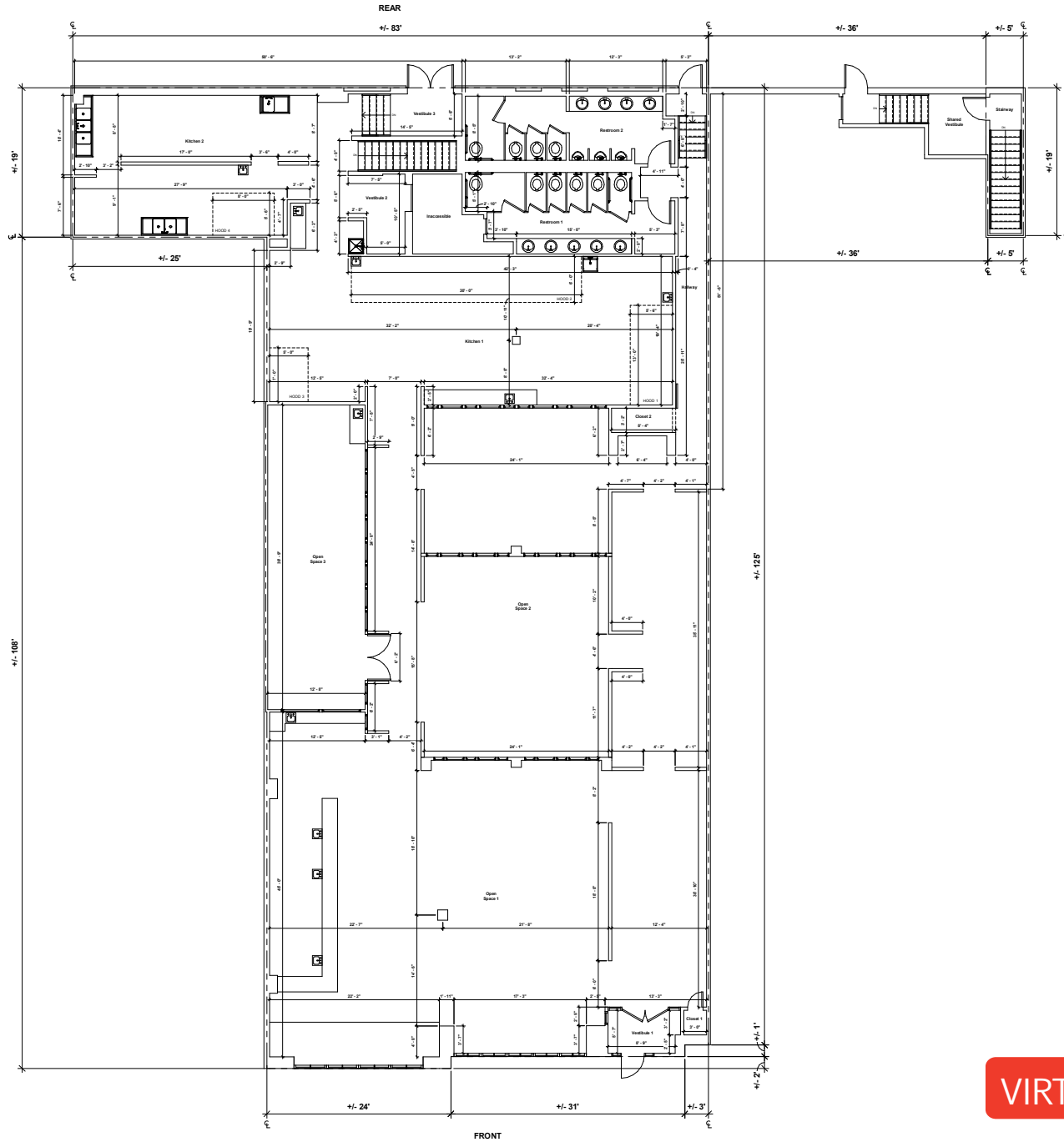
SITE PLAN



TENANT ROSTER

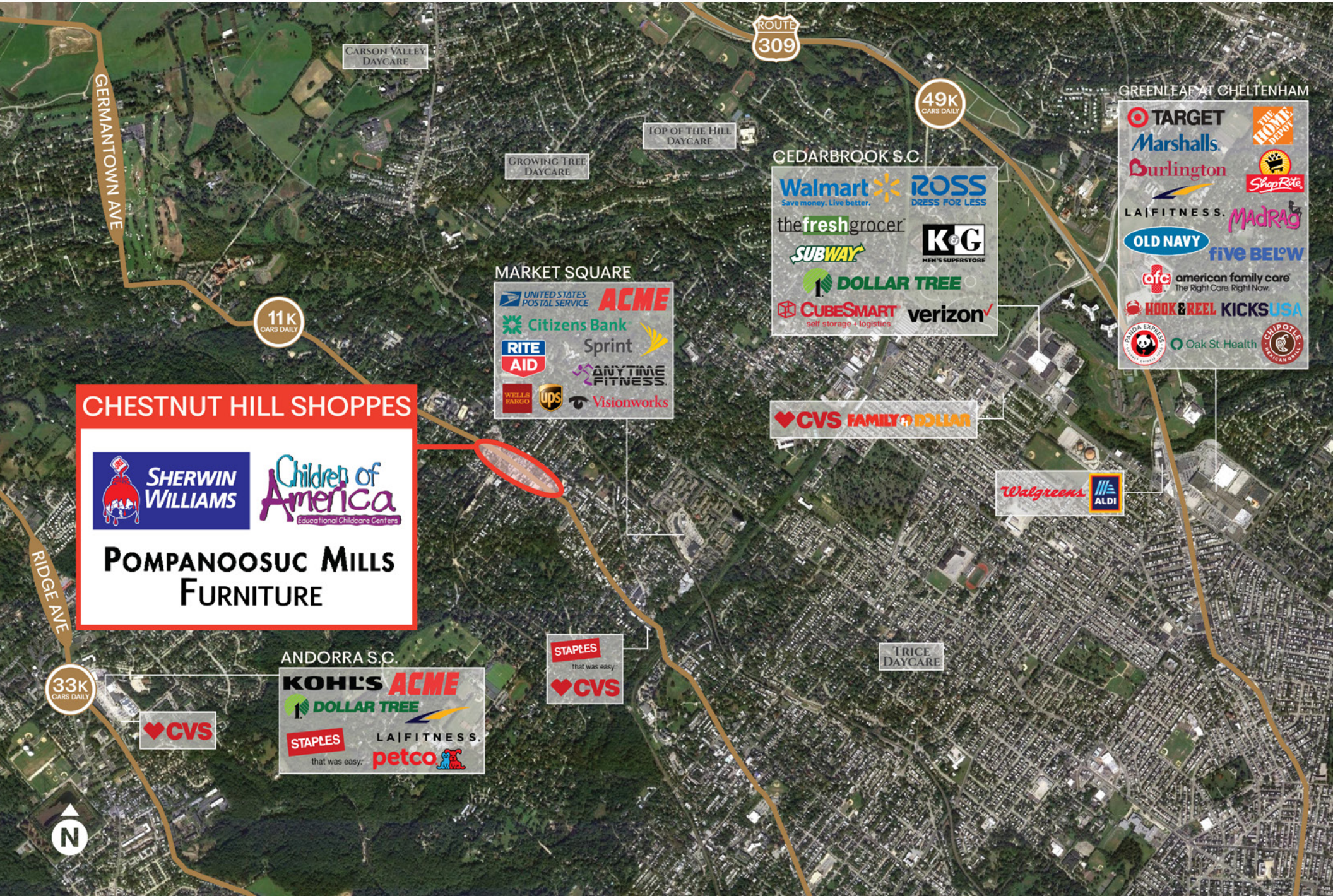
1. Sherwin Williams.....	3,665 SF
2A. Available	7,897 SF
2B. Fox & Roach Realtors.....	5,347 SF
3. Pompanoosuc Mills Furniture	3,996 SF
5. Children of America	18, 539 SF

SPACE LAYOUT DRAWING



[VIRTUAL TOUR LINK](#)

MARKET AERIAL



ROUTE 309

49K
CARS DAILY

11K
CARS DAILY

33K
CARS DAILY

CHESTNUT HILL SHOPPES



POMPANOOSUC MILLS
FURNITURE

CARSON VALLEY DAYCARE

TOP OF THE HILL DAYCARE

GROWING TREE DAYCARE

CEDARBROOK S.C.

GREENLEAF AT CHELTENHAM

MARKET SQUARE

Logos for: UNITED STATES POSTAL SERVICE, ACME, Citizens Bank, RITE AID, Sprint, ANYTIME FITNESS, Visionworks, UPS, WELLS FARGO

Logos for: Walmart, ROSS, thefreshgrocer, SUBWAY, DOLLAR TREE, K&G, CUBESMART, verizon

Logos for: TARGET, Marshalls, Burlington, ShopRite, LA FITNESS, MADRAO, OLD NAVY, five BEL'W, atc, american family care, HOOK & REEL, KICKS USA, PANDA EXPRESS, Oak St. Health, CHIPOTLE

Logos for: CVS FAMILY DOLLAR

Logos for: Walgreens, ALDI

ANDORRA S.C.

Logos for: KOHL'S, ACME, DOLLAR TREE, STAPLES, LA FITNESS, petco

Logos for: STAPLES, CVS

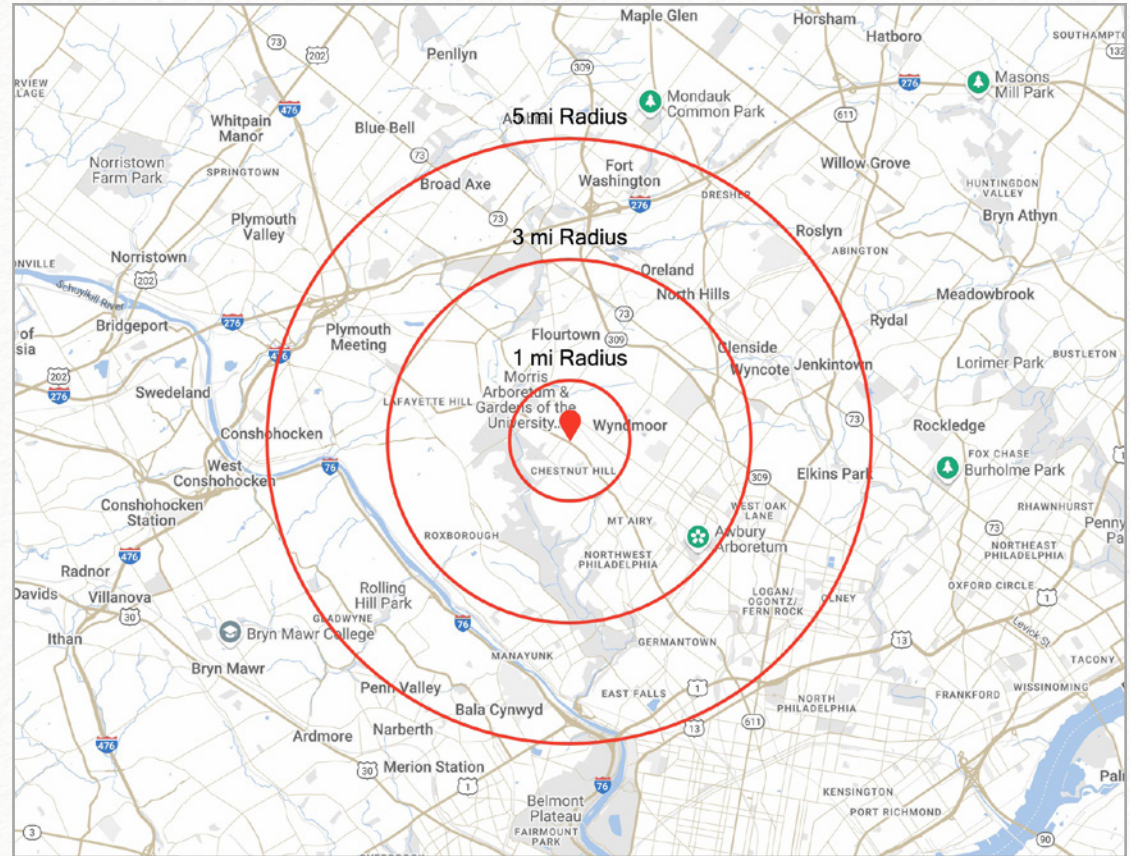
TRICE DAYCARE




Logo for: CVS





DEMOGRAPHICS



DEMOGRAPHICS	1 MI.	3 MI.	5 MI.
 POPULATION	10,775	131,248	382,509
 HOUSEHOLDS	4,857	53,886	161,390
 AVERAGE HHI	\$185,110	\$127,880	\$128,115