

**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.

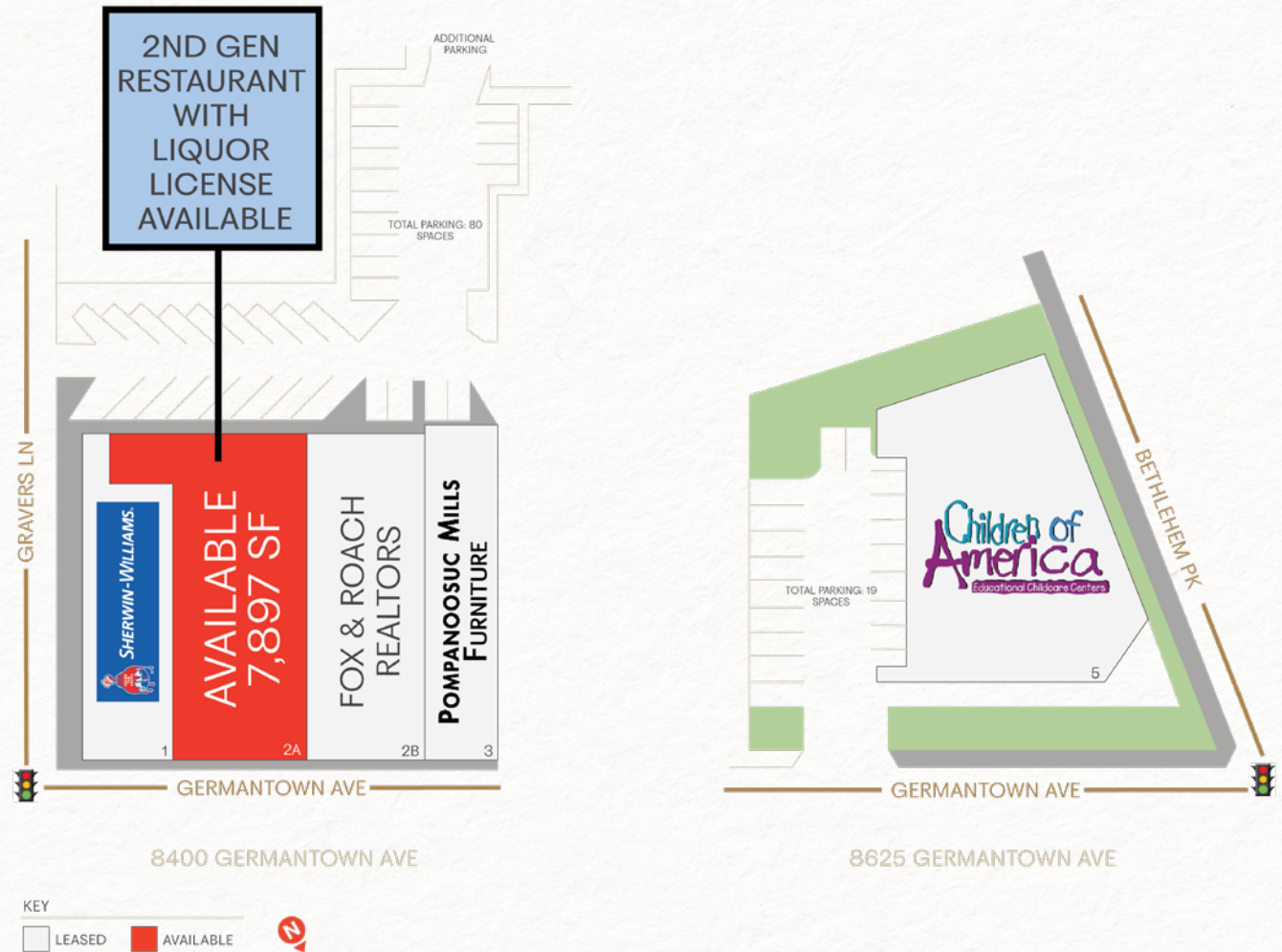
ADDRESS
8400 & 8625 Germantown Avenue
Philadelphia, PA 19118

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	15,884 SF

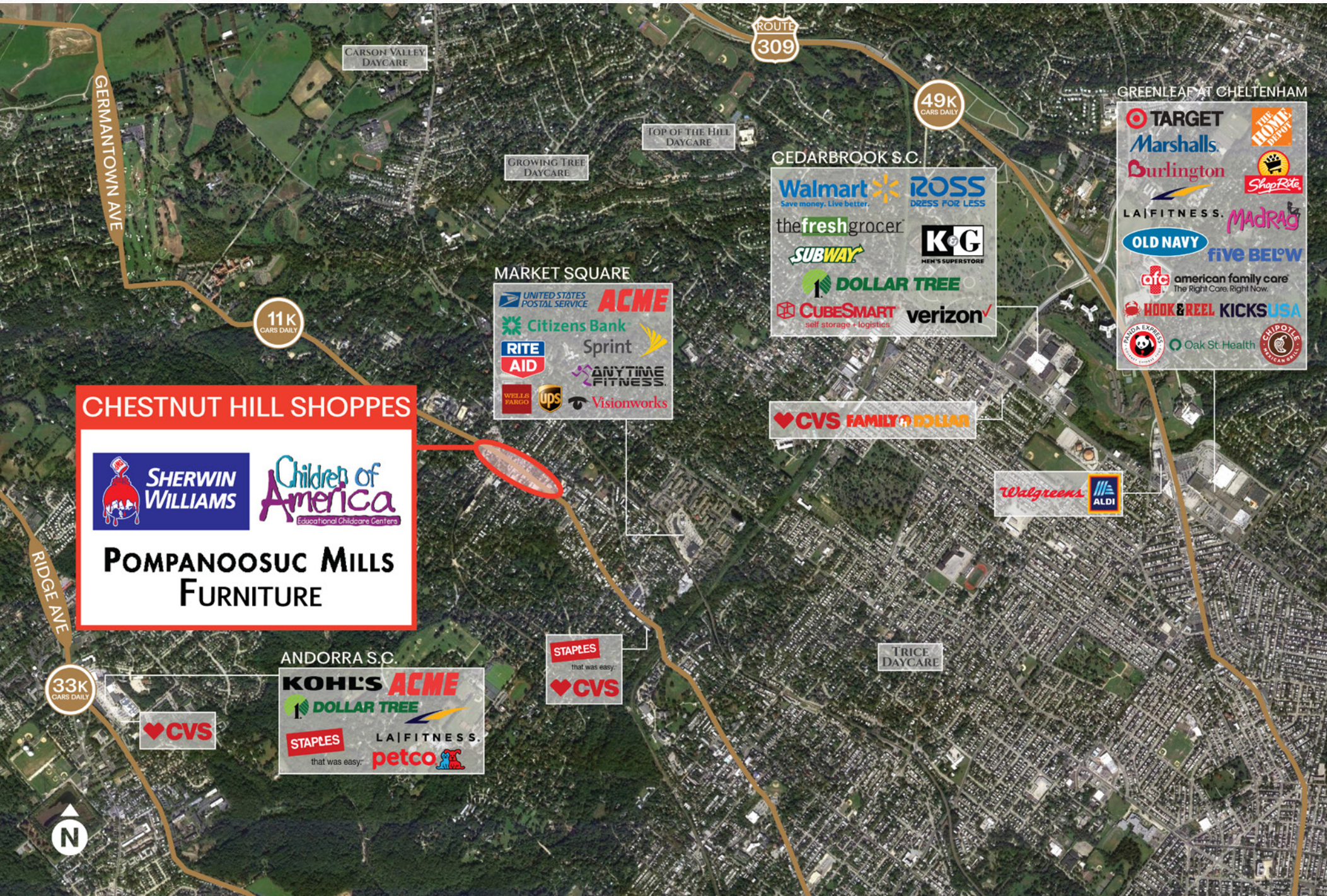
This architectural floor plan illustrates a restaurant layout with various rooms and dimensions. The plan is oriented with 'REAR' at the top and 'FRONT' at the bottom. Key areas include:

- Kitchen 1** and **Kitchen 2** located in the rear section.
- Restroom 1** and **Restroom 2** situated near the rear entrance.
- Open Space 1** and **Open Space 2** occupying the central and front portions of the plan.
- Bar** and **Seating** areas along the front wall.
- Entrance** and **Exit** points are clearly marked.
- Staircase** and **Elevator** are located on the right side of the plan.

The plan includes numerous dimensions in feet and inches, such as 12'-0", 10'-0", 8'-0", 6'-0", 4'-0", 3'-0", 2'-0", 1'-0", 1/2'-0", 1/4'-0", 1/8'-0", 1/16'-0", 1/32'-0", 1/64'-0", 1/128'-0", 1/256'-0", 1/512'-0", 1/1024'-0", 1/2048'-0", 1/4096'-0", 1/8192'-0", 1/16384'-0", 1/32768'-0", 1/65536'-0", 1/131072'-0", 1/262144'-0", 1/524288'-0", 1/1048576'-0", 1/2097152'-0", 1/4194304'-0", 1/8388608'-0", 1/16777216'-0", 1/33554432'-0", 1/67108864'-0", 1/134217728'-0", 1/268435456'-0", 1/536870912'-0", 1/1073741824'-0", 1/2147483648'-0", 1/4294967296'-0", 1/8589934592'-0", 1/17179869184'-0", 1/34359738368'-0", 1/68719476736'-0", 1/137438953472'-0", 1/274877906944'-0", 1/549755813888'-0", 1/1099511627776'-0", 1/2199023255552'-0", 1/4398046511104'-0", 1/8796093022208'-0", 1/17592186044416'-0", 1/35184372088832'-0", 1/70368744177664'-0", 1/140737488355328'-0", 1/281474976710656'-0", 1/562949953421312'-0", 1/1125899906842624'-0", 1/2251799813685248'-0", 1/4503599627370496'-0", 1/9007199254740992'-0", 1/18014398509481984'-0", 1/36028797018963968'-0", 1/72057594037927936'-0", 1/144115188075855872'-0", 1/288230376151711744'-0", 1/576460752303423488'-0", 1/1152921504606846976'-0", 1/2305843009213693952'-0", 1/4611686018427387904'-0", 1/9223372036854775808'-0", 1/18446744073709551616'-0", 1/36893488147419103232'-0", 1/73786976294838206464'-0", 1/147573952589676412928'-0", 1/295147905179352825856'-0", 1/590295810358705651712'-0", 1/1180591620717411303424'-0", 1/2361183241434822606848'-0", 1/4722366482869645213696'-0", 1/9444732965739290427392'-0", 1/18889465931478580854784'-0", 1/37778931862957161709568'-0", 1/75557863725914323419136'-0", 1/151115727451828646838272'-0", 1/302231454903657293676544'-0", 1/604462909807314587353088'-0", 1/1208925819614629174706176'-0", 1/2417851639229258349412352'-0", 1/4835703278458516698824704'-0", 1/9671406556917033397649408'-0", 1/19342813113834066795298816'-0", 1/38685626227668133590597632'-0", 1/77371252455336267181195264'-0", 1/154742504910672534362390528'-0", 1/309485009821345068724781056'-0", 1/618970019642690137449562112'-0", 1/1237940039285380274899124224'-0", 1/2475880078570760549798248448'-0", 1/4951760157141521099596496896'-0", 1/9903520314283042199192993792'-0", 1/19807040628566084398385987584'-0", 1/39614081257132168796771975168'-0", 1/79228162514264337593543950336'-0", 1/158456325028528675187087900672'-0", 1/316912650057057350374175801344'-0", 1/633825300114114700748351602688'-0", 1/1267650600228229401496703205376'-0", 1/2535301200456458802993406410752'-0", 1/5070602400912917605986812821504'-0", 1/10141204801825835211973625643008'-0", 1/20282409603651670423947251286016'-0", 1/40564819207303340847894502572032'-0", 1/81129638414606681695789005144064'-0", 1/162259276829213363391578010288128'-0", 1/324518553658426726783156020576256'-0", 1/649037107316853453566312041152512'-0", 1/1298074214633706907132624082305024'-0", 1/2596148429267413814265248164610048'-0", 1/5192296858534827628530496329220096'-0", 1/10384593717069655257060992658440192'-0", 1/20769187434139310514121985316880384'-0", 1/41538374868278621028243970633760768'-0", 1/83076749736557242056487941267521536'-0", 1/166153499473114484112975882535043072'-0", 1/332306998946228968225951765070086144'-0", 1/664613997892457936451903530140172288'-0", 1/1329227995784915872903807060280344576'-0", 1/2658455991569831745807614120560689152'-0", 1/5316911983139663491615228241121378304'-0", 1/10633823966279326983230456482242756608'-0", 1/21267647932558653966460912964485513216'-0", 1/42535295865117307932921825928971026432'-0", 1/85070591730234615865843651857942052864'-0", 1/170141183460469231731687303715884105728'-0", 1/340282366920938463463374607431768211456'-0", 1/680564733841876926926749214863536422912'-0", 1/1361129467683753853853498429727072845824'-0", 1/2722258935367507707706996859454145691648'-0", 1/5444517870735015415413993718908291383296'-0", 1/10889035741470030830827987437816582766592'-0", 1/21778071482940061661655974875633165533184'-0", 1/43556142965880123323311949751266331066368'-0", 1/87112285931760246646623899502532662132736'-0", 1/174224571863520493293247799005065324265472'-0", 1/348449143727040986586495598010130648530944'-0", 1/696898

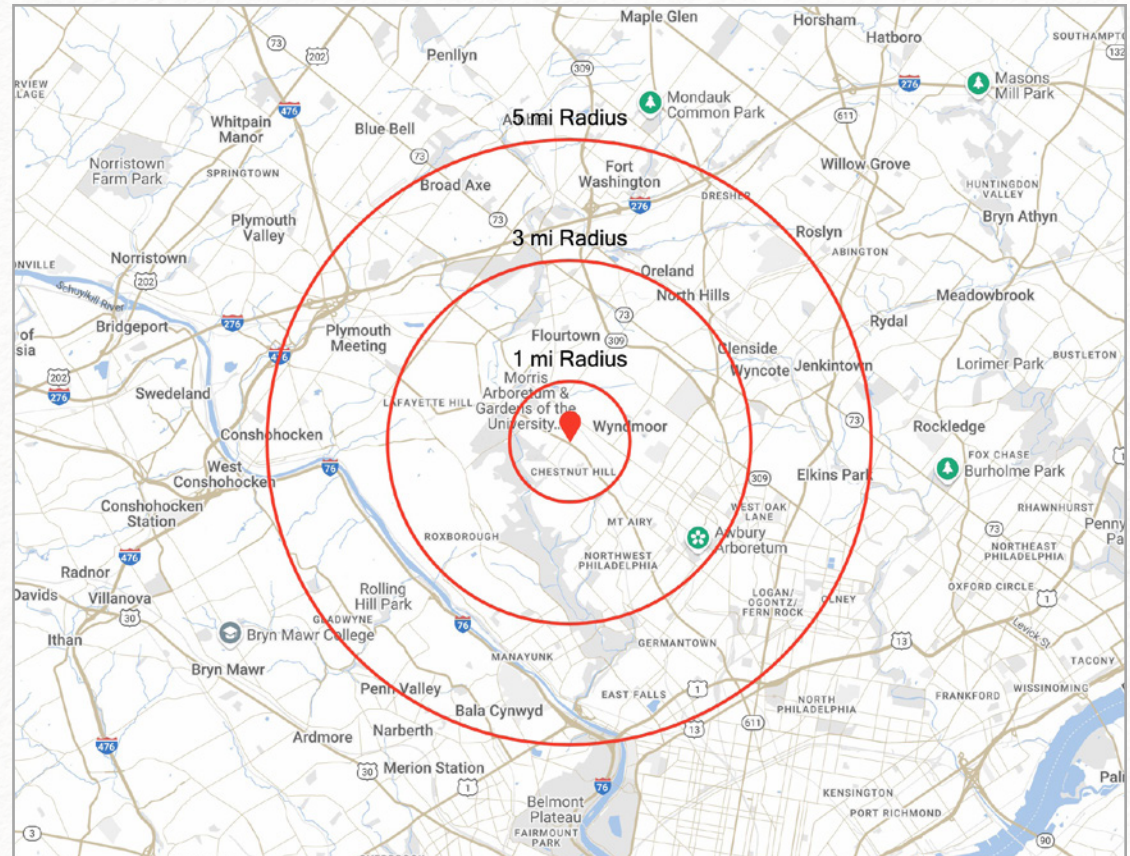
[VIRTUAL TOUR LINK](#)

MARKET AERIAL





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