

● FULLY LEASED



**CHESTNUT HILL SHOPPES**  
PHILADELPHIA, PA

**ACADIA** Realty. Trust.



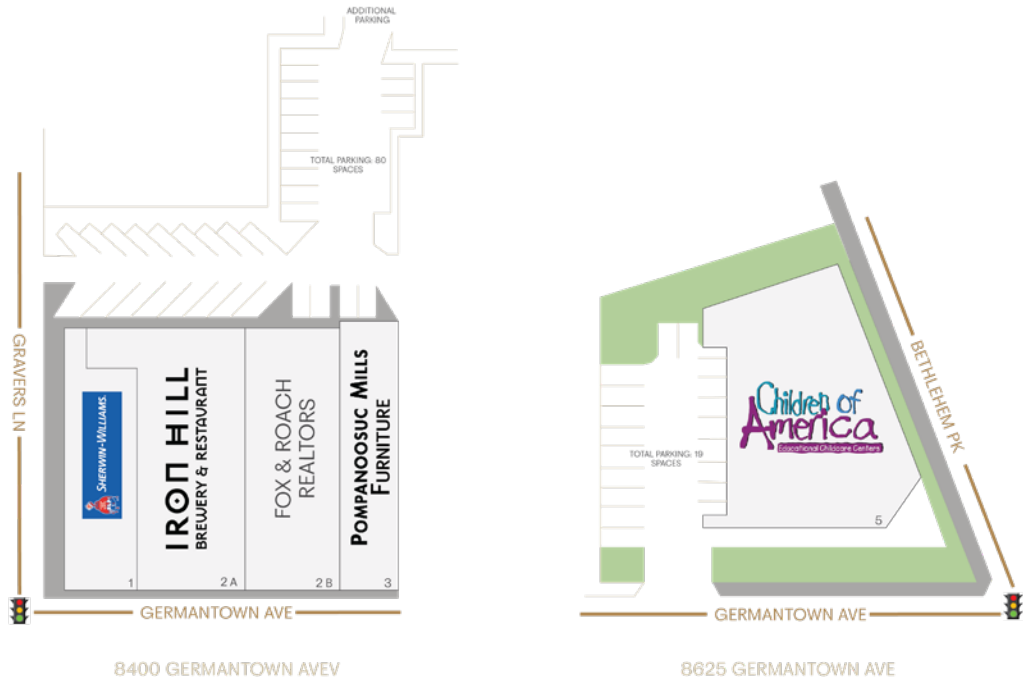
Chestnut Hill Shoppes is located on Germantown Avenue, the main thoroughfare of the Chestnut Hill Shopping District, which features a variety of national and local tenants. Germantown Avenue is located in a strong infill area and in one of Philadelphia's most upscale neighborhoods. This shopping district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

**ADDRESS**  
8400 & 8625 Germantown Avenue  
Philadelphia, PA 19118

**GLA**  
± 40,058 SF

**KARALYNN HOLBROOK**  
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# SITE PLAN

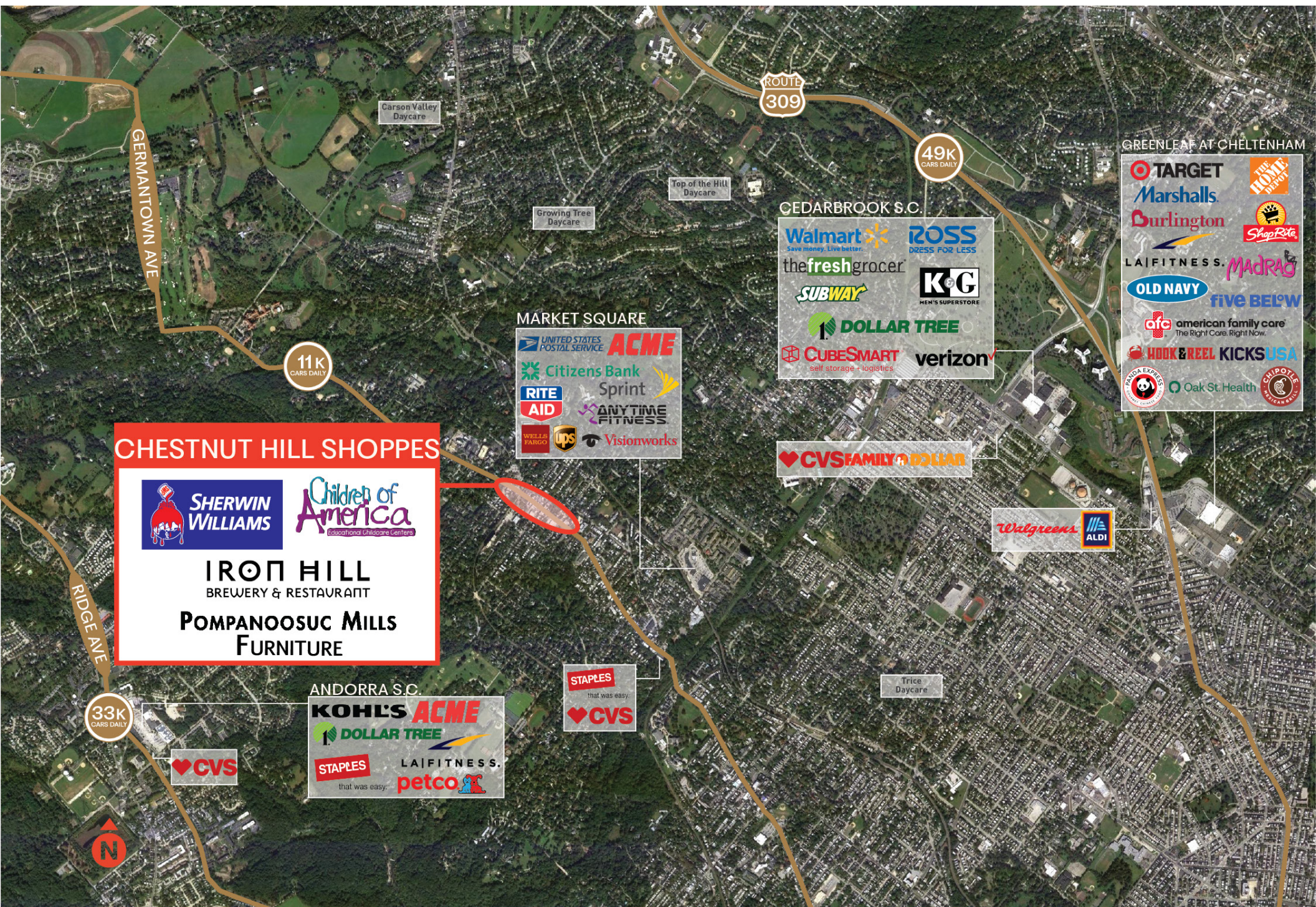


## TENANT ROSTER

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
5. Children of America .....	18, 539 SF



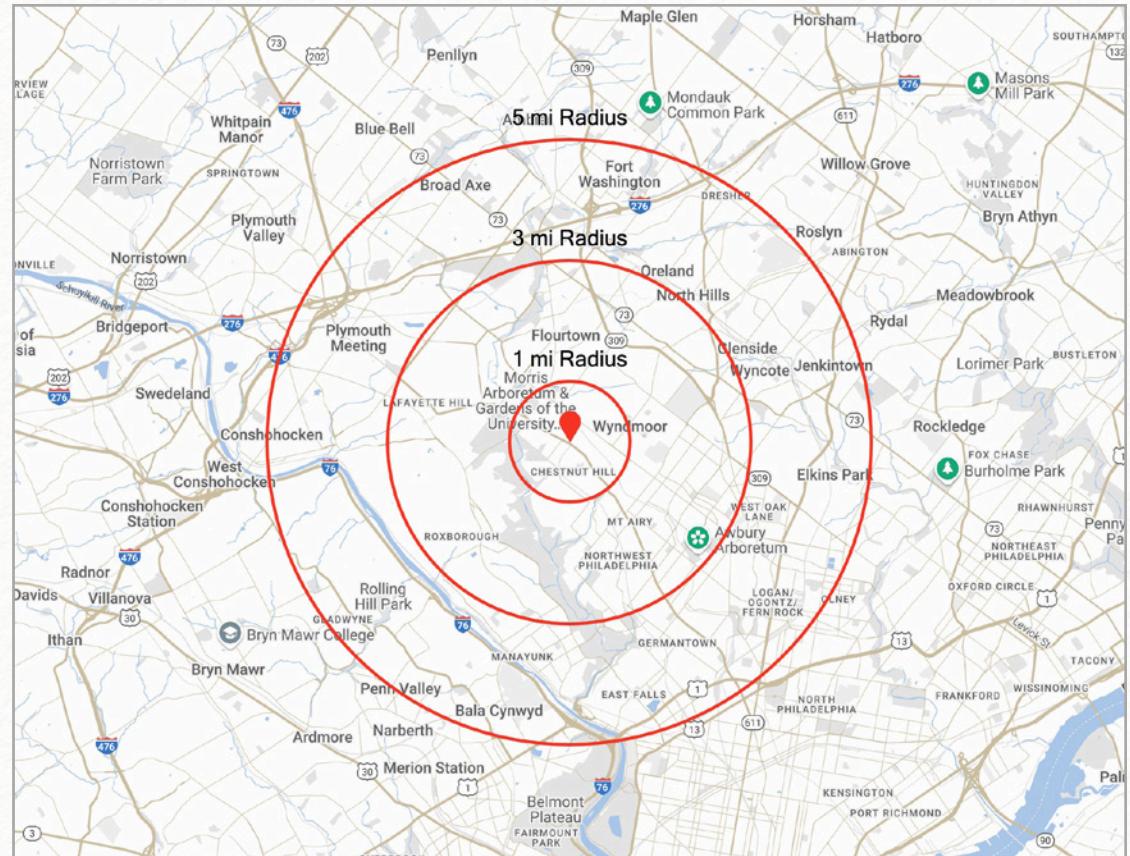
# MARKET AERIAL










# 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