

MSC



8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

±15,000 SF RETAIL/OFFICE/MEDICAL
SPACE AVAILABLE FOR LEASE



Owned and managed by:

ACADIA
REALTY TRUST

8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

±15,000 SF RETAIL/OFFICE/MEDICAL SPACE AVAILABLE FOR LEASE

CONTACT



DOUGLAS GREEN

dgreen@hellomsc.com
215.883.7400

JOSEPH RANISZEWSKI

jraniszewski@hellomsc.com
215.883.7390

JASON BROOKE

jbrooke@hellomsc.com
215.883.7408

JOIN THESE AREA TENANTS



IRON HILL
BREWERY & RESTAURANT



J. McLaughlin



PROPERTY DETAILS

- Free standing building situated in the heart of the dense and affluent Philadelphia community of Chestnut Hill
- Ideal for dry retail, medical and office with high profile corner visibility and 19 exclusive off-street parking spaces
- Rare opportunity to lease a large format commercial building in the heart of Chestnut Hill

DEMOGRAPHICS



EST. POPULATION

0.5 mi 4,568 | 1 mi 11,962 | 1.5 mi 28,583 | 2 mi 58,455



EST. NUMBER OF EMPLOYEES

0.5 mi 2,336 | 1 mi 6,305 | 1.5 mi 13,240 | 2 mi 19,630



EST. AVERAGE HOUSEHOLD INCOME

0.5 mi \$150,627 | 1 mi \$145,083 | 1.5 mi \$129,393 | 2 mi \$110,656

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

±15,000 SF RETAIL/OFFICE/MEDICAL SPACE AVAILABLE FOR LEASE

CONTACT

DOUGLAS GREEN

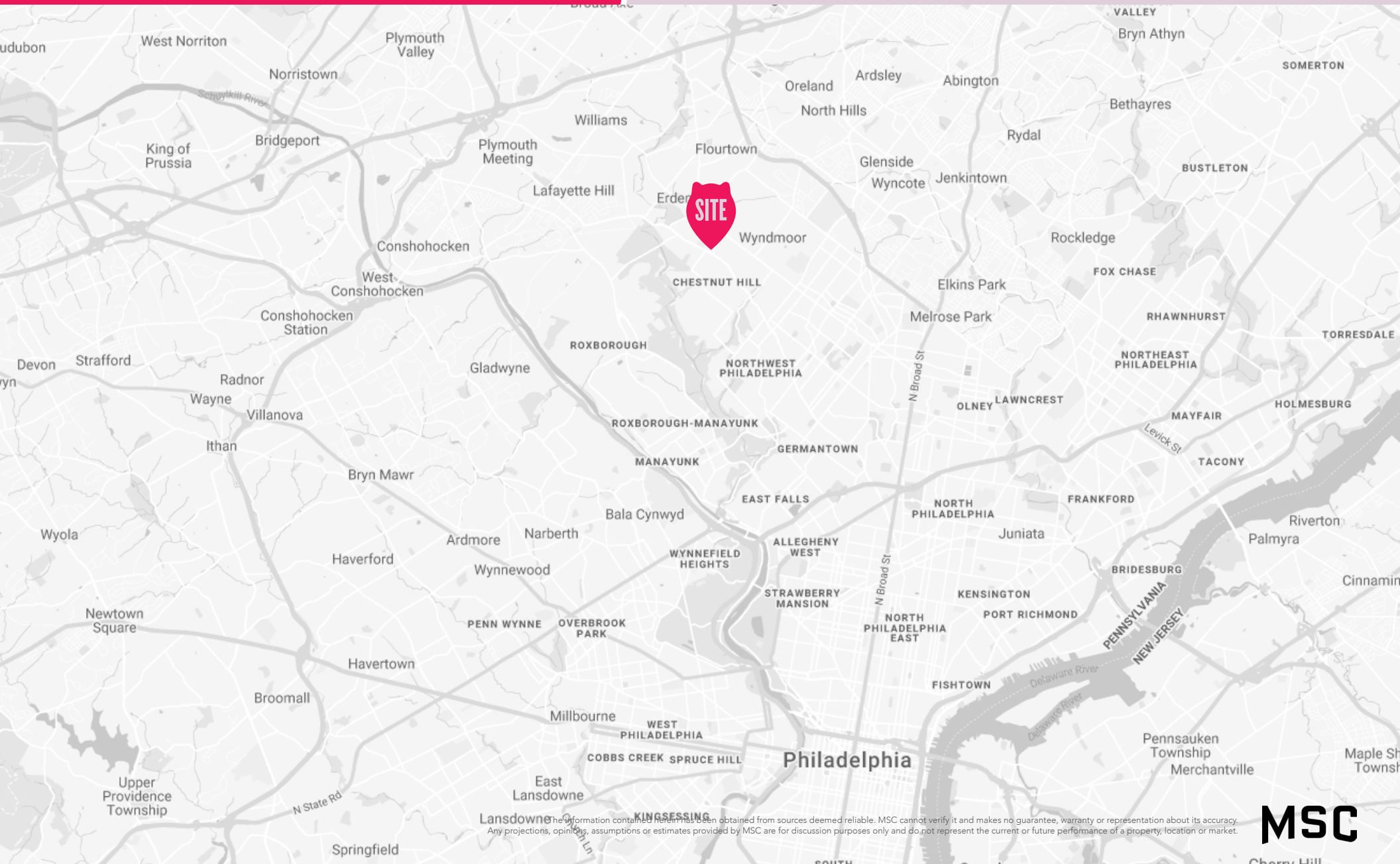
dgreen@hellomsc.com
215.883.7400

JOSEPH RANISZEWSKI

jranniszewski@hellomsc.com
215.883.7390

JASON BROOKE

jbrooke@hellomsc.com
215.883.7408



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

MSC

8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

SITE PLAN

CONTACT



DOUGLAS GREEN

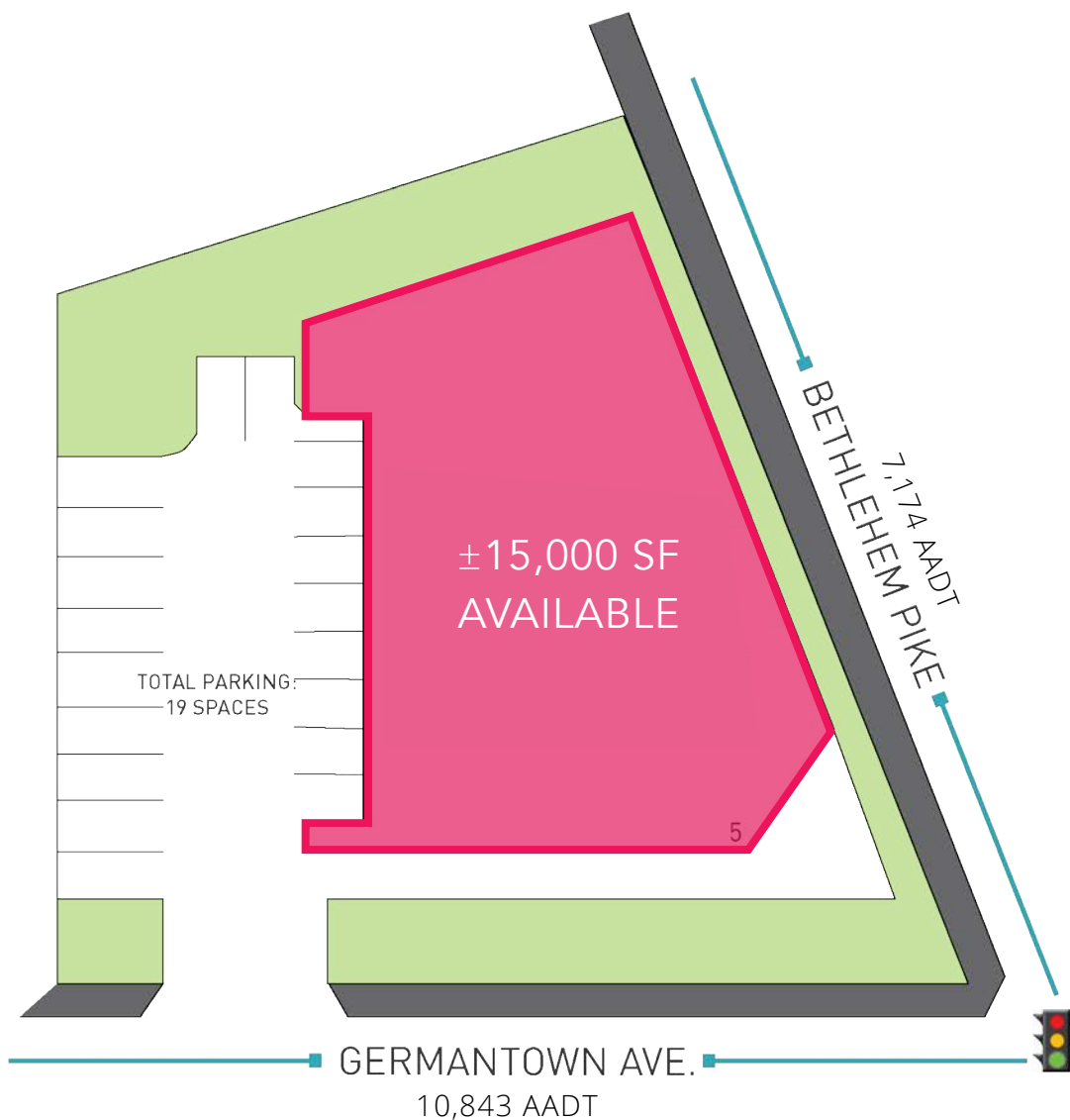
dgreen@hellomsc.com
215.883.7400

JOSEPH RANISZEWSKI

jraniszewski@hellomsc.com
215.883.7390

JASON BROOKE

jbrooke@hellomsc.com
215.883.7408



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

FLOOR PLANS

CONTACT



DOUGLAS GREEN

dgreen@hellomsc.com
215.883.7400

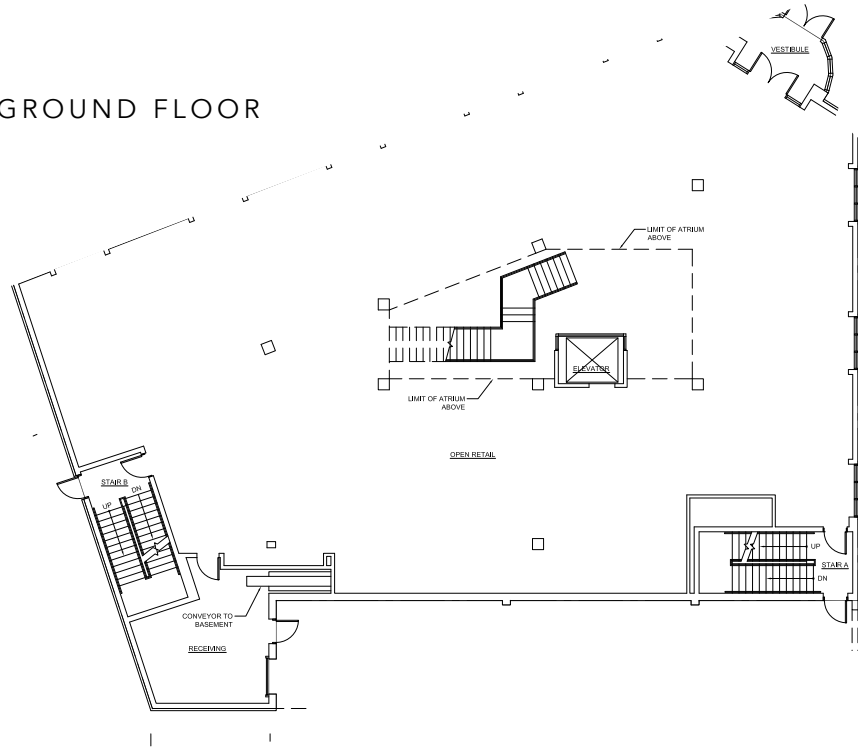
JOSEPH RANISZEWSKI

jrzaniszewski@hellomsc.com
215.883.7390

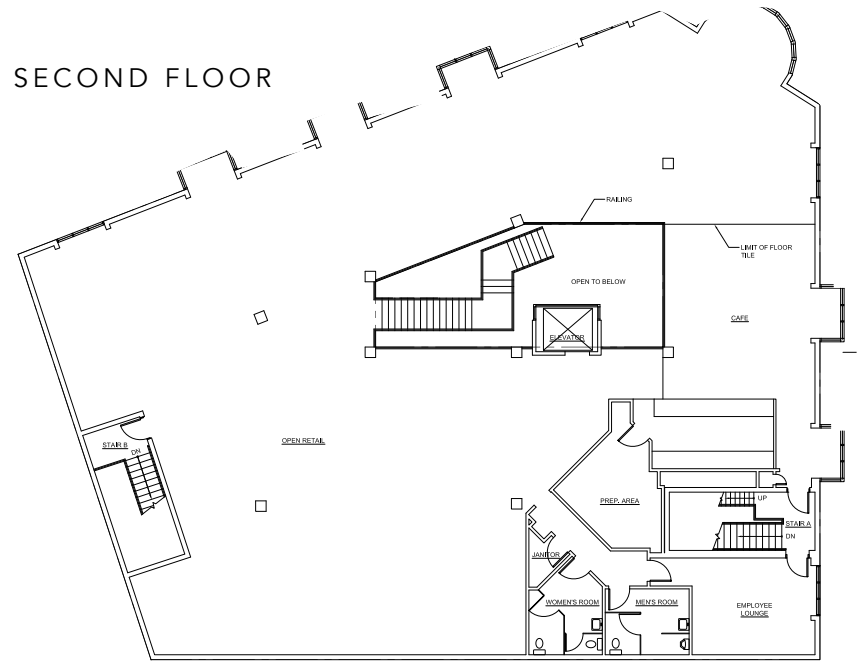
JASON BROOKE

jbrooke@hellomsc.com
215.883.7408

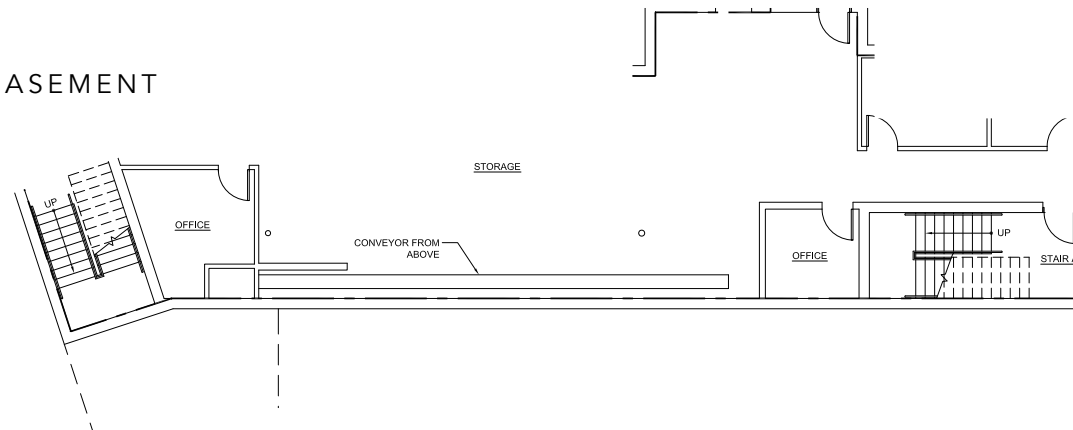
GROUND FLOOR



SECOND FLOOR



BASEMENT



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.



8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

MARKET AERIAL

CONTACT



DOUGLAS GREEN

dgreen@hellomsc.com
215.883.7400

JOSEPH RANISZEWSKI

jraniszewski@hellomsc.com
215.883.7390

JASON BROOKE

jbrooke@hellomsc.com
215.883.7408



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

8701 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

±15,000 SF RETAIL/OFFICE/MEDICAL SPACE AVAILABLE FOR LEASE

CONTACT



DOUGLAS GREEN

dgreen@hellomsc.com
215.883.7400

JOSEPH RANISZEWSKI

jraniszewski@hellomsc.com
215.883.7390

JASON BROOKE

jbrooke@hellomsc.com
215.883.7408



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

