

# CHESTNUT HILL SHOPPES

8400 & 8625 GERMANTOWN AVE, PHILADELPHIA, PA 19118

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

Type	Street Retail
GLA	40,058 +/- sf
Parking	160 Spaces (2 lots)

## LEASING INFORMATION

KARALYNN HOLBROOK  
Kholbrook@acadiarealty.com  
914.288.8118

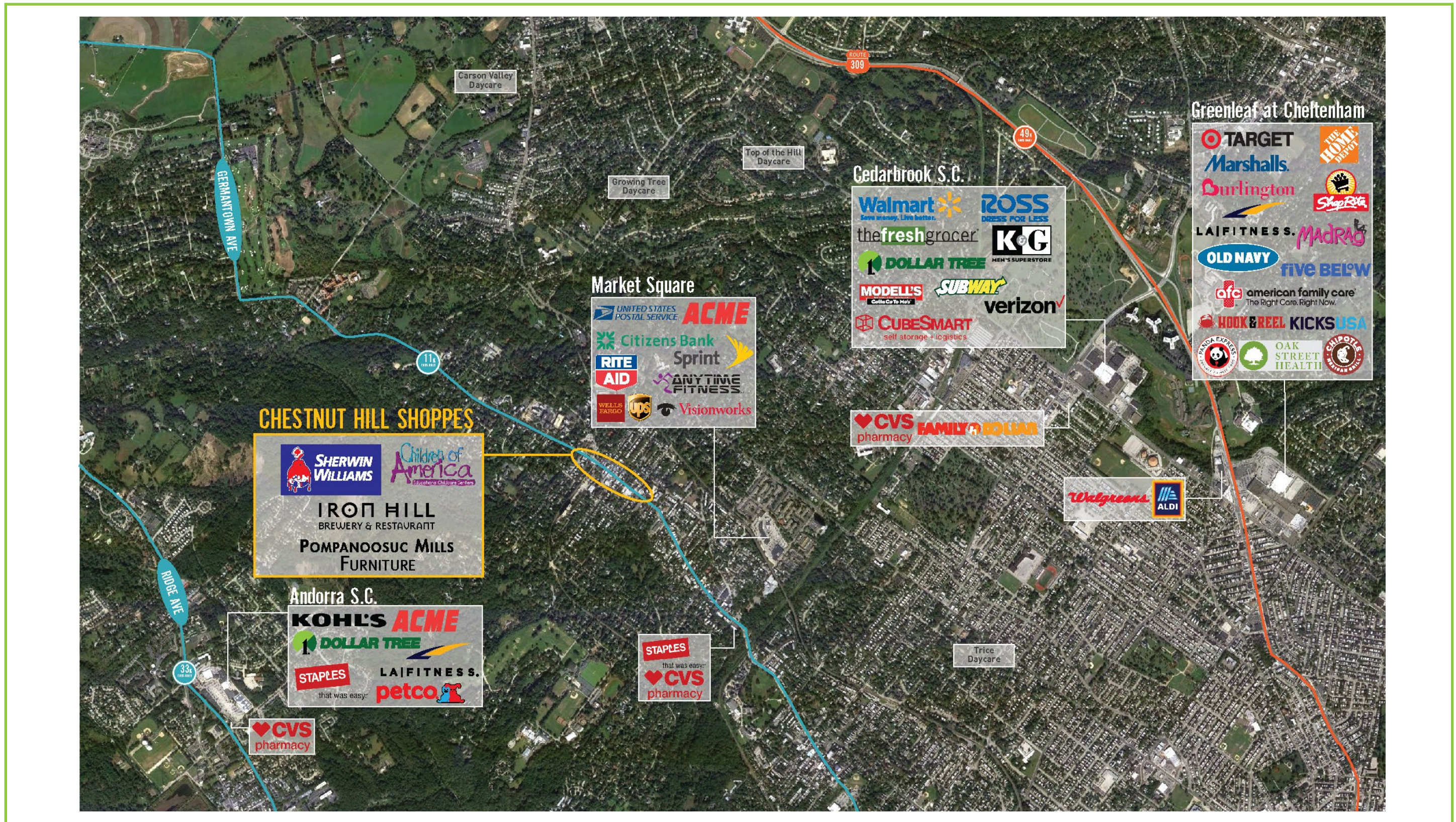


411 Theodore Fremd Ave  
Suite 300  
Rye, NY 10580



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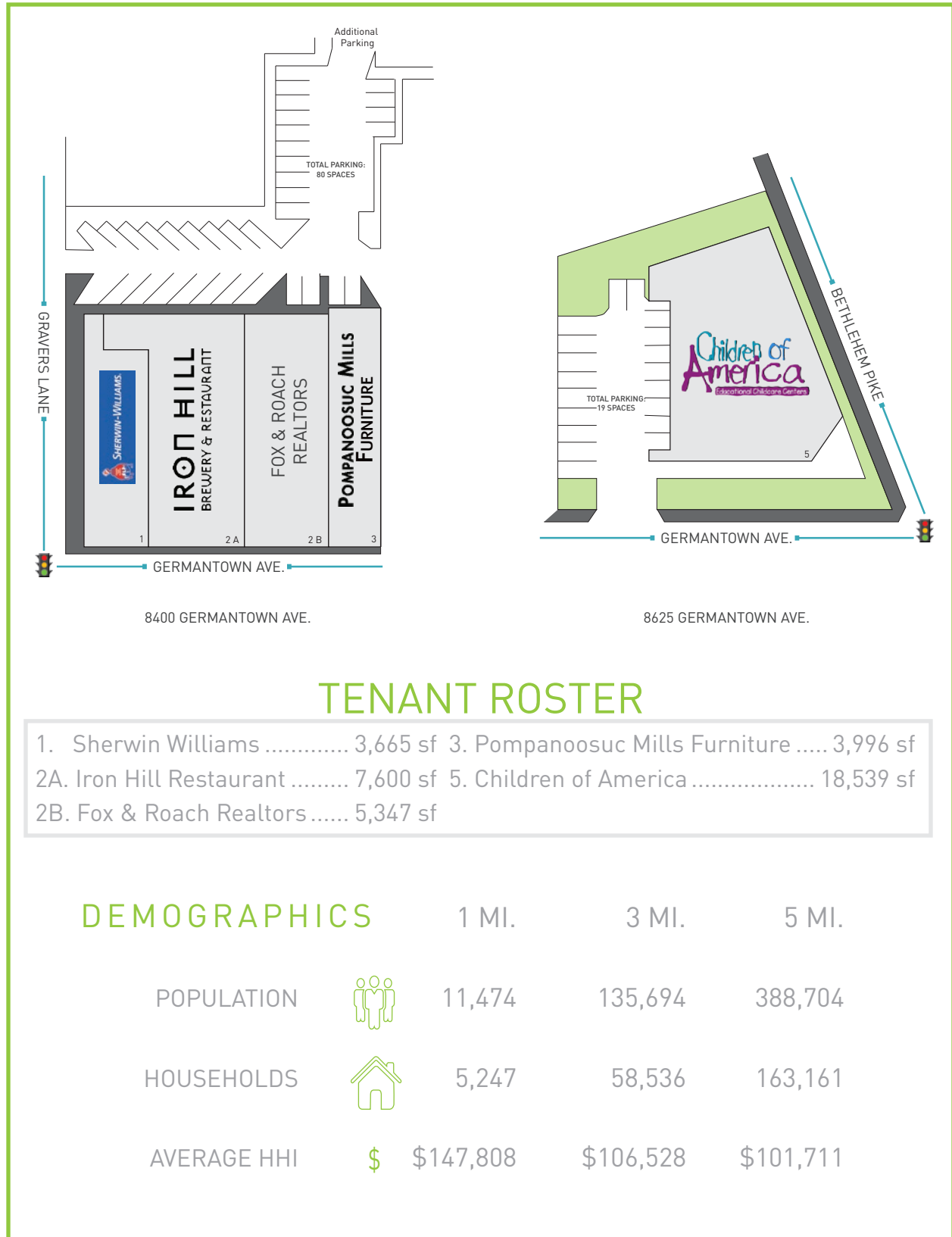
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## TENANT ROSTER

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

## DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		11,474	135,694	388,704
HOUSEHOLDS		5,247	58,536	163,161
AVERAGE HHI		\$147,808	\$106,528	\$101,711