

PRIME RETAIL SPACE

8518 Germantown Avenue | Philadelphia | PA



LEASE

**Commercial
Real Estate
Services**

**Located in
Chestnut
Hill's
upscale
shopping
district.**

PROPERTY HIGHLIGHTS

- Two story retail building of 2,000 +/- square feet:
 - First Floor
1,200 +/- square feet
 - Second Floor
800 +/- square feet
- Zoned CMX-1.
- Average daily traffic count of 10,853 vehicles on Germantown Avenue.
- Neighboring tenants include Starbucks, Kitchen Kapers, J. McLaughlin and TD Bank.

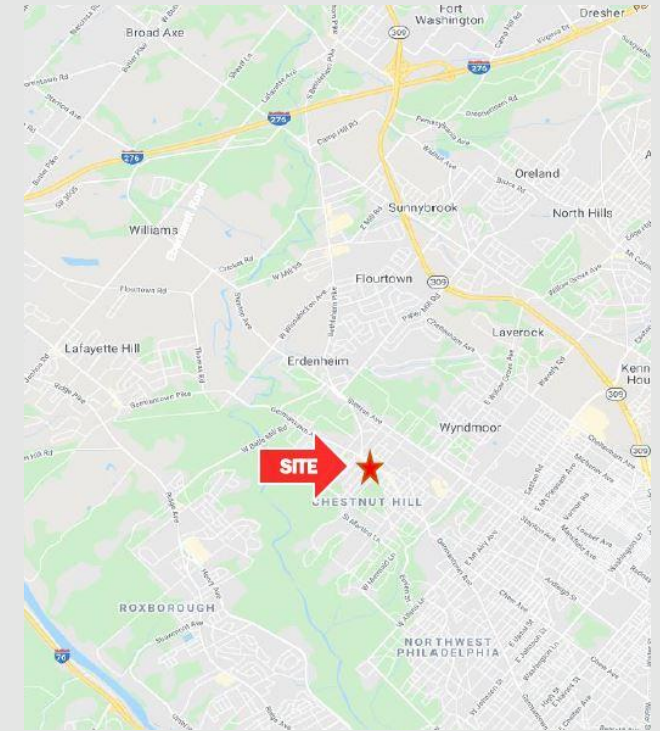


**SitusProperties.com
215-886-9400**

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Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

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