

FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

1,286 SF

6237 Germantown Ave | Germantown | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 1,286 SF available
- Ground floor retail beneath 47 units at The Press House
- 75' of frontage on Germantown Ave
- Steps from a metered parking lot
- Seeking retail, fitness, F&B & daycare tenants

LOCATION DETAILS

- Fronting Germantown Ave in Philadelphia's Historic Germantown Neighborhood
- Close proximity to public transit
 - SEPTA regional rail Germantown Line
 - SEPTA 23 bus route
- Easy access to I-76, City Ave & the Ridge Ave corridor

CONTACT

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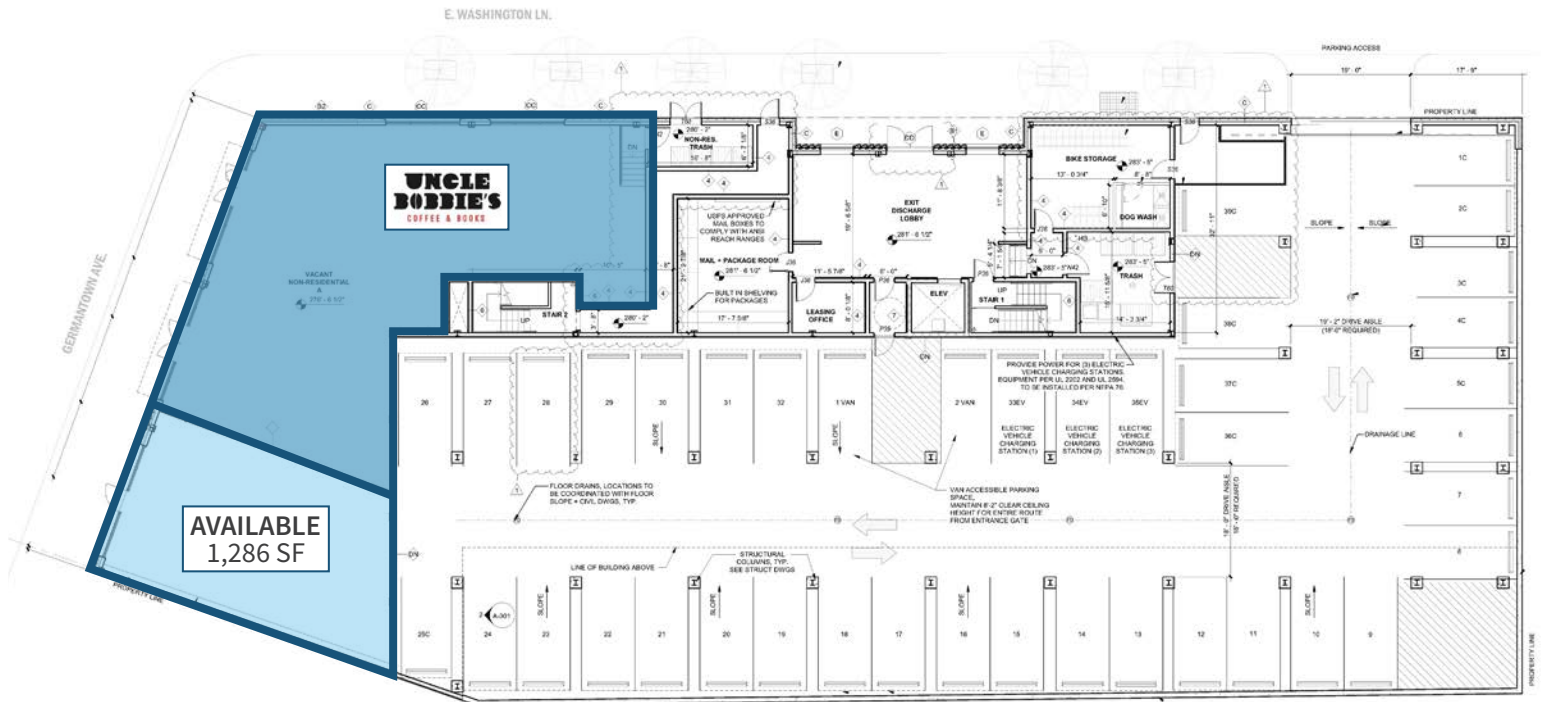


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FLOOR PLANS



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NEIGHBORHOOD MAP



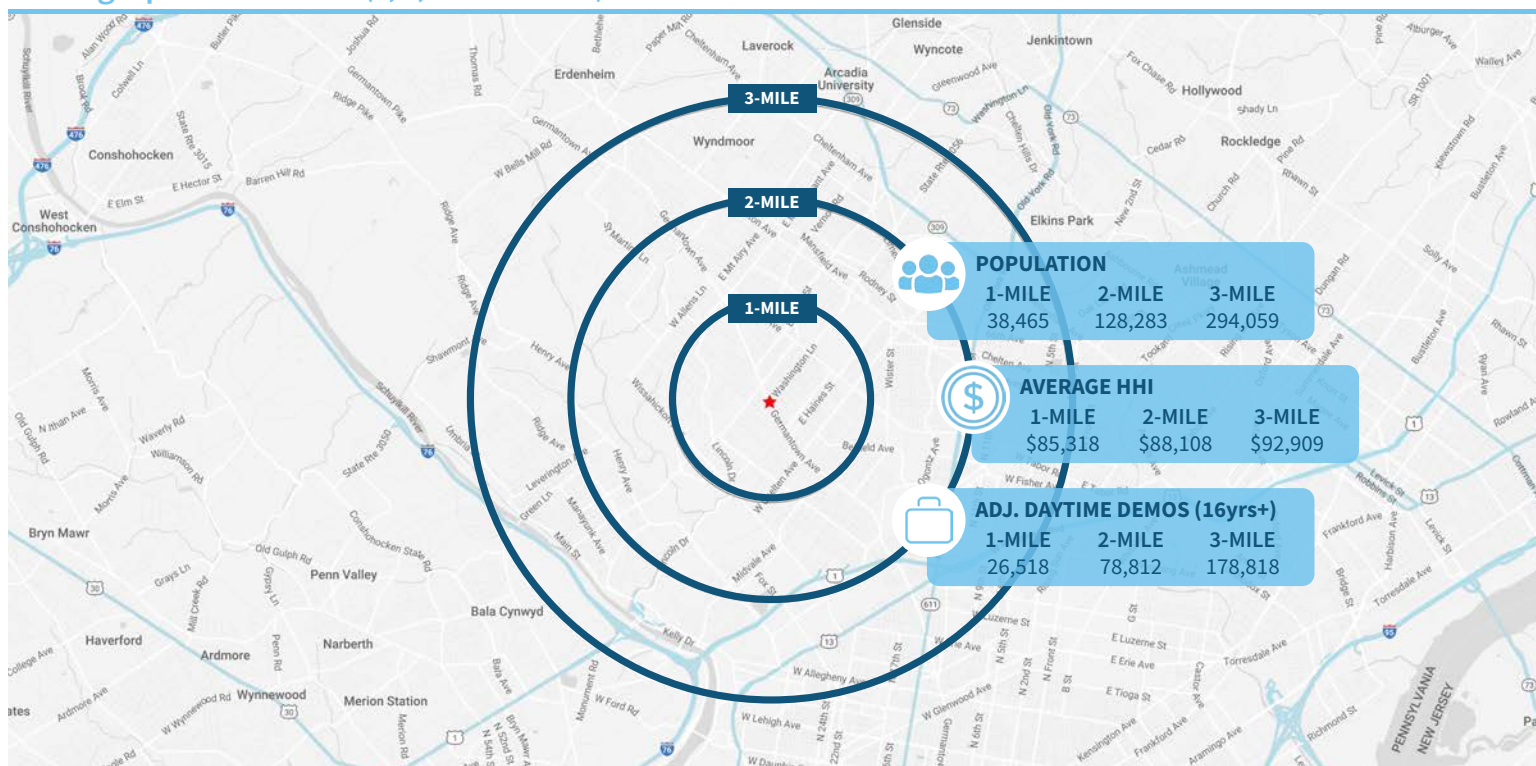
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Demographic Overview (1, 2, 3-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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10/25

RETAIL AERIAL

ACME

CVS pharmacy

SEPTA CARPENTER STATION

GROCERY OUTLET
bargain market

SEPTA WASHINGTON LANE STATION

save a lot

Cliveden
Home of the 18th Century

YOUNG AMERICAN
HARD CIDER & TASTING ROOM

JOHNSON HOUSE
Historic House & Garden

SEPTA UPSAL STATION

safeguard self storage

WYCK
Historic House | Garden | Farm

AutoZone

McDonald's

SEPTA GERMANTOWN STATION

SEPTA WISTER STATION

Citizens

SEPTA TULPEHOCKEN STATION

planet fitness

BURGER KING

DUNKIN'

Walgreens

Popeyes

Wendy's

Ritas

ULTIMO COFFEE

save a lot

DOLLAR TREE

FAMILY DOLLAR

SEPTA

Lincoln Drive

Chew Ave

Upsal St

Washington Lane

Chelten Ave

Germantown Ave

Greene St

Wayne Ave

Mount Airy Tap Room

Tiffin Indian Cuisine

Evo Pizza

Malekani

Zsa's Ice Cream

FFOJ

Cliveden

Young American

Johnson House

Safeguard Self Storage

Wyck

AutoZone

McDonald's

Citizens

Planet Fitness

Burger King

Dunkin'

Walgreens

Popeyes

Wendy's

Ritas

Ultimo Coffee

Save A Lot

Dollar Tree

Family Dollar

Septa

Lincoln Drive

Chew Ave

Upsal St

Washington Lane

Chelten Ave

Germantown Ave

Greene St

Wayne Ave

Mount Airy Tap Room

Tiffin Indian Cuisine

Evo Pizza

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Septa

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