

# MSC



**8400 GERMANTOWN AVE.**

CHESTNUT HILL | PHILADELPHIA, PA

**±3,996 SF RETAIL SPACE  
AVAILABLE FOR LEASE**



Owned and managed by:

**ACADIA**  
REALTY TRUST

# 8400 GERMANTOWN AVE.

CHESTNUT HILL | PHILADELPHIA, PA

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## CONTACT



### DOUGLAS GREEN

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### JOSEPH RANISZEWSKI

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215.883.7390

### JASON BROOKE

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215.883.7408

## JOIN THESE AREA TENANTS



J. McLaughlin



## PROPERTY DETAILS

- Situated in the heart of the dense and affluent Philadelphia community of Chestnut Hill
- Ideal for retailer seeking national co-tenancy with rare off-street parking in a high-end suburban "main street" setting
- Prominent end-cap opportunity with strong frontage and high ceilings

## 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



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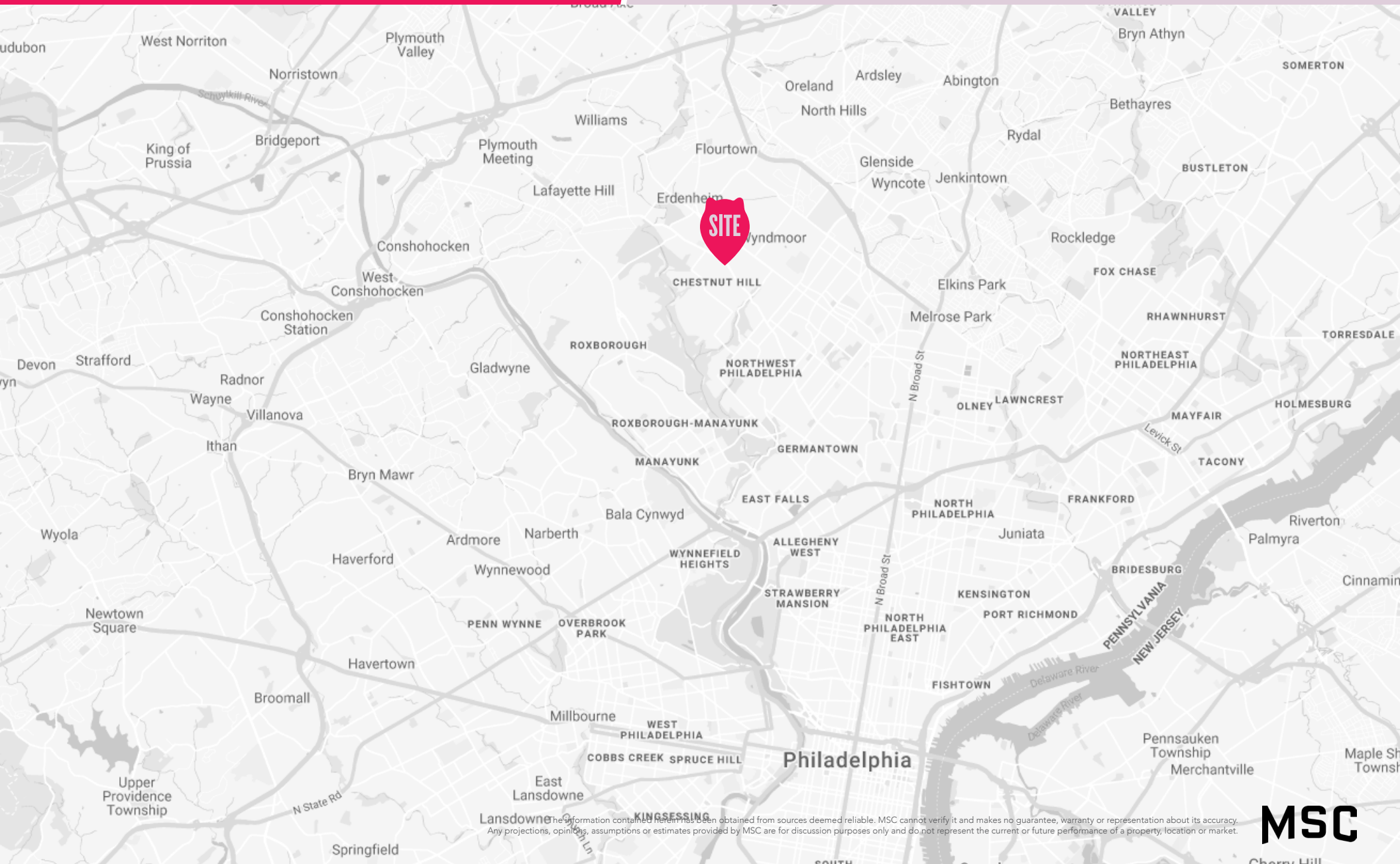
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## SITE PLAN

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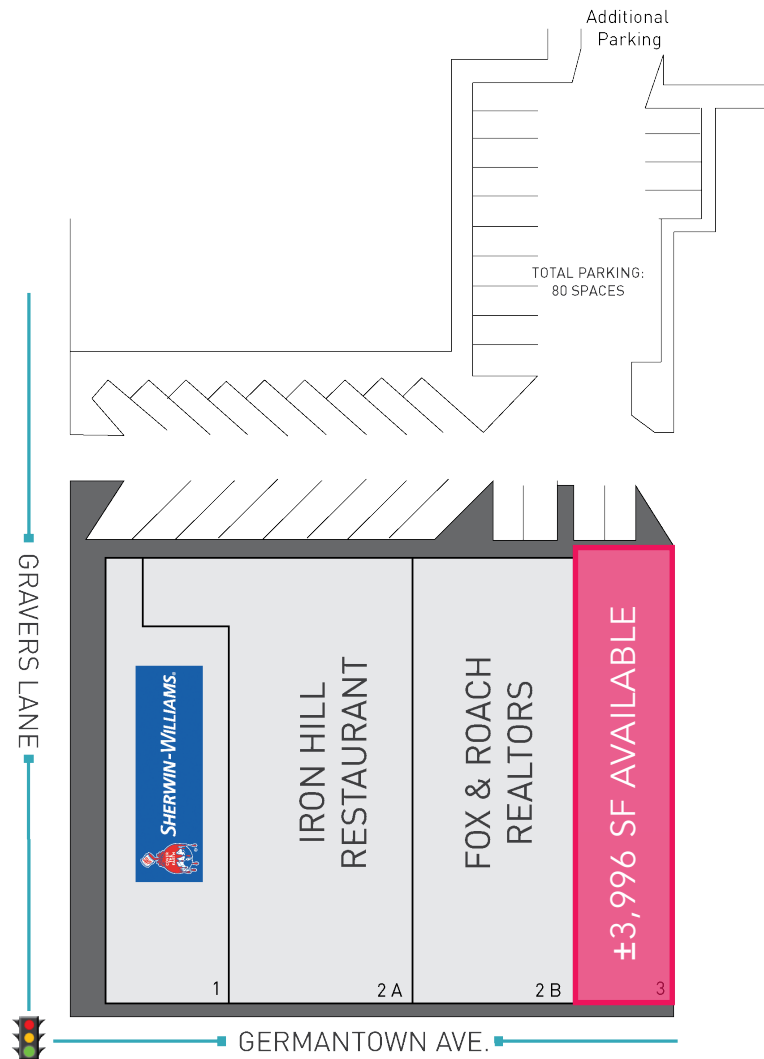
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## MARKET AERIAL

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