

## FOR SALE OR LEASE: 12,500 SF VACANT PAD SITE

226 W Chelten Ave, Philadelphia, PA 19144

EQUITY RETAIL BROKERS



### PROPERTY FEATURES & DETAILS

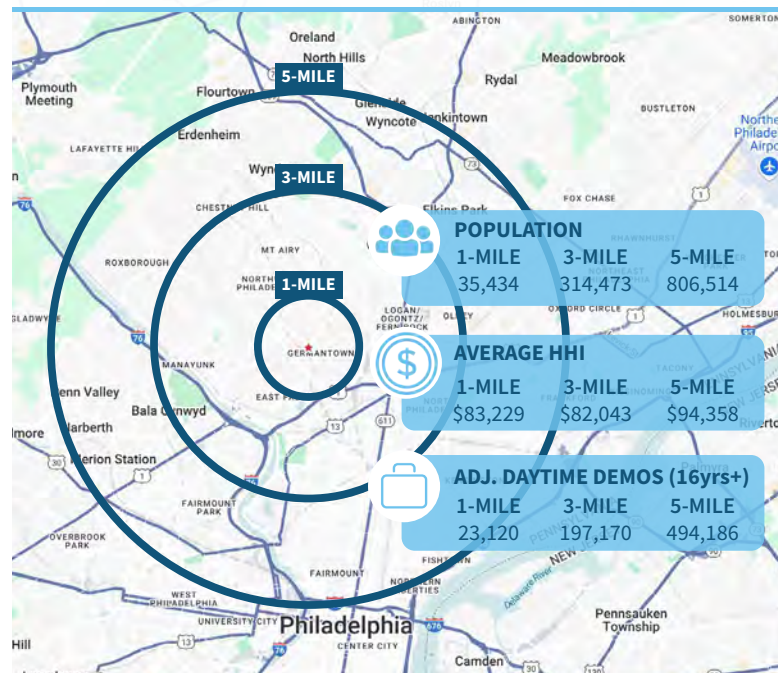
- Build To Suit/Ground Lease/Sale Opportunity
- 12,500 SF lot
- CMX-2.5 Zoning
- Area retailers include: Wendys, Dollar Tree, Burger King, Rite Aid, Popeyes, Enterprise Rent-A-Car, and more



### LOCATION DETAILS

- Located half a block from the Chelten Ave Station (SEPTA Chestnut Hill West Line)
- Located near the corner of W Chelten Ave and Wayne Ave, combined traffic count of 23,880 ADT
- 10,900 ADT on W Chelten Ave

### Demographic Overview (1, 3, 5-mile radius)



### CONTACT

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The right space. The right move.



CMRE CAPITAL MARKETS  
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