

## FOR LEASE: MIXED-USE CONDO BUILDING

### New Construction - 7,167 SF of Ground Floor Retail

7619 Germantown Ave, Philadelphia, PA | Chestnut Hill/Mount Airy

EQUITY CRE



#### PROPERTY FEATURES & DETAILS

- Up to 7,160 SF (Divisible) ground floor retail
- New construction mixed-use project connecting the Chestnut Hill and Mt. Airy neighborhoods
- Beneath 114 luxury condo units
- Seeking high-end restaurant, fitness and retail users
- Incredible frontage along Germantown Ave

#### LOCATION DETAILS

- Located between the historic Chestnut Hill & Mt. Airy neighborhoods of Philadelphia
- Close proximity to public transit
  - SEPTA - Mt. Airy line
  - SEPTA 23 Bus Route
  - SEPTA - Chestnut Hill East & West lines
- Strong Local Demographics



#### CONTACT

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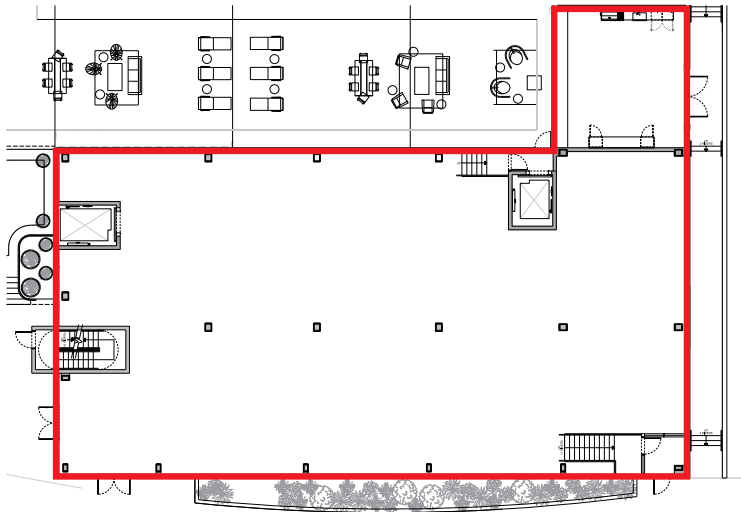
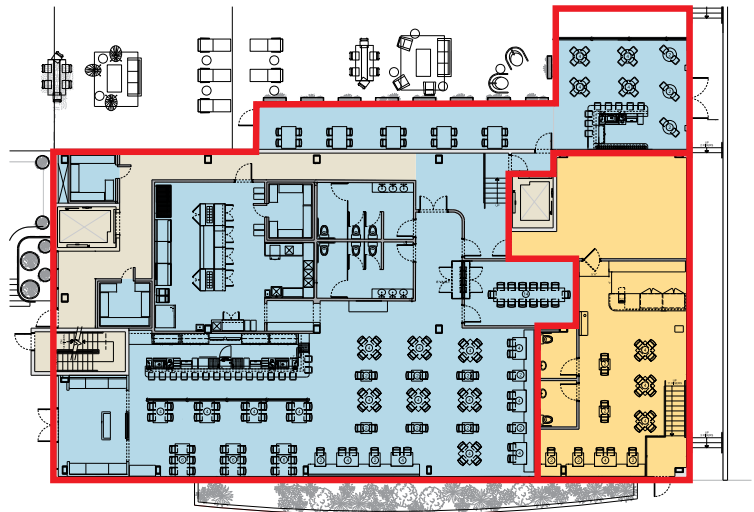
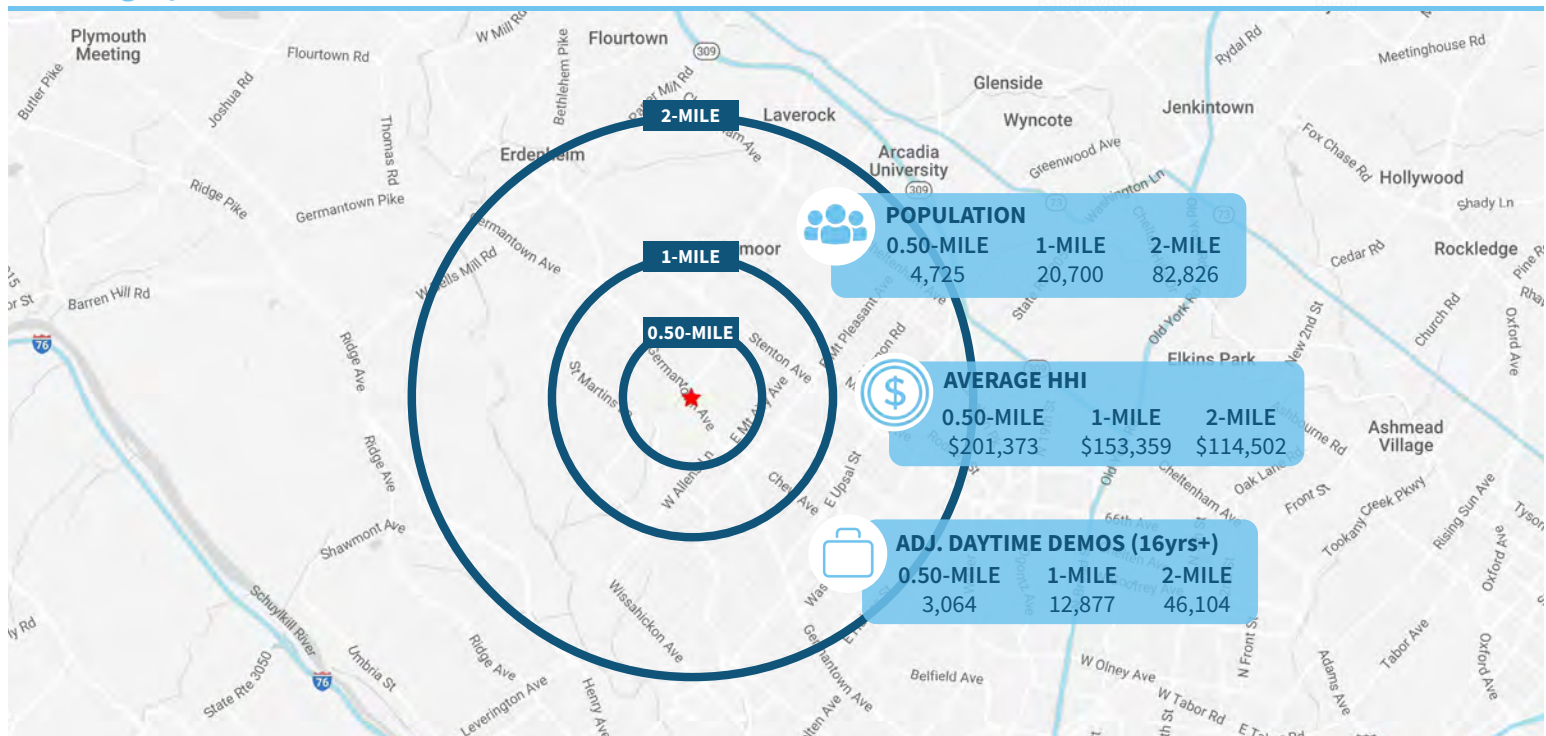
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**EQUITY CRE****Floor Plans****General Floor Plan****Proposed Multi-Tenant Floor Plan****Demographic Overview (0.50, 1, 2-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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# MARKET AERIAL

Chestnut Hill/Mt Airy | 7619 Germantown Ave | Philadelphia, PA

