

FOR LEASE: ±16,712 SF FORMER RITE AID | DIVISIBLE

164 W Chelten Ave, Philadelphia, PA 19144



PROPERTY FEATURES & DETAILS

- 16,040 SF with 672 SF mezzanine (Divisible) plus an ±18,000 SF basement
- Situated beneath 30 market rent apartments
- This former Rite Aid ranked in the top 25 in the state of PA and 25% nationwide for transactions and reported over \$9M in annual sales (*source: Placer.ai*)
- CMX 2.5 zoning
- Located near the corner of W Chelten Ave and Wayne Ave in the Germantown neighborhood of Philadelphia
- Steps from the Chelten Avenue Train Station and easily accessible to I-76, Germantown Ave, and surrounding Northwest Philadelphia neighborhoods (Mt. Airy, Chestnut Hill, and East Falls).



CONTACT

NATHAN RHODES

nrhodes@equitycre.com

DIRECT 484.531.2076

STEVE JEFFRIES

sjeffries@equitycre.com

DIRECT 484.531.2250

KEITH SEYMOUR

kseymour@equitycre.com

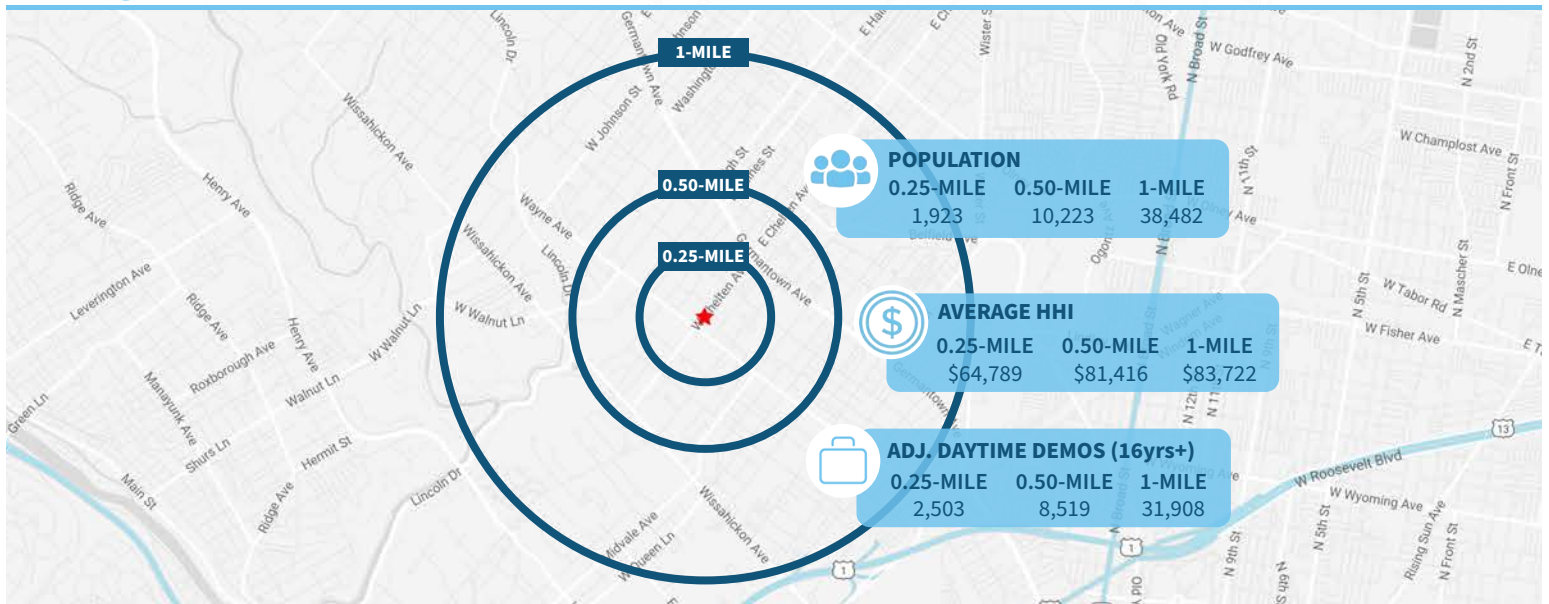
DIRECT 484.417.2249

FOR LEASE: ±16,712 SF FORMER RITE AID | DIVISIBLE

164 W Chelten Ave, Philadelphia, PA 19144



Demographic Overview (0.25, 0.50, 1-mile radius)



The right space. The right move.



Information concerning this offering is from sources deemed reliable but no warranty is made to the accuracy thereof and it is submitted subject to errors, omissions, changes of price or other conditions, prior to sale or lease or withdrawal without notice. Equity CRE is licensed in PA, NJ, & DE. Nathan Rhodes, Steve Jeffries, and Keith Seymour are licensed salespersons in PA.

07/25

MARKET AERIAL

164 W Cheltenham Ave | Philadelphia, PA



Mastery Charter School Pickett Campus

SITE
+16,712 SF

AutoZone



ExtraSpace Storage

FAMILY DOLLAR

POPEYES
LOUISIANA RESTAURANT

Rainbow

DOLLAR GENERAL

IGA

Wendy's

BURGER KING

MIDAS

planet fitness

FINE WINE & GOOD SPIRITS

DUNKIN'

Ritas

enterprise

DOLLAR TREE

save a lot