

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

164 W Chelten Ave, Philadelphia, PA 19144

EQUITY CRE



**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).



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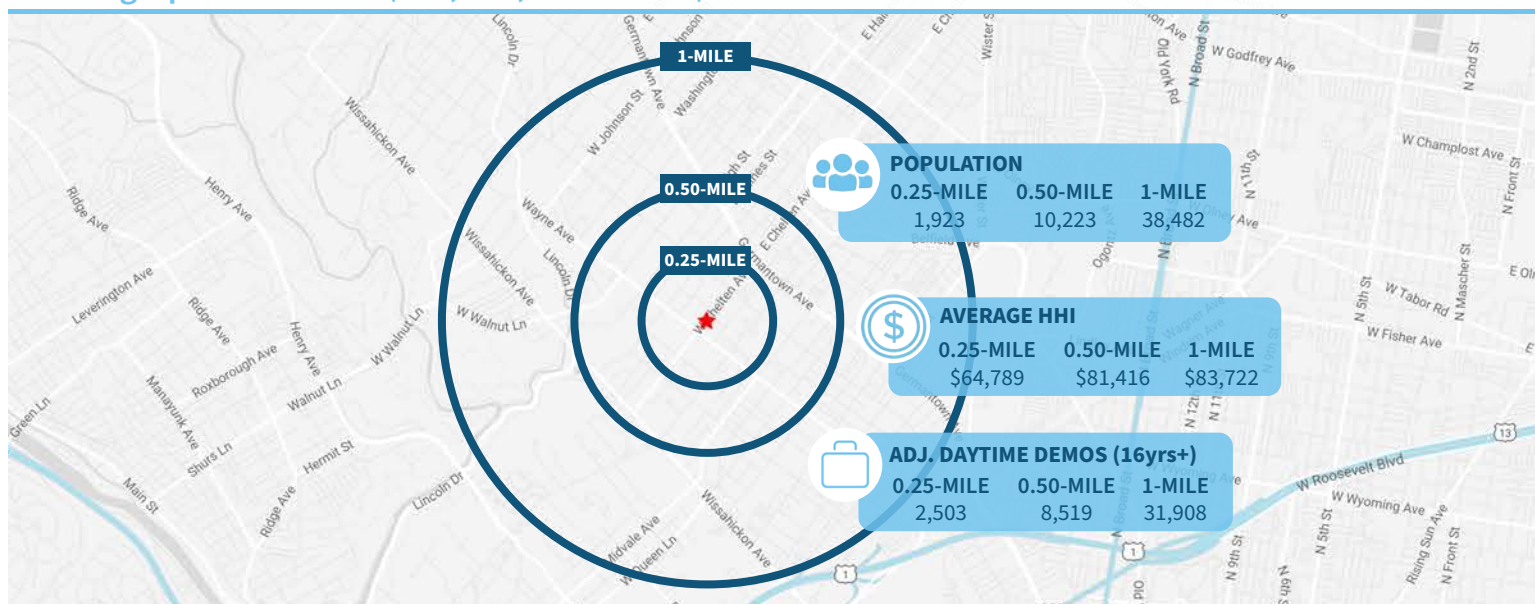
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**EQUITY CRE****Demographic Overview (0.25, 0.50, 1-mile radius)****The right space. The right move.****CMRE** CAPITAL MARKETS  
REAL ESTATE NETWORK

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07/25



# MARKET AERIAL

164 W Cheltenham Ave | Philadelphia, PA

