

FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

4,083 SF (divisible)

6237 Germantown Ave | Germantown | Philadelphia, PA

EQUITY CRE



PROPERTY HIGHLIGHTS

- 1,286 SF-4,083 SF available (divisible)
- Ground floor retail beneath 47 units at The Press House
- 75' of frontage on Germantown Ave
- Steps from a metered parking lot
- Seeking retail, fitness, F&B & daycare tenants

LOCATION DETAILS

- Fronting Germantown Ave in Philadelphia's Historic Germantown Neighborhood
- Close proximity to public transit
 - SEPTA regional rail Germantown Line
 - SEPTA 23 bus route
- Easy access to I-76, City Ave & the Ridge Ave corridor

CONTACT

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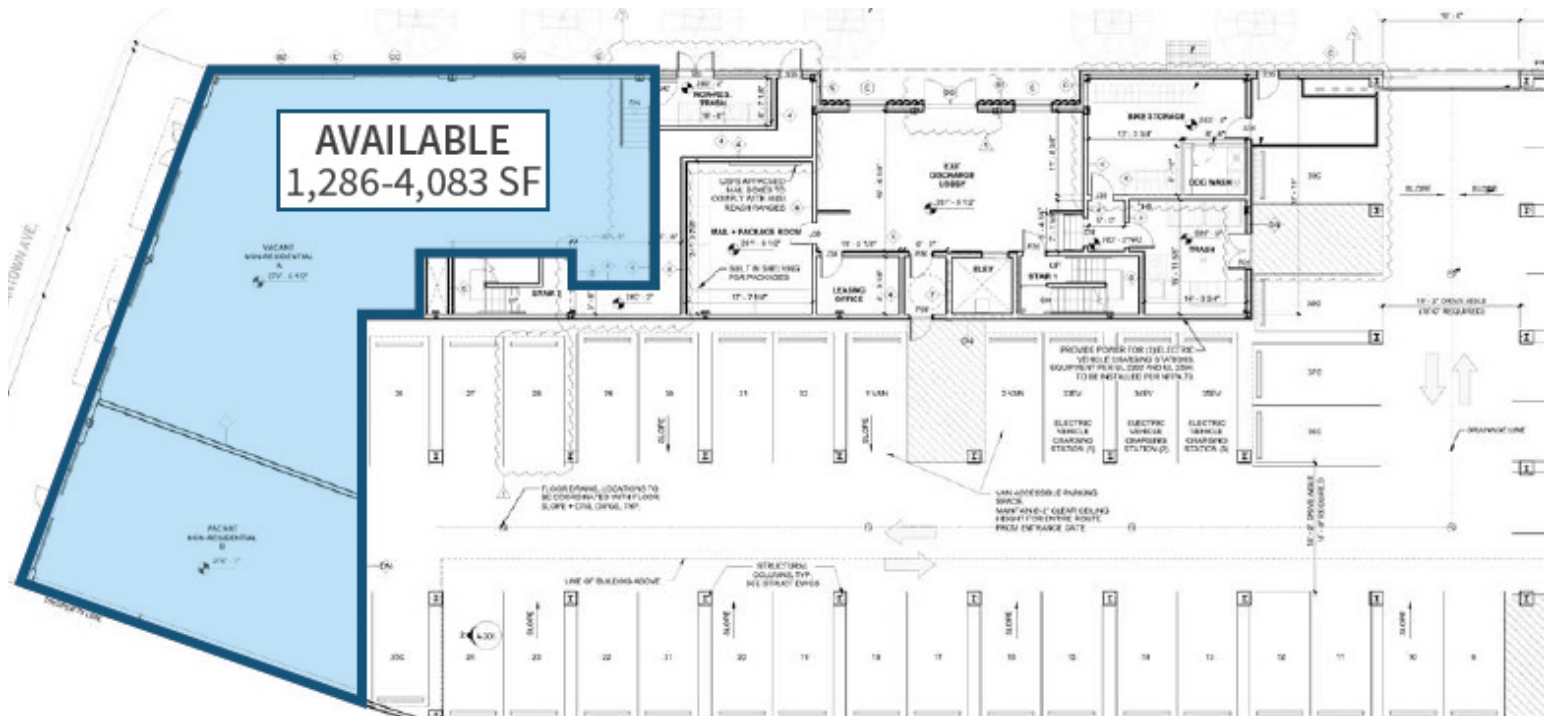
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FLOOR PLANS



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NEIGHBORHOOD MAP



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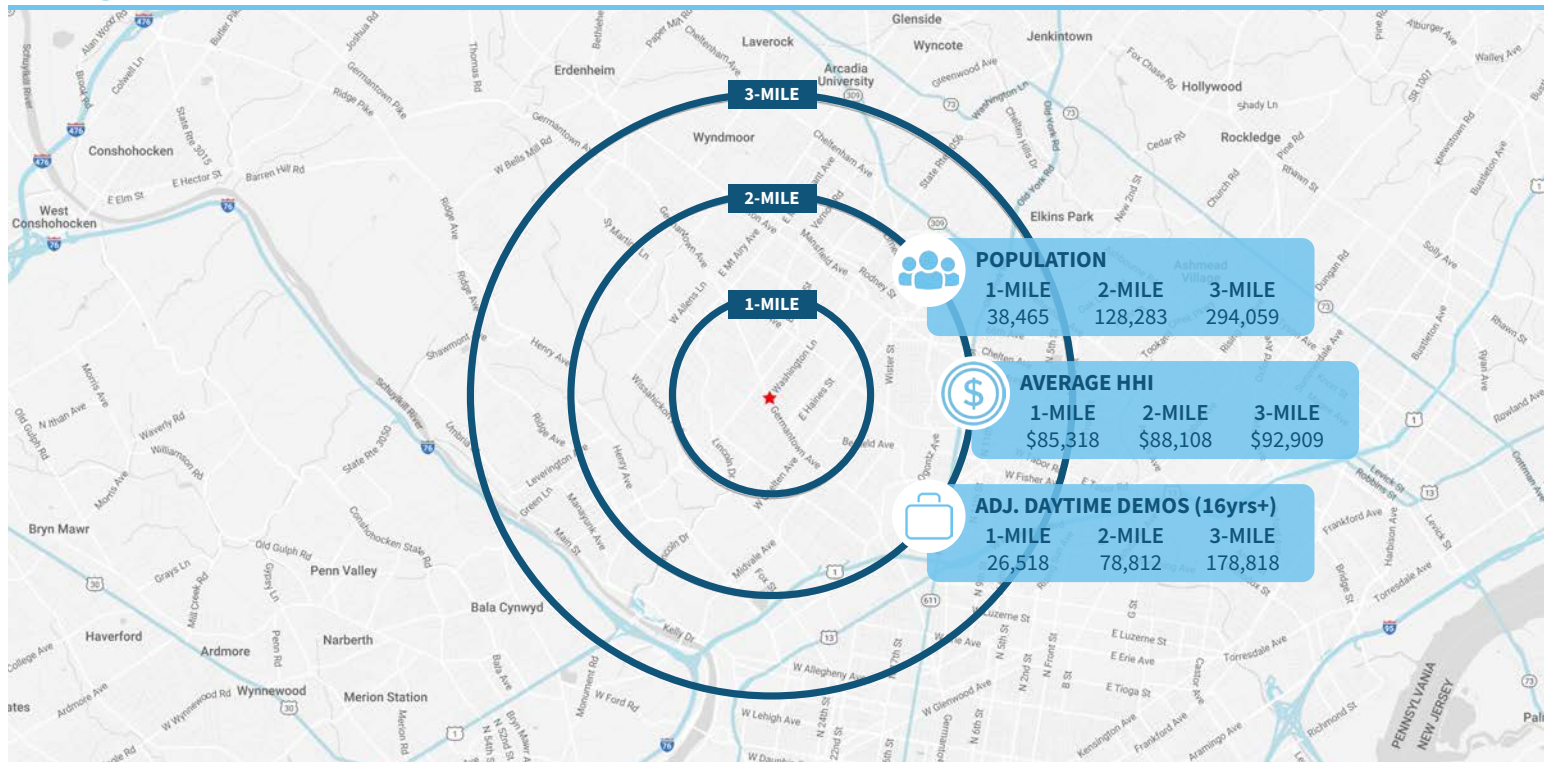
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Demographic Overview (1, 2, 3-mile radius)



The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

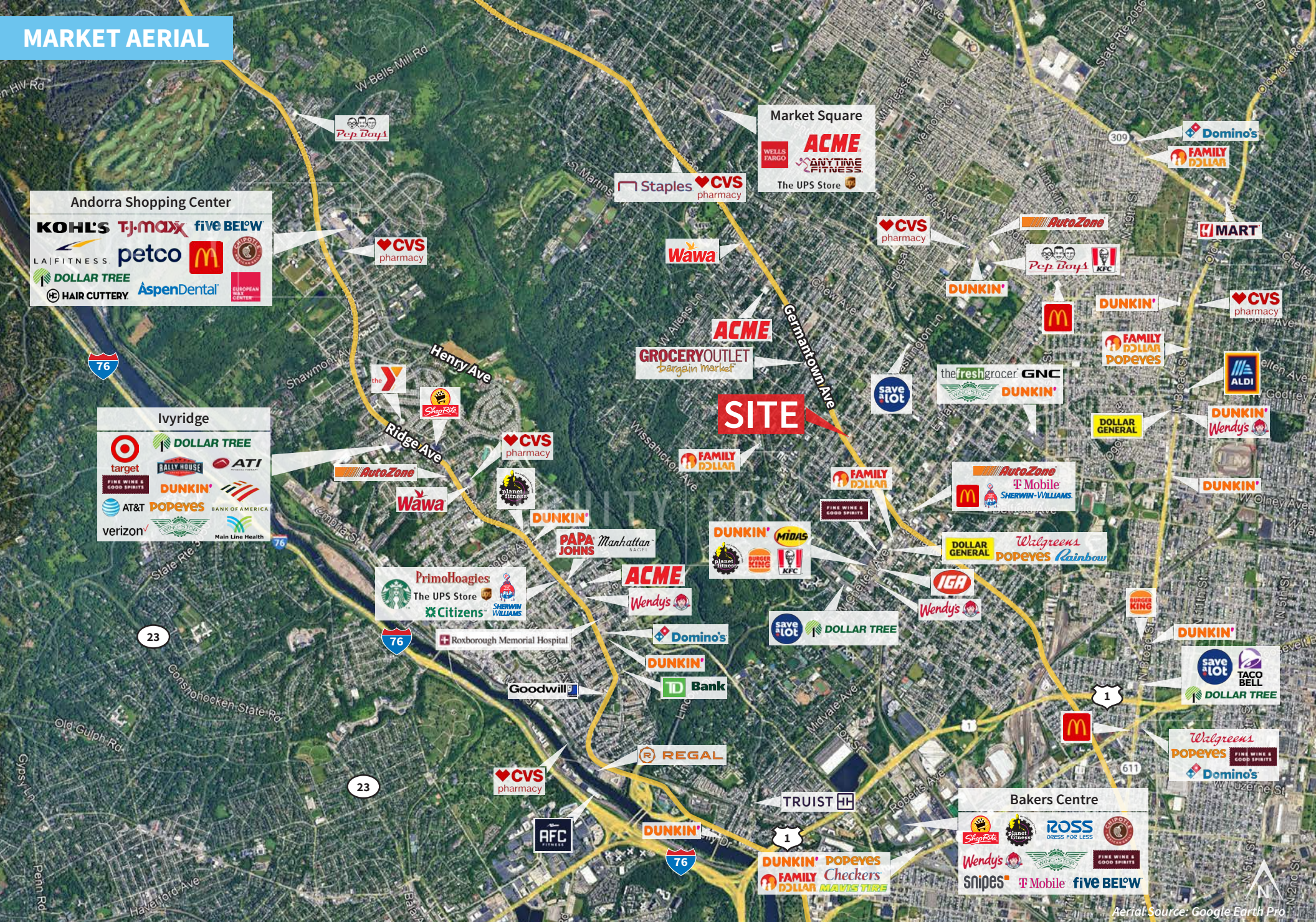
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RETAIL AERIAL



MARKET AERIAL



Aerial Source: Google Earth Pro

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EQUITY



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