



MSC GERMANTOWN AVENUE

GERMANTOWN | PHILADELPHIA, PA

CORNER SECOND GENERATION
SCHOOL/RETAIL FOR LEASE
IN GERMANTOWN



6144 GERMANTOWN AVENUE

DEMOGRAPHICS

EST. POPULATION

1 mi **38,791**

3 mi **297,619**

EST. MEDIAN AGE

1 mi **39.4**

3 mi **38.1**

EST. MED HH INCOME

1 mi **\$64,796**

3 mi **\$70,704**

EST. EMPLOYEES

1 mi **15,466**

3 mi **97,476**

PROPERTY DETAILS

- ▶ 2,006 SF corner retail space available at the nexus of Germantown and Mt. Airy neighborhoods
- ▶ In a historically significant area with prestigious schools, including: Germantown Friends School, Germantown Academy, Springside Chestnut Hill Academy, and William Penn Charter School
- ▶ Expansive 70' frontage along Germantown Avenue with wrap-around windows with ample natural light
- ▶ Kitchen with (1) range, (2) sinks, hook ups for: dishwasher, fridge, microwave
Medium/ small-format space perfect for a variety of uses: restaurant serving lite foods, grocery store, bakery, school/daycare, office.
- ▶ Available now

JOIN NEIGHBORING TENANTS

**UNCLE
BOBBIE'S**
COFFEE & BOOKS

**HIGH POINT
CAFE**
ESPRESSO BAR & PASTRY SHOP

The Frosted Fox
Cakes & Breads

**MT. AIRY
BREAKFAST
& LUNCH**

CAKEADELPHIA

Braid Mill

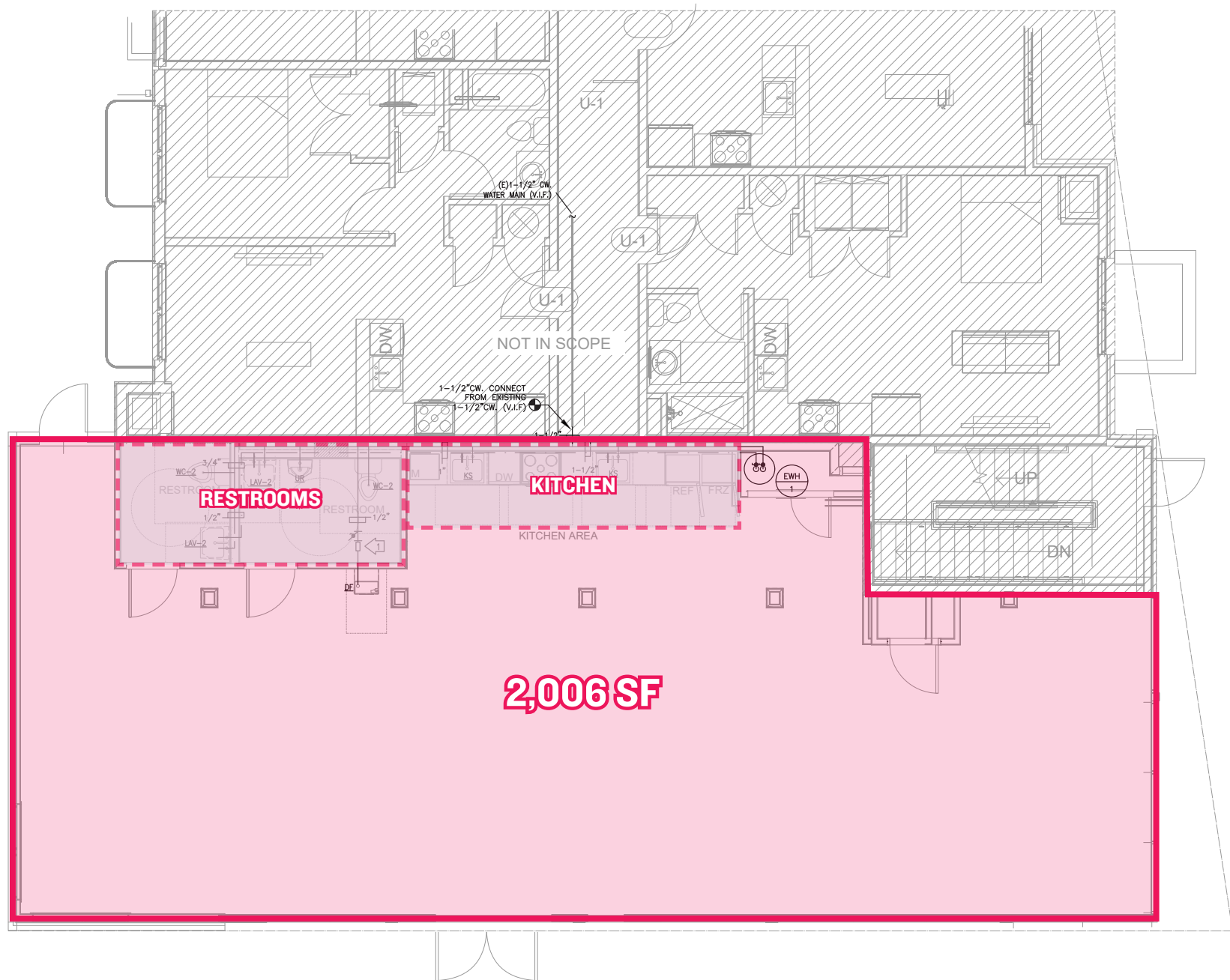
YOUNG AMERICAN
HARD CIDER & TASTING ROOM

TRANZILLI'S

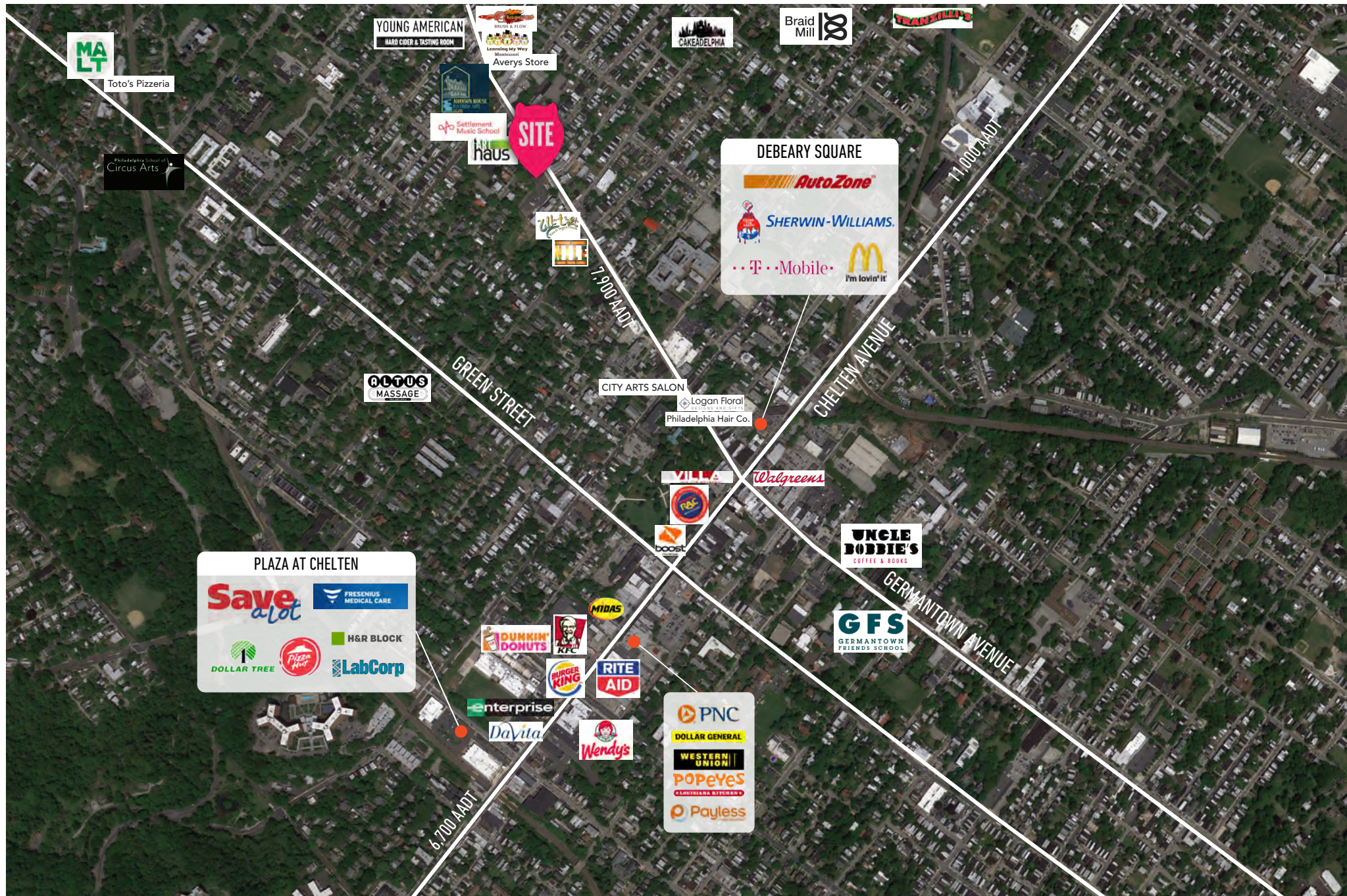
INTERIOR PHOTOS



SITE PLAN



AERIAL



MSC

JULIA MCMANUS

jmcmanus@hellomsc.com

267.622.3098

JACOB COOPER

jcooper@hellomsc.com

215.813.3784

