

## FOR LEASE: NEW CONSTRUCTION RETAIL SPACE

±2,675 SF

10 Bethlehem Pike | Chestnut Hill | Philadelphia, PA

EQUITY CRE



### PROPERTY HIGHLIGHTS

- Up to ±2,675 SF available
- New construction mixed-use project in the heart of the Historic Chestnut Hill neighborhood of Philadelphia
- Situated below 33 brand new apartment units
- Perfect mixture of walkable access, ample street parking and proximity to public transit
- Seeking fitness, retail, cafe and F&B tenants

### LOCATION DETAILS

- Located in the heart of Chestnut Hill with tremendous access to Montgomery County
- Close proximity to public transit
  - SEPTA: Chestnut Hill West Line
  - SEPTA: Chestnut Hill East Line
  - SEPTA: Bus 94 connection Chestnut Hill to Lower MontoCo
- Strong local demographics

### CONTACT

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## FLOOR PLANS



The right space. The right move.



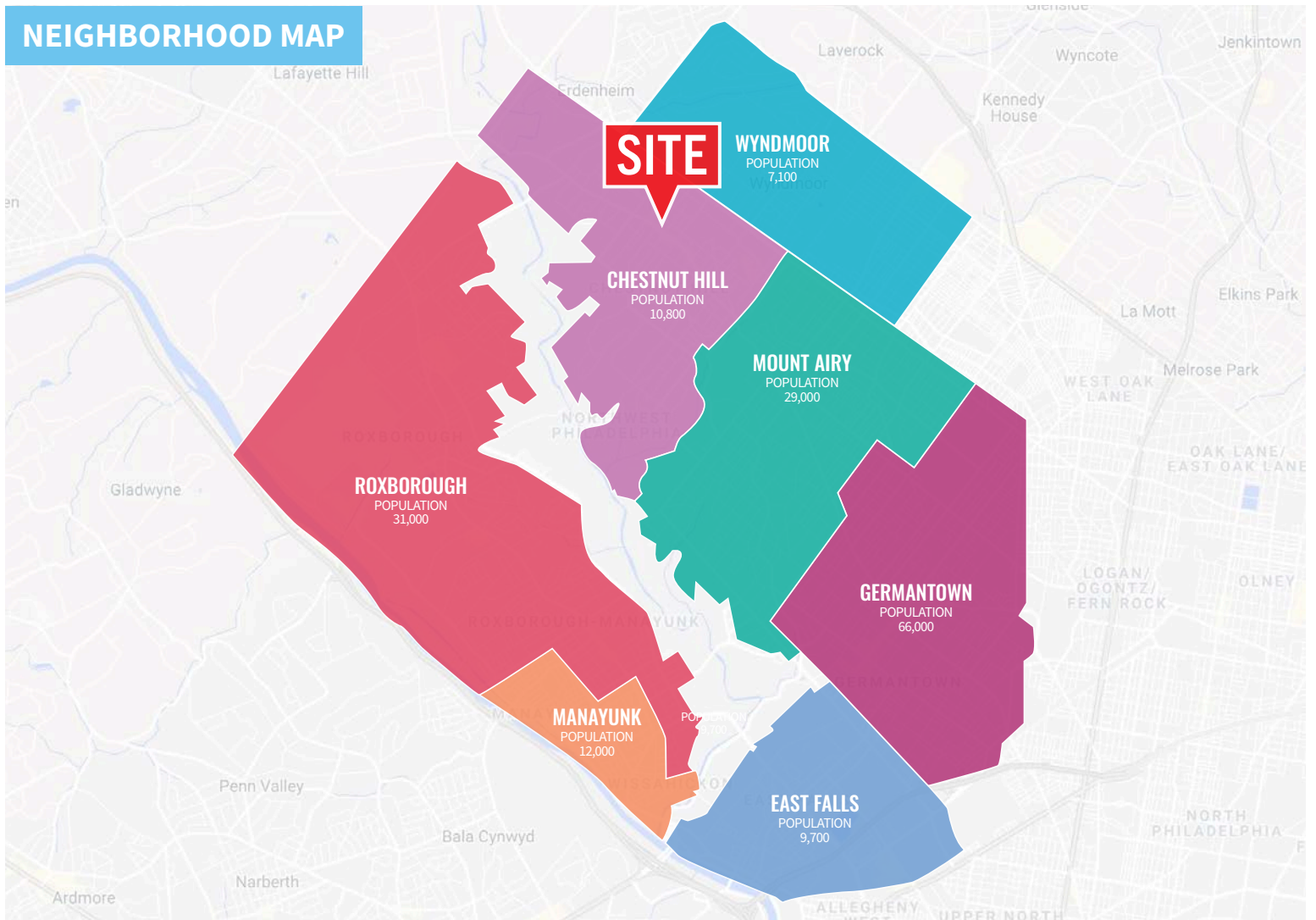
CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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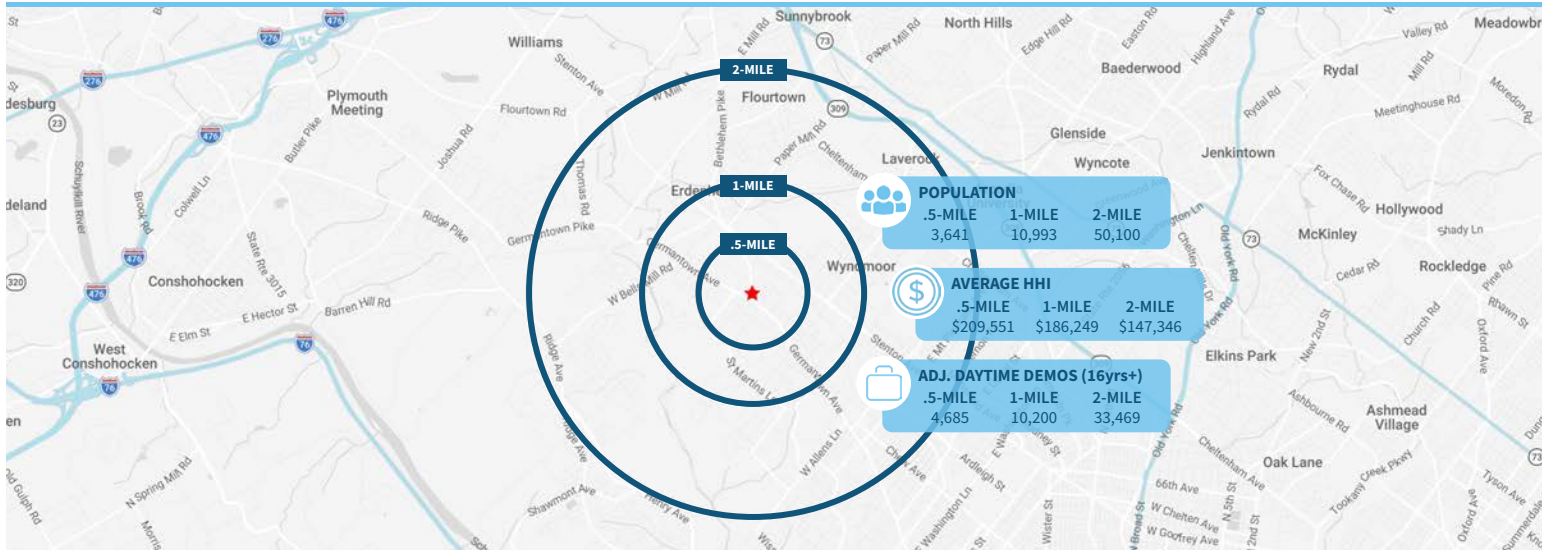
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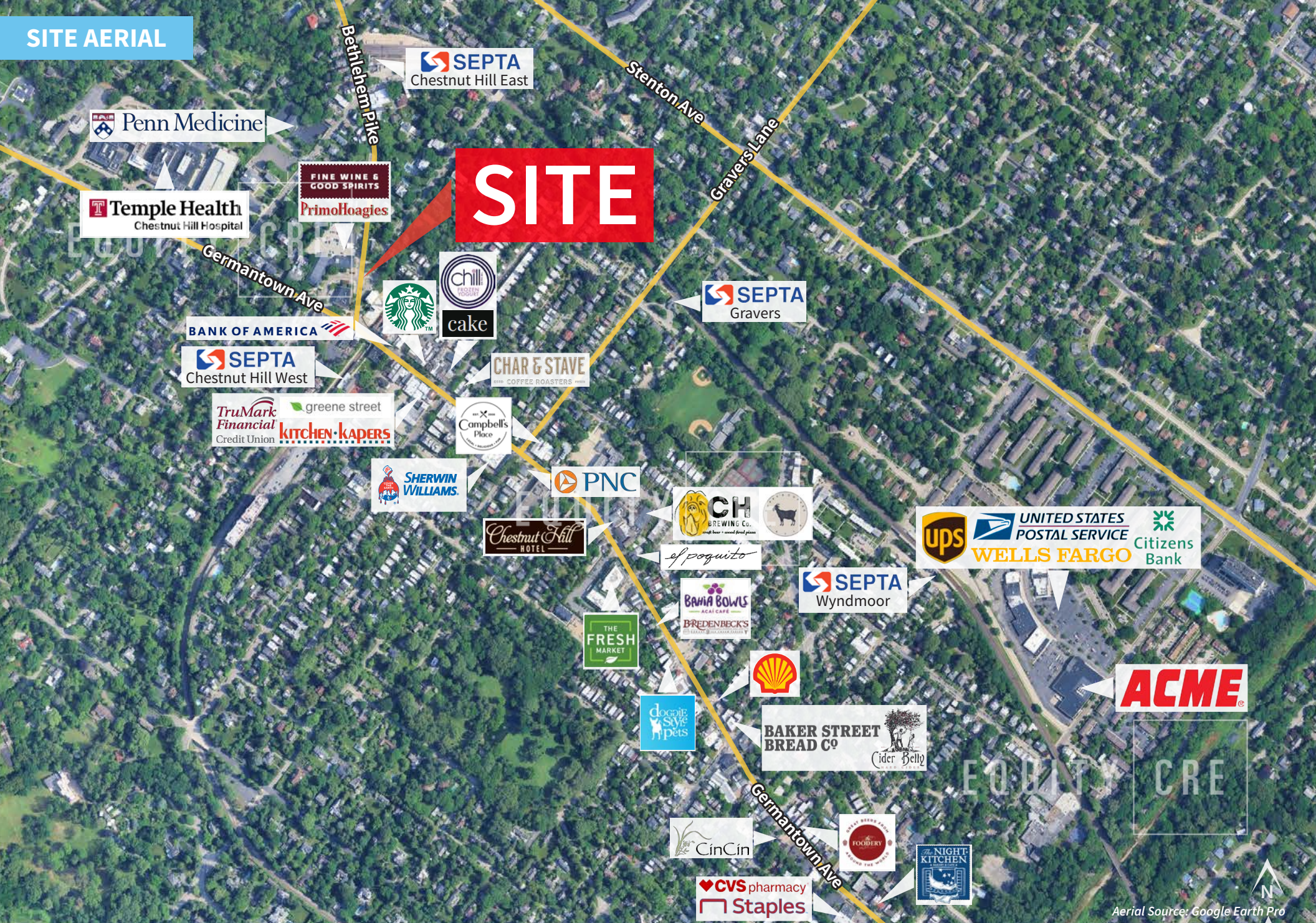
**NEIGHBORHOOD MAP**



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



SITE AERIAL



Aerial Source: Google Earth Pro

MARKET AERIAL



Aerial Source: Google Earth Pro

**LOCATION AERIAL**

