



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# 380 SF - 1,700 SF | 7600 Stenton Ave Retail/Office Space For Lease

380 SF - 1,700 SF • 3 Units

7600 Stenton Ave • Philadelphia • PA

Call: 215-300-9688

**Steve Jeffries**

☎ 215.300.9688

steve.j@tristatecr.com



## Location Overview

Located on the edge of Chestnut Hill and Wyndmoor. Within close proximity to the Chestnut Hill East Train Line and within walking distance to Wyndmoor Station. Easy access to bus routes L, 23, and 77.

Nearby tenants include ACME Markets, The UPS Store, Wawa, CinCin Restaurant, Acme, Staples, Rite Aid, Chestnut Hill Brewing Company, Iron Hill Brewery & Restaurant and much more!

## Main Highlights

- ▶ 3 ground floor office/retail spaces available for lease
- ▶ Unit 1-M: 380 SF
- ▶ Unit 1-KB: 550 SF
- ▶ Unit 1-F: 1,700 SF
- ▶ Below a 300 unit apartment complex
- ▶ On the edge of Chestnut Hill and Wyndmoor
- ▶ Direct lease
- ▶ Terms negotiable



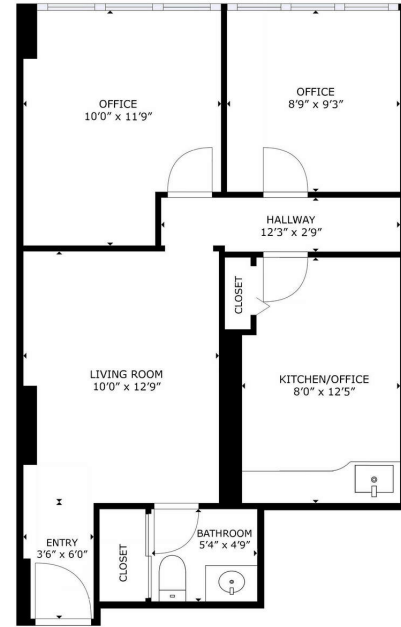
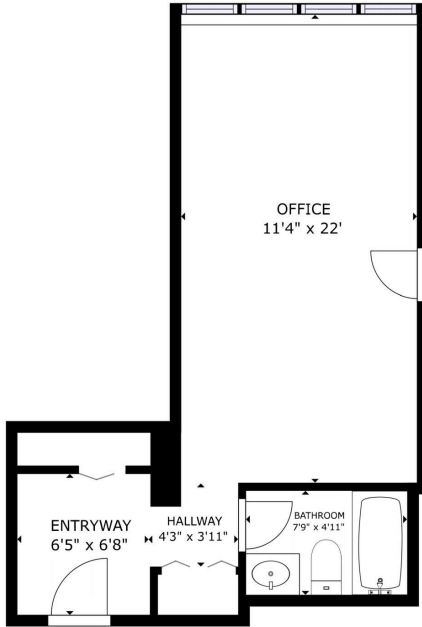
**306,805 SF**  
Total Building Size



**3**  
Number of Units

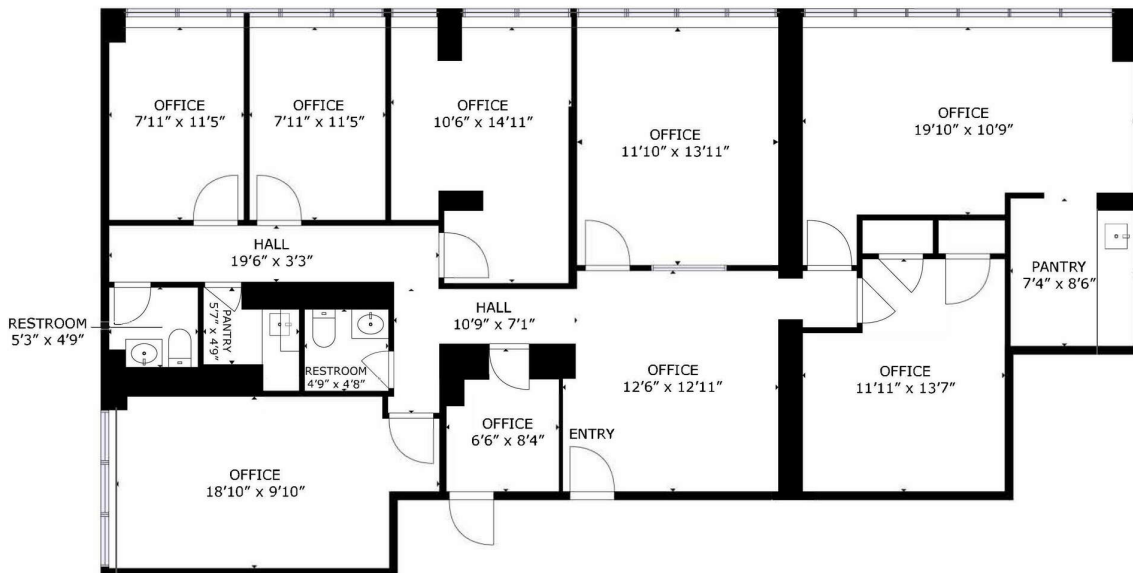
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Unit 1-M: 380 SF

Unit 1-KB: 550 SF



Suite 1-F: 1,700 SF

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# Additional Photos

7600 Stenton Ave, Philadelphia, PA 19118

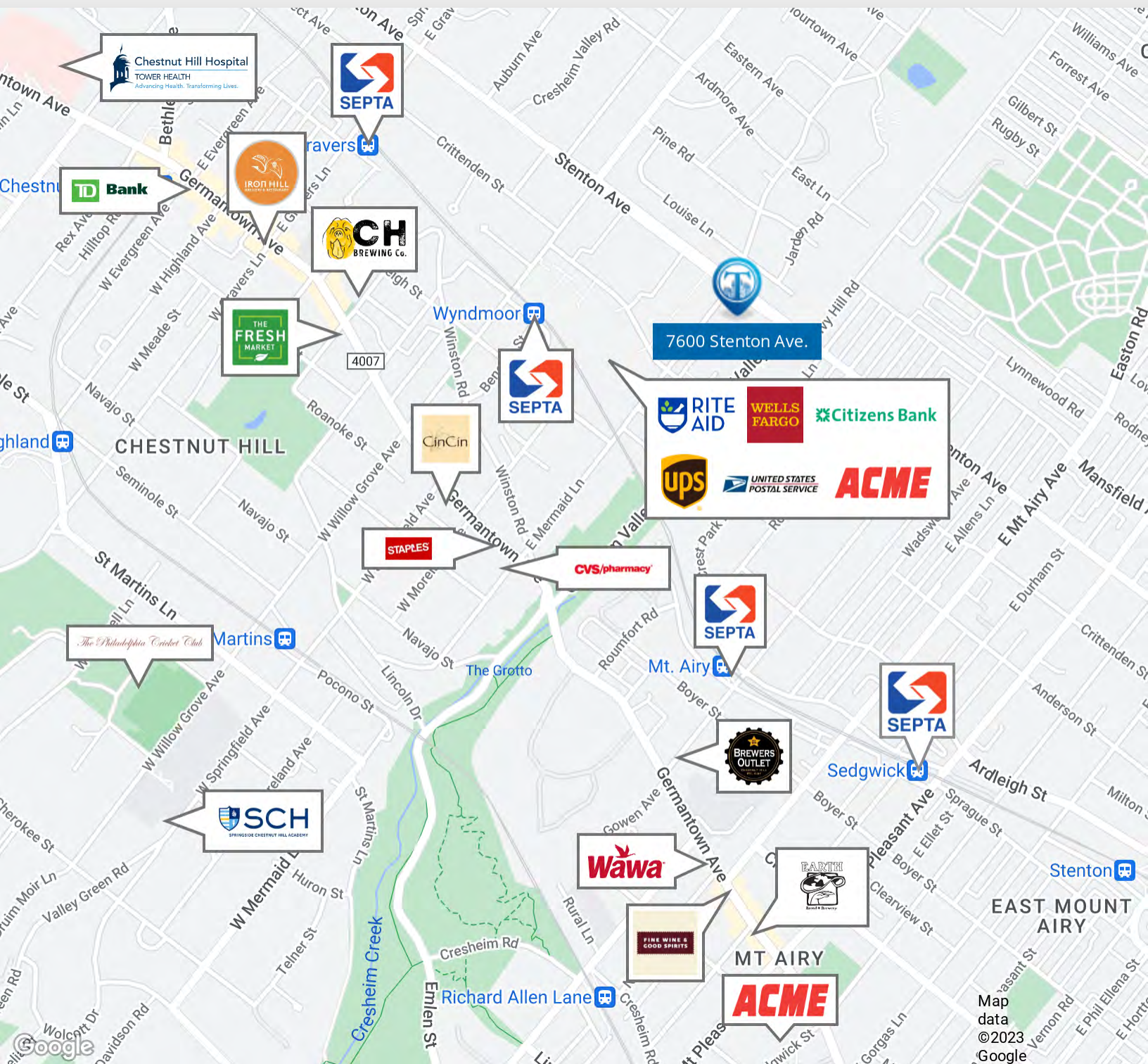


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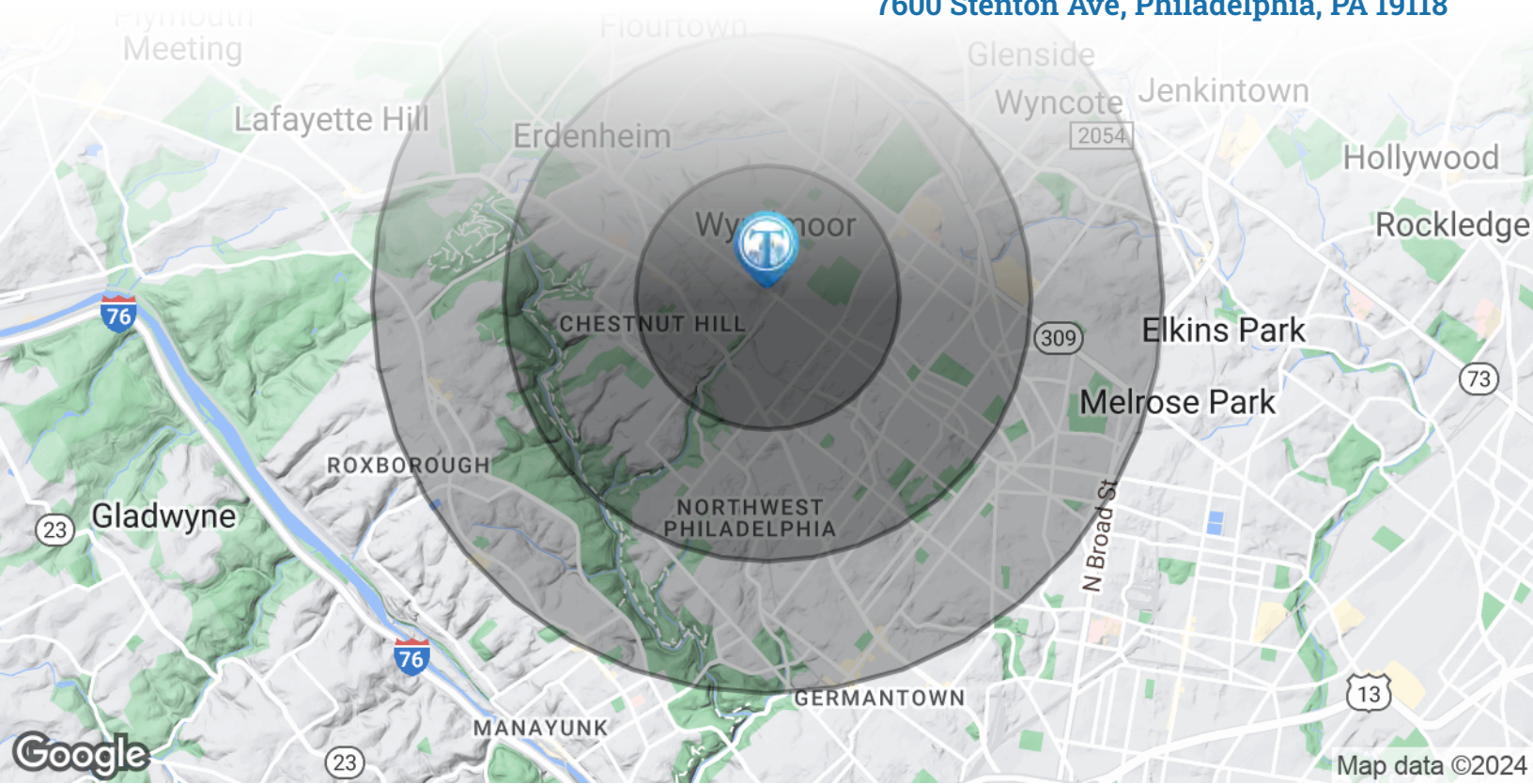
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# Area Demographics

7600 Stenton Ave, Philadelphia, PA 19118



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Population	23,824	86,067	190,773
Average Age	44.6	42.3	40.5
Average HH Income	\$149,346	\$130,817	\$120,000
Est. Total # Employees	6,078	19,201	42,932



**190,773**

People within 3 Miles



**\$120,000**

Avg Household Income

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SITE SOURCE  
RETAIL BROKER NETWORK