

# 7145-47 GERMANTOWN AVE



## PRIME RETAIL IN THE HEART OF MOUNT AIRY

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# 7145-47 GERMANTOWN AVE Mount Airy, Philadelphia 19119

## PRIME RETAIL IN THE HEART OF MOUNT AIRY

### \$25/SF + NNN

- » Space can be demised to 3,000 SF of double-wide retail space with 2,000 SF of lower-level space
- » 50' of frontage along Germantown Avenue
- » Large storefront windows providing ample light and visibility
- » Lower-level has direct access in the rear at grade
- » Ideal uses include: neighborhood grocery or urban market, retail, specialty fitness, medical office, wellness centers
- » Zoning: CMX-2.5
- » Mt. Airy is a vibrant, community-oriented Philadelphia neighborhood known for its walkable commercial corridors, strong local following, and mix of established retailers, restaurants, and residential density. The space sits just steps from the historic Sedgwick Theater, home to the Quintessence Theatre Group, a major cultural anchor that drives consistent foot traffic and adds to the area's lively, neighborhood-focused energy.



#### DEMOGRAPHICS (1 mile)

Residents	28,088
Average household income	\$98,313
Est. Daytime population	6,381

#### NEIGHBORS INCLUDE:



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## Property Photos



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## Retail Map



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## About the Neighborhood: Mount Airy

Gently rising from the banks of Wissahickon Creek roughly 20 minutes from Center City, Mt. Airy combines dense leafy parkland, miles of multi-use trails, tree-lined streets and a historic cobblestoned business corridor attracting aspiring entrepreneurs. Mt. Airy's varied architecture recounts its historical roots. Structures dating back to the 18th century commingle with Victorian and 20th-century homes.

The community's Quaker roots might be one reason Mt. Airy became a model of diversity early on. Since the 1950s, the community has earned a national reputation for welcoming families of all races, genders, religions and nationalities who share a fierce commitment to civic engagement and social activism. Mt. Airy began as a resort for Philadelphians to get away from it all. Though the bustle increased since then, it still serves as a welcome respite from city life thanks to its lush greenery.

Escape to Mt. Airy for leafy parkland, miles of trails, cozy cafes and more.

Now a commercial corridor, imaginative entrepreneurs are re-energizing the cobblestoned avenue with new restaurants and shops. Cozy cafes, chic galleries and small businesses line this happening main street, which draws visitors from all over the region.

Mt. Airy is served by two SEPTA Regional Rail lines. The Chestnut Hill East Line stops at the Mount Airy, Sedgwick, Stenton and Washington Lane stations in East Mt. Airy. The Chestnut Hill West line stops at Allen Lane, Carpenter, Upsal and Tulpehocken stations in West Mt. Airy.

For many folks, Mt. Airy inspires thoughts of Wissahickon Creek and its surrounding parkland.

More than 57 miles of trails wind through the 1,600-acre park, where hikers, cyclists, horseback riders and runners pound it out on various terrains suited to their skill level — Valley Green and Forbidden Drive are particular favorites. For anglers, the creek is a peaceful place to sink lines, and rock climbers take on the challenge of Livezey Rock. The National Audubon Society designated Wissahickon Creek as an Important Birding Area, and birders flock to Carpenter's Woods.

— [www.visitphilly.com](http://www.visitphilly.com)



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