



TRI STATE
COMMERCIAL®
REAL ESTATE EXPERTS

For Sale



Medical Office Investment Opportunity

4,400 SF • 3 Units

7601 Germantown Ave • Philadelphia • PA

Call: **215-300-9688**

Steve Jeffries

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Location Overview

Modern multi-tenant medical office building located in Mt. Airy just steps from Chestnut Hill and Wyndmoor. Located on the corner of Germantown Avenue and Rounfort Road, the property is surrounded by public transportation including Mt. Airy SEPTA Regional Rail station and close to I-76, Lincoln Drive & Wayne Avenue.

Nearby tenants include CVS, Wawa, Acme, Staples, Brewers Outlet, The Night Kitchen Bakery, Jansen, CinCin, Fine Wine & Good Spirits, Chestnut Hill Flower & Garden, Baker Street Bread Co. and much more!

Main Highlights

- ▶ 4,400 SF multi-tenant medical office building
- ▶ Located in Mt. Airy steps from Chestnut Hill
- ▶ Total Commercial Units: 3
- ▶ Occupancy Rate: 75%
- ▶ Value add investment opportunity
- ▶ Off street parking
- ▶ Long standing medical tenants with limited landlord responsibilities
- ▶ 1,100 SF vacancy
- ▶ Ideal for owner/operators and investors
- ▶ Traffic Count: 8,500 ADT



4,400 SF
Total Building Size



9,270 SF
Lot Size



3
Number of Units

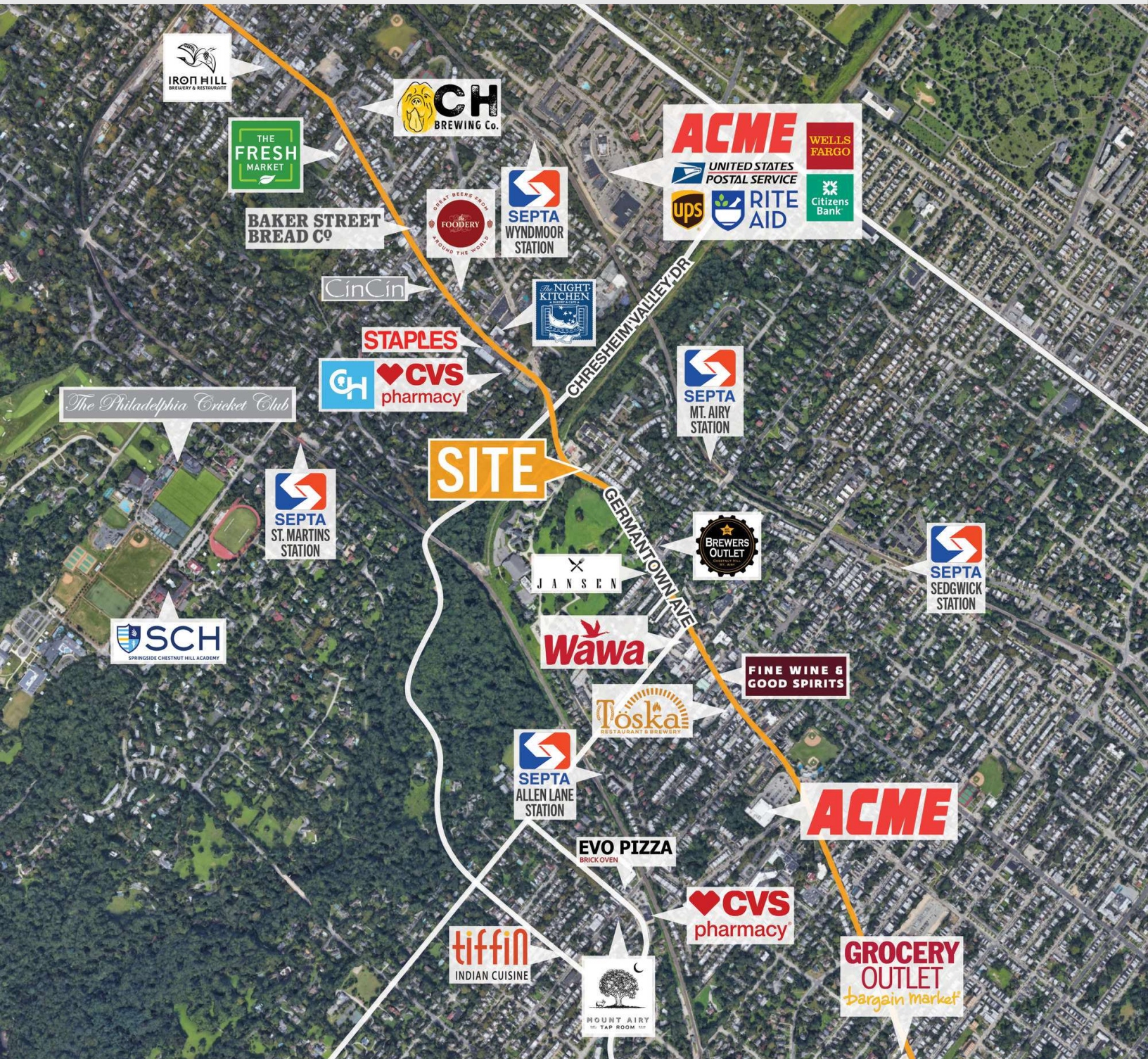
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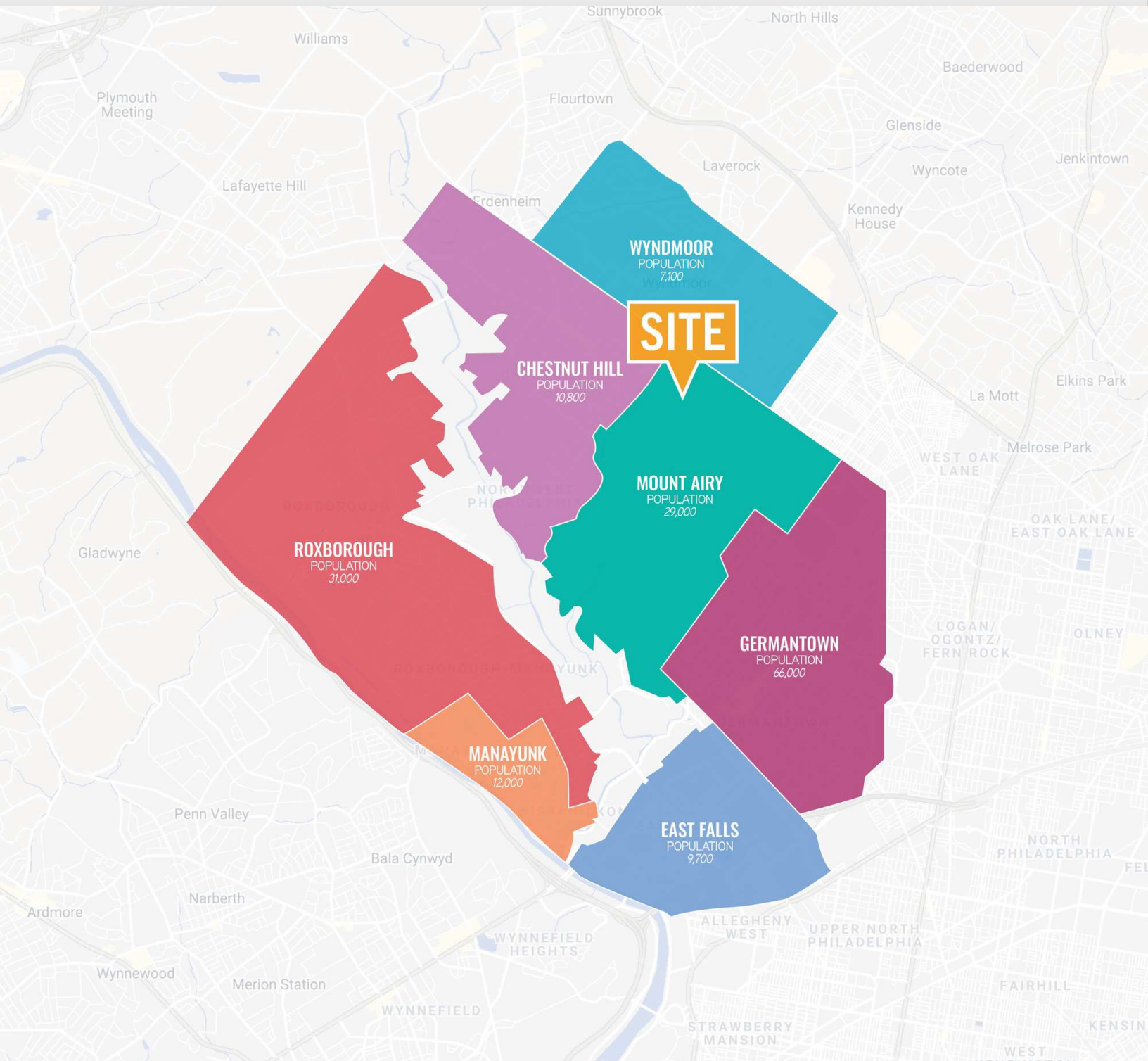
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Neighborhood Map

7601 Germantown Ave, Philadelphia, PA 19119



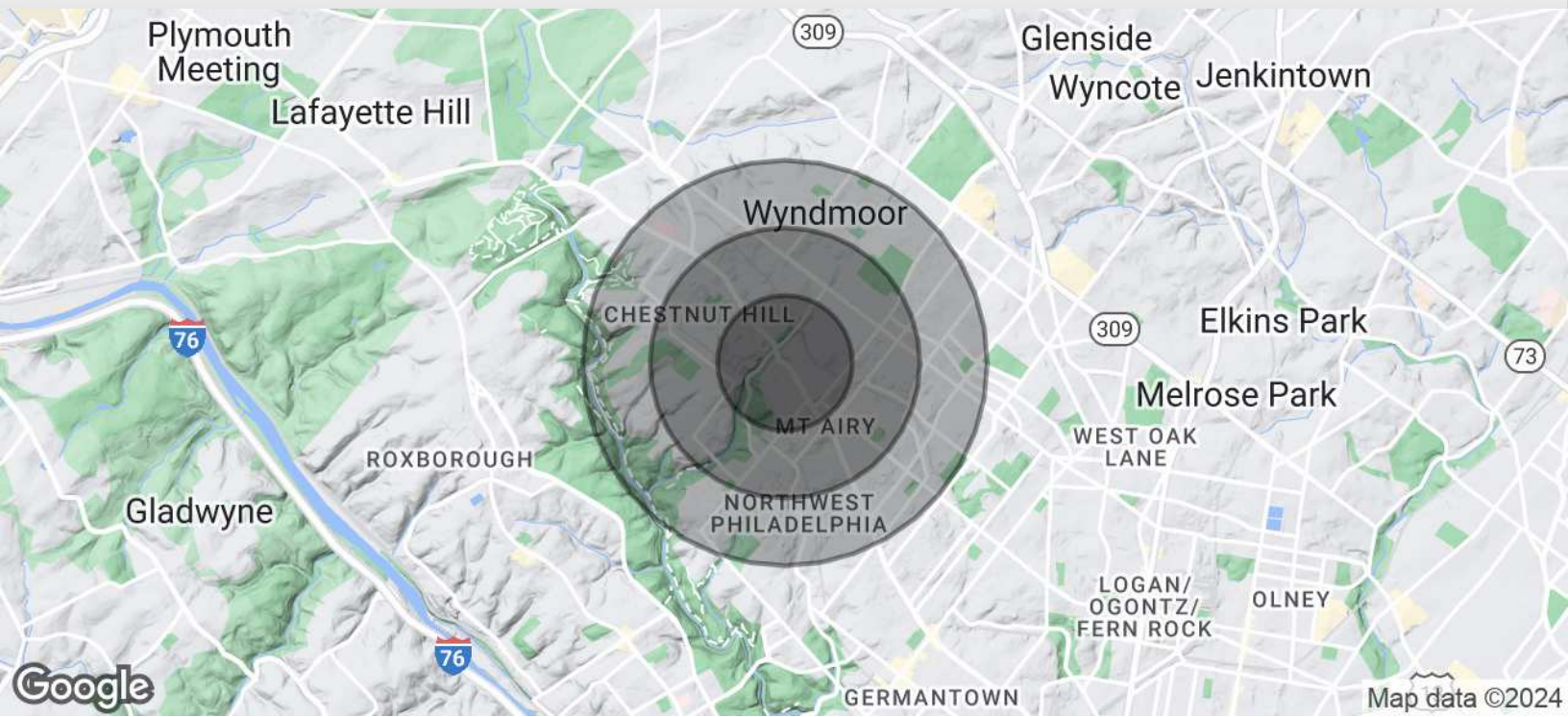
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DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Population	4,607	20,856	51,353
Average Age	45	46	46
Average HH Income	\$190,419	\$149,790	\$125,153
Est. Total # Employees	1,793	6,724	12,363

Demographics data derived from AlphaMap

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