



**RETAIL SPACE FOR LEASE**  
**1,000± SF LEASEABLE SPACE**  
5427 Wayne Avenue  
Philadelphia, Pennsylvania



# THE SITE

## 5427 Wayne Avenue

- Located in the Germantown Section of Philadelphia
- Features 1,000± SF Ground Floor
- \$1,000± per Month
- Building Size: 47,000± SF
- 4-Story Building
- Apartment Units Above Space
- Built in 1950; Renovated in 1999

### NEIGHBORING RETAILERS

**Walgreens**  **DOLLAR TREE**  **Wine & Spirits**



**metro**  
by T-Mobile™

**Save**  
a lot

**POPEYES**  
\* LOUISIANA KITCHEN \*

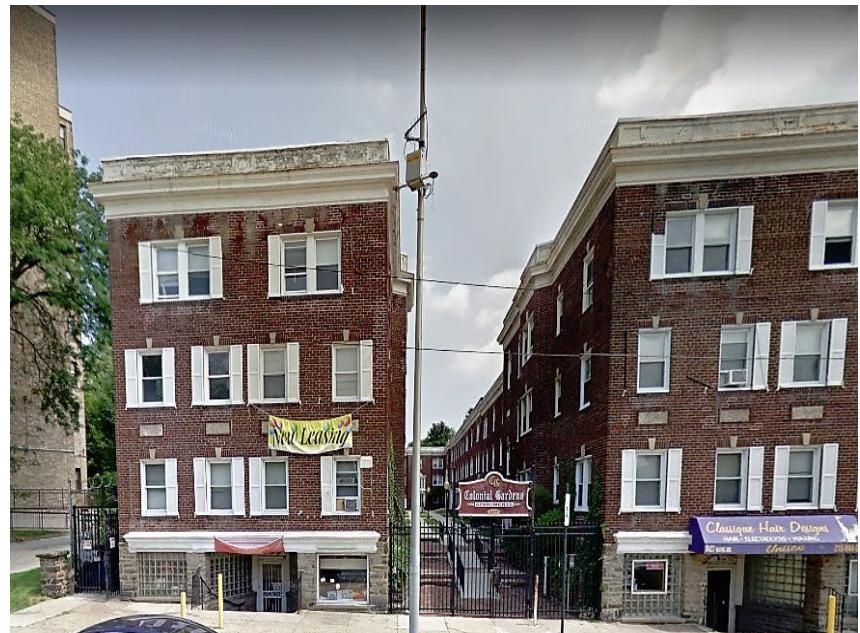
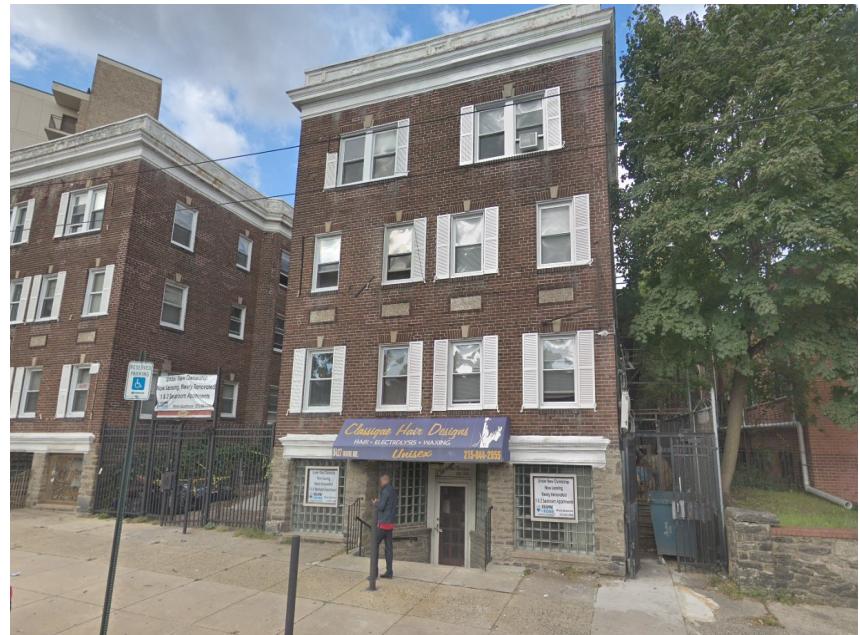
 **ULTIMO COFFEE**

 **WELLS FARGO**

 **PNC BANK**

DON AVELLINO  
don@rittenhouseretail.com  
O: 267-323-4084  
C: 610-937-2188

**RRA**  
RITTENHOUSE  
RETAIL



# THE SITE

## 5427 Wayne Avenue

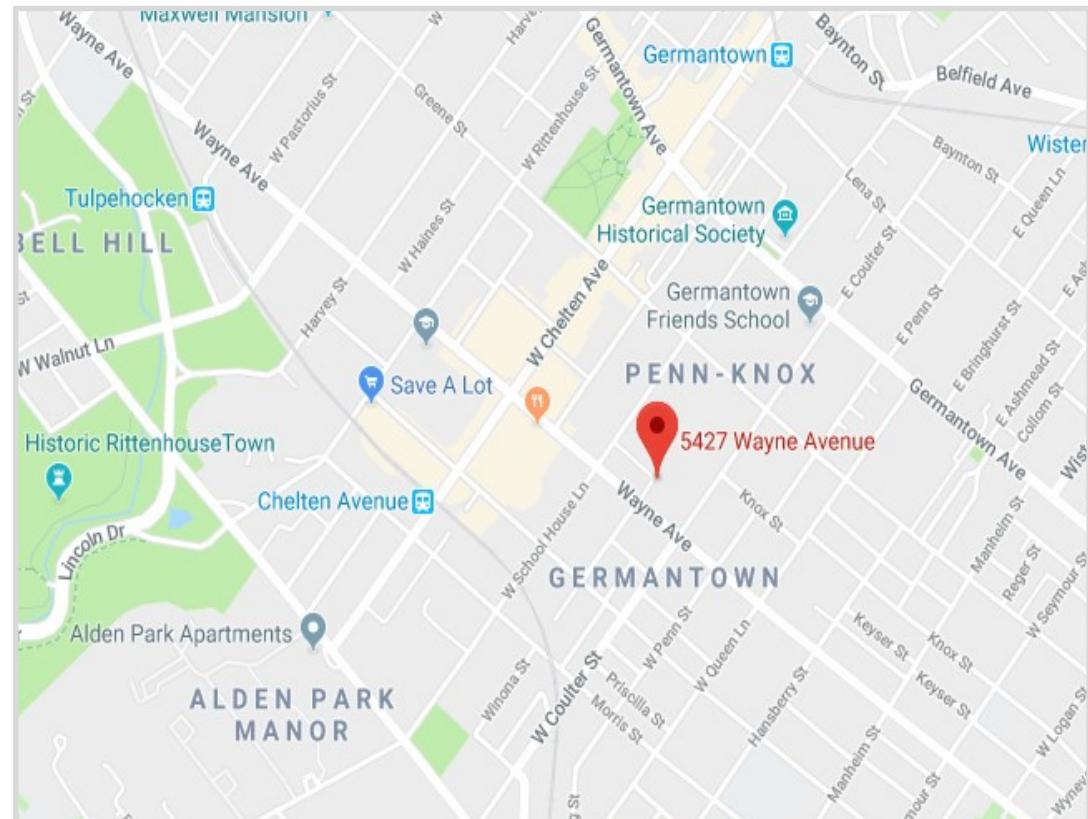
- Perfect Use for a Café or Coffee Shop
- Within Blocks of Restaurants and Shops along W. Chelten Avenue and Germantown Avenue
- Minutes from Roosevelt Boulevard (Route 1), Broad Street (Route 611) and Interstate-76
- Close Proximity to SEPTA Regional Rail (Chelten Avenue, Wister and Germantown Stations)
- Walnut Lane Golf Course/Blue Bell Park and Vernon Park Nearby
- Less than 10-Minute Drive to LaSalle University, William Penn Charter School and Drexel University College of Medicine
- Join Walgreens, Wells Fargo, Rite Aid, Planet Fitness, Pizza Hut, Dollar Tree, Ultimo Coffee, Wine & Spirits, T-Mobile & More

## DEMOGRAPHICS

	<b>Estimated Population</b>
	42,961
	<b>Average Age</b>
	38
	<b>Average Household Income</b>
	\$32,627
	<b>Estimated Total Employees</b>
	9,253

DON AVELLINO  
don@rittenhouseretail.com  
O: 267-323-4084  
C: 610-937-2188

**RRA**  
RITTENHOUSE  
RETAIL

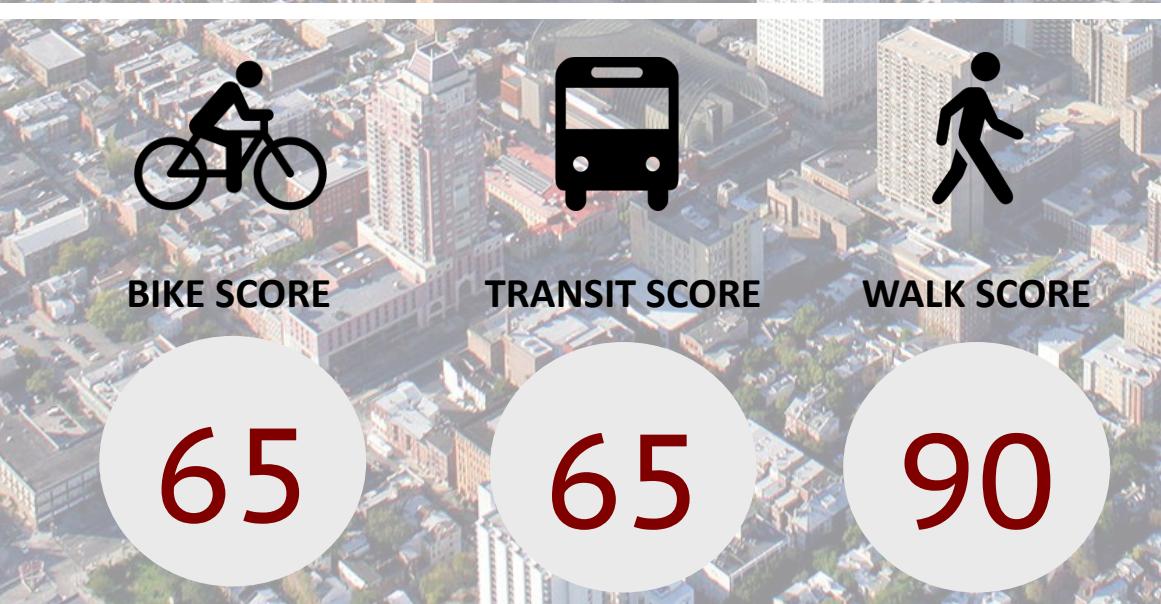




# GERMANTOWN PHILADELPHIA

One of the oldest settlements in Philadelphia, **Germantown** has a relaxed, backyard feel that complements its many historic attractions. Unique eateries and stores thrive right next door to 300-year-old buildings and significant American Revolution sites that make up Germantown Avenue, the neighborhood's main thoroughfare that connects Germantown to Mt. Airy and Chestnut Hill. Situated in **Northwest Philadelphia**, Germantown was founded by German Quaker and Mennonite families as an independent borough and later absorbed into Philadelphia. Germantown has played a significant role in American history - it was the birthplace of the American antislavery movement, the site of a Revolutionary War battle, the temporary residence of George Washington, the location of the first bank of the United States, and the residence of many notable politicians, scholars, artists, and social activists. Today, the area remains rich in historic sites and buildings from the colonial era, some of which are open to the public.

Germantown stretches for about two miles along Germantown Avenue northwest from Windrim and Roberts Avenues. It has been consistently bounded on the southwest by Wissahickon Avenue, on the southeast by Roberts Avenue, and on the east by Wister Street and Stenton Avenue, however its northwest border has expanded and contracted over the years. When first incorporated as a borough, Germantown was separated from the rural Germantown Township by Washington Lane; later, the border was expanded to Carpenter and East Gorgas Lanes. It was then rolled back to Washington Lane, and remained there until the borough was absorbed into the city of Philadelphia. Today, the western part of the former borough of the neighborhood is known simply as **Germantown** (though is sometimes called West Germantown) and the eastern part is the neighborhood of **East Germantown**. While the boundary between the two neighborhoods is not well-defined and has varied over time, these days "Germantown" usually refers to the part of the former borough that lies west of Germantown Avenue, up through West Johnson Street, and "East Germantown" to the part that lies east of Germantown Avenue, up through East Upsal Street.



Germantown is zoned to the School District of Philadelphia, as is all of Philadelphia. In addition, Mastery Charter Schools operates the Mastery Charter Pickett Campus (7-12, MCPC). In addition, Germantown Settlement Charter School (5-8), Imani Education Circle Charter School (pre-K to 8), and the Wissahickon Charter School's Awbury Campus (6th-8th) are located in the neighborhood. The Pennsylvania School for the Deaf, a private state-chartered school, occupies the former site of Germantown Academy, which moved to Fort Washington. Further, Settlement Music School, the largest community school of the arts in the United States, operates one of its six branches in Germantown. **La Salle University** is in both Germantown and historic Belfield. Its west campus is centered on the old Germantown Hospital buildings and property. Other universities and colleges close to Germantown include **Drexel University College of Medicine**'s Queen Lane Medical Campus, Arcadia University, **Chestnut Hill College**, The Lutheran Theological Seminary at Philadelphia, **Philadelphia University**, and Saint Joseph's University.

BIKE SCORE

65

TRANSIT SCORE

65

WALK SCORE

90

# AREA AERIAL

5427 Wayne Avenue

DON AVELLINO  
don@rittenhouseretail.com  
O: 267-323-4084  
C: 610-937-2188

**RRA**  
RITTENHOUSE  
RETAIL

