

**7909 HIGH SCHOOL ROAD**  
ELKINS PARK, PA

AVAILABLE FOR SALE AND LEASE  
**RETAIL PROPERTY**

10,000 SF



## PROPERTY HIGHLIGHTS

- 10,000 SF Available
- \$30,352 (Estimated 2025 Taxes) – Cheltenham Township
- Two (2) Commercial Grade Kitchens
- Utilities/Mechanicals Less than Ten (10) Years Old
- Fully Sprinklered
- Loading Dock
- Outdoor Seating Area
- Full HVAC
- Roof Replaced in 2018
- Separate Restroom Facilities
- Zoned C3 - Cheltenham Township
- The property is located in the heart of Elkins Park just off of highly traveled Old York Rd and located approximately 10 miles from downtown Philadelphia.



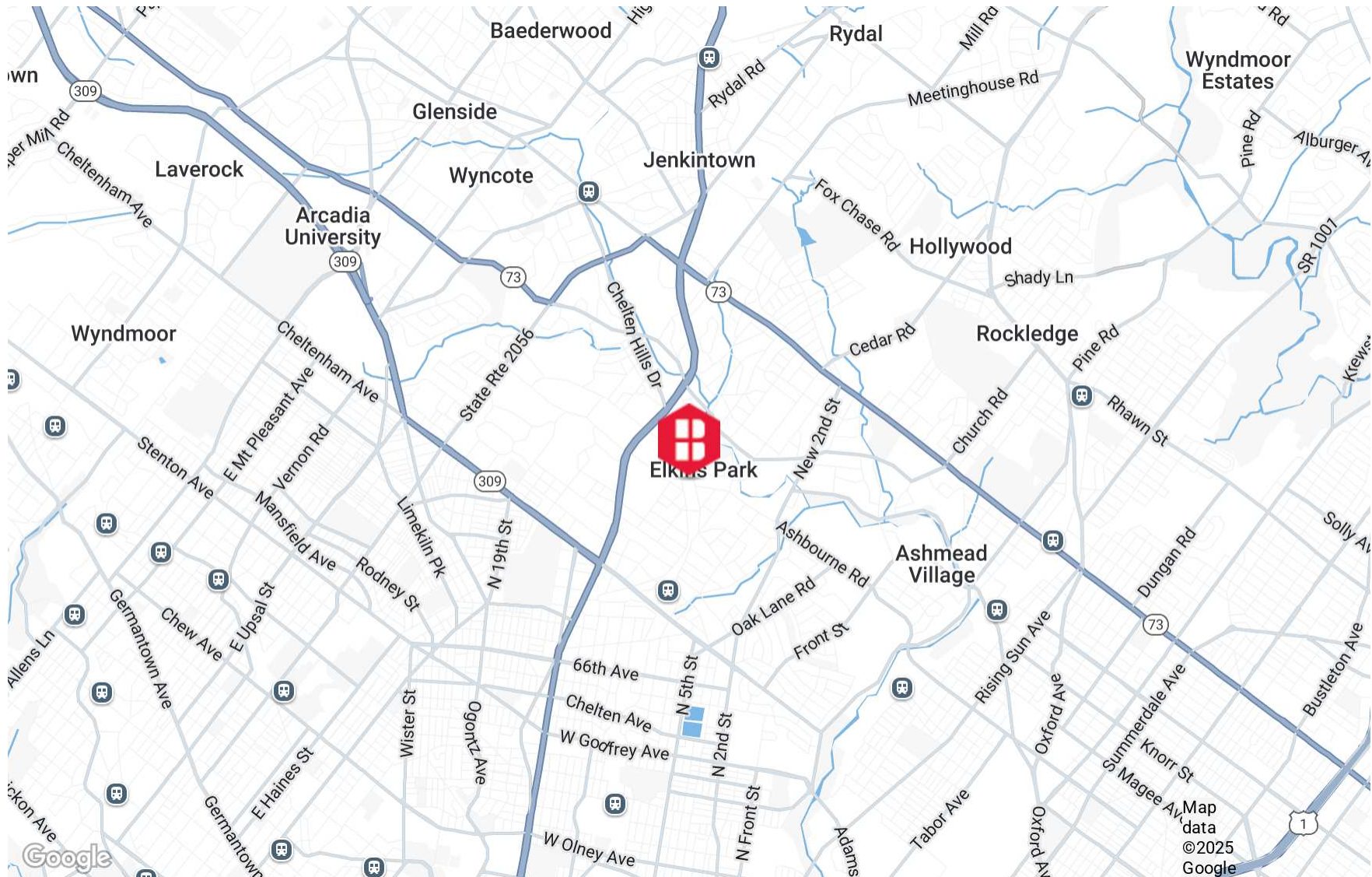


## ADDITIONAL PHOTOS





## AREA MAP



## DEMOGRAPHICS MAP & REPORT

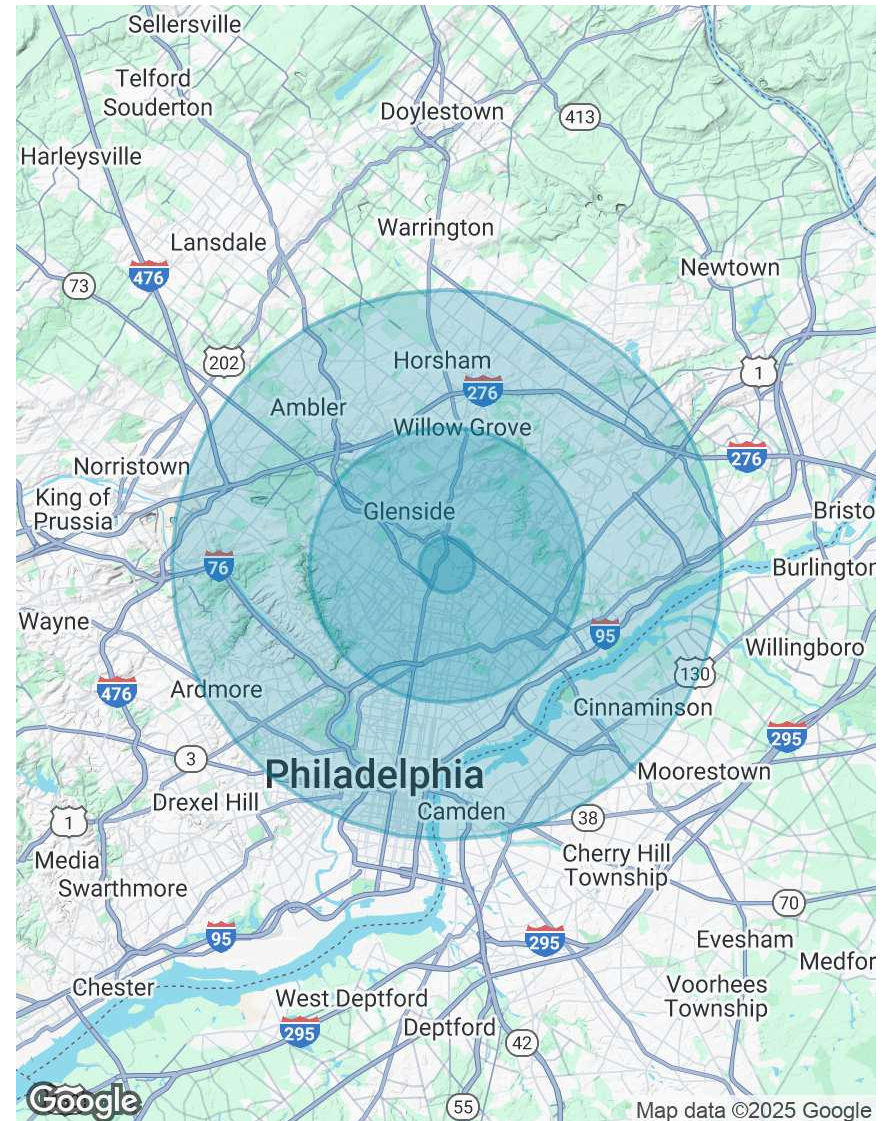
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	13,738	706,239	1,908,529
Average Age	44	40	40
Average Age (Male)	42	39	39
Average Age (Female)	45	41	41

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	5,557	268,943	770,357
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$155,099	\$87,524	\$102,825
Average House Value	\$393,739	\$275,309	\$357,336

*Demographics data derived from AlphaMap*





# CONTACT



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