

176-82 W CHELTEN AVE



LARGE SUPERMARKET BUILDING W/ PARKING AT A HIGH TRAFFIC CORNER IN GERMANTOWN

DENNIS CARLISLE 215.805.8620 ■ dcarlisle@mpnrealty.com

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Germantown, Philadelphia 19144

LARGE SUPERMARKET BUILDING W/ PARKING AT A HIGH TRAFFIC CORNER IN GERMANTOWN

Welcome to Germantown! For the first time in many years, this supermarket site on the high traffic corner of Cheltenham and Wayne Avenues is now available for lease! This 33,565sf building sits on a 77,192sf lot that includes 95 parking spaces. The building can be used for more than just a supermarket- medical offices, large-scale childcare, food commissary... be creative! In addition to being convenient to visit by car, this site is also very well served by transit and has great pedestrian access from the surrounding neighborhood.

- » 33,565 SF Supermarket Building
- » Parking: 95 Spaces
- » Total Lot Size: 77,192 SF
- » Tenant is responsible for property tax, U&O, NOT insurance, but all maintenance of the building and grounds
- » Ceiling Height: 13 Feet
- » AADT: Cheltenham Ave: 9,454, Wayne Ave: 10,444
- » Transit: The 53, 41, K, 26, and 65 buses stop at the corner. The Cheltenham Ave regional rail stop is 900 feet away.
- » Zoning: CMX-2.5

NEIGHBORS INCLUDE:



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Property Photos



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Aerial View

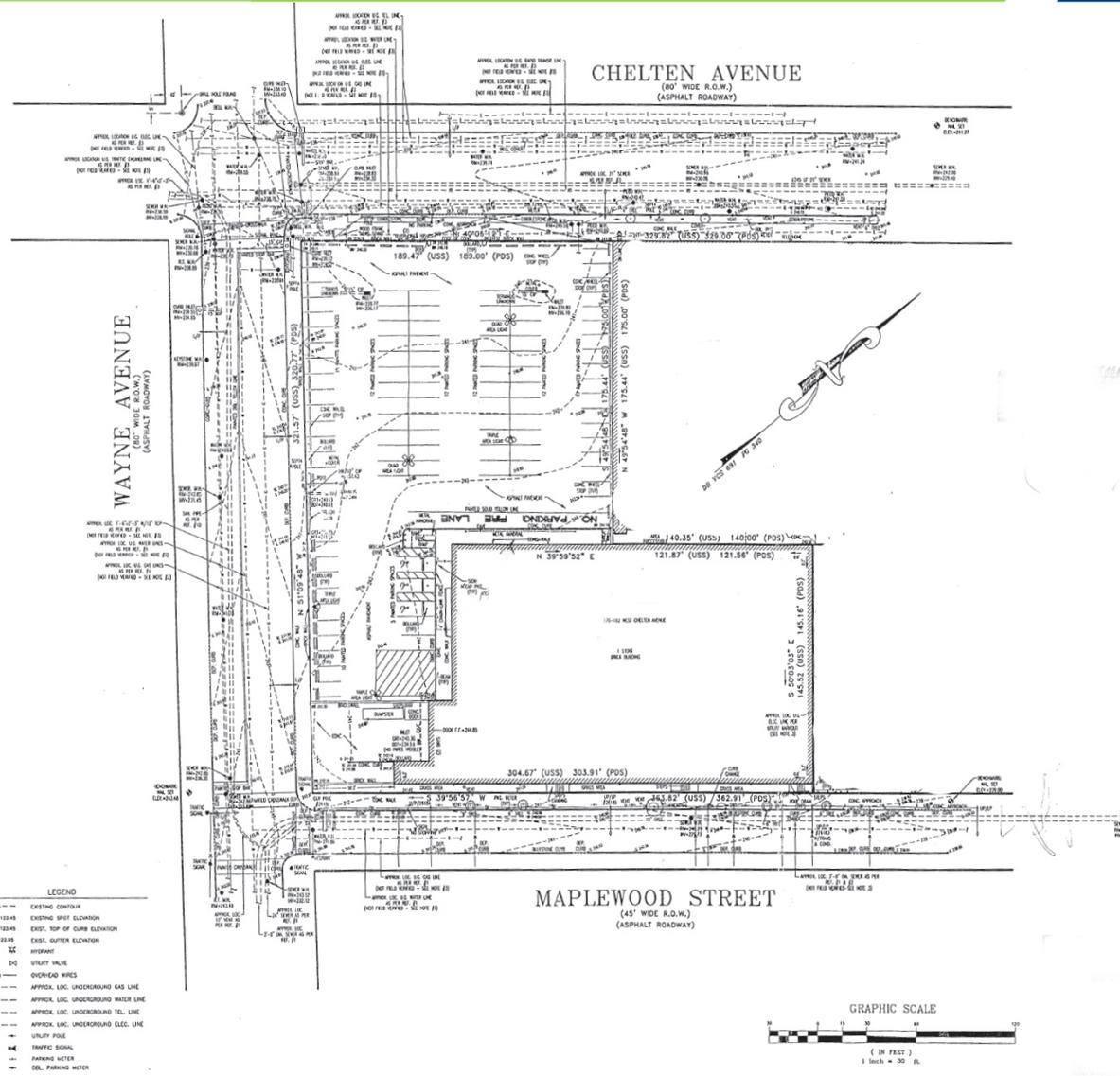


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Site Plan



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Zoning

Table 14-602-2: Uses Allowed in Commercial Districts

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
RESIDENTIAL USE CATEGORY		
Household Living (as noted below)		
Single-family	Y[3]	
Two-family	Y[3]	
Multi-family	Y[3] [8]	
Group Living (except as noted below)	N	
Personal Care Home	S[3]	14-603 (11)
Single-Room Residence	N	
PARKS AND OPEN SPACES USE CATEGORY		
Passive Recreation	Y	
Active Recreation	S	
PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY		
Adult Care	Y	
Child Care (as noted below)		
Family Child Care	Y	14-603 (5)
Group Child Care	Y	14-603 (5)
Child Care Center	Y	14-603 (5)
Community Center	S	
Educational Facilities	N	
Fraternal Organization	S	
Hospital	Y	
Libraries and Cultural Exhibits	Y	
Religious Assembly	S	
Safety Services	Y	
Transit Station	S	
Utilities and Services, Basic	N	
Wireless Service Facility (as noted below)		
Freestanding Tower	S	14-603 (16)
Building or Tower-Mounted Antenna	Y	14-603 (17)
OFFICE USE CATEGORY		
Business and Professional	Y	
Medical, Dental, Health Practitioner (as noted below)		
Sole Practitioner	Y	
Group Practitioner	S	
Government	Y	
Building Supplies and Equipment	Y	14-603 (3)
RETAIL SALES USE CATEGORY		
Consumer Goods (except as noted below)	Y	
Drug Paraphernalia Sales	N	14-603 (13)
Gun Shop	N	14-603 (13)
Medical Marijuana Dispensary	Y	14-603 (20)
Food, Beverages, and Groceries	Y	14-603 (7)
Pets and Pet Supplies	Y	
Sundries, Pharmaceuticals, and Convenience Sales	Y	
Wearing Apparel and Accessories	Y	

Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited	CMX-2.5	USE SPECIFIC STANDARDS
COMMERCIAL SERVICES USE CATEGORY		
Animal Services (except as noted below)	S	
Boarding and Other Services	N	14-603 (14)
Assembly and Entertainment (except as noted below)	S	
Casino	N	
Nightclubs and Private Clubs	N	14-603 (18)
Building Services	N	
Business Support	Y	
Eating and Drinking Establishments (as noted below)		
Prepared Food Shop	Y	
Take-Out Restaurant	S	14-603 (6)
Sit Down Restaurant	Y	
Smoking Lounge	S	14-603 (19)
Financial Services (except as noted below)	Y	
Personal Credit Establishment	N	14-603 (13)
Funeral and Mortuary Services	N	
Maintenance & Repair of Consumer Goods	Y	
Marina	N	
Parking, Non-Accessory (as noted below)		
Surface Parking	N	14-603 (10)
Structured Parking	S	14-603 (10)
Personal Services (except as noted below)	Y	
Body Art Service	Y	14-603 (2) (13)
Fortune Telling Service	N	
Radio, Television, and Recording Services	Y	
Visitor Accommodations	N	
Commissaries and Catering Services	Y	
VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES		
Commercial Vehicle Sales and Rental	N	
Personal Vehicle Repair and Maintenance	N	
Personal Vehicle Sales and Rental	N	
Vehicle Fueling Station	N	14-603 (8)
Vehicle Equipment and Supplies Sales and Rental	N	
WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY		
Moving and Storage Facilities	N	
Wholesale Sales and Distribution	N	14-603 (1)
INDUSTRIAL USE CATEGORY		
Artist Studios and Artisan Industrial	Y	
Research and Development	Y	
URBAN AGRICULTURE USE CATEGORY		
Community Garden	Y	14-603 (15)
Market or Community-Supported Farm	Y	14-603 (15)

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Retail Map



DEMOGRAPHICS (1 mile)	
Residents	40,634
Average household income	\$72,359
Est. Daytime population	11,030

Walk Score® 

Walk Score
94

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About the Neighborhood: Germantown

Germantown is a historic residential neighborhood in northwest Philadelphia, located about six miles from Center City along Germantown Avenue. Founded in 1683, it contains one of the city's largest concentrations of 18th- and 19th-century architecture, including colonial stone houses, Victorian twins, rowhomes, and early apartment buildings, many constructed from Wissahickon schist. The neighborhood was the site of the 1777 Battle of Germantown during the American Revolutionary War, and historic properties such as Cliveden still stand along Germantown Avenue. In recent years, Germantown has experienced gradual reinvestment, including the renovation of long-vacant historic properties, new mixed-use and multifamily housing developments, streetscape improvements along commercial corridors like Germantown and Cheltenham Avenues, and expanded small-business activity. Infrastructure upgrades, residential rehabs, and transit-oriented

development near SEPTA Regional Rail stations have contributed to rising property values and increased homeownership, while the area continues to function primarily as a residential neighborhood with retail and services concentrated along its main avenues.



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