

THE PLAZA AT CHELTEN

FOR LEASE

301 WEST CHELTEN AVE | PHILADELPHIA, PA 19144

JUNIOR ANCHOR AVAILABLE
WITH PARKING

VIEW PROPERTY 



HIGHLIGHTS

- Up to 12,000 SF Available (±7,041 SF & ±5,016 SF)
- 2,034 SF End-Cap Opportunity
- 115 Off-Street Parking Spaces
- Co-Tenancy with a High-Volume Save A Lot Grocery Store
- Prominent Visibility at a Signalized Corner Intersection
- Transit-Accessible Location Near SEPTA Cheltenham Avenue Station (2,878 Daily Riders)

TRAFFIC GENERATORS



DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
POPULATION	32,163	129,465	307,683
AVERAGE HH INCOME	\$84,335	\$84,369	\$81,971
DAYTIME EMPLOYEES	11,552	35,353	89,353

The information contained herein has been obtained through sources deemed reliable by Soloff Realty & Development, Inc. but cannot be guaranteed for accuracy. We recommend that any information which is of special interest, should be obtained through independent verification. All measurements are approximate. Map Data @ 2026 Google | AADT provided by DVRPC

SOURCE: REGIS ONLINE 2025

 **Soloff Realty & Development, Inc.**

ONE PRESIDENTIAL BLVD. SUITE 202
BALA CYNWYD, PA 19004
SRDRE.COM

 **ICSC**
INNOVATING COMMERCE
SERVING COMMUNITIES

EXCLUSIVE AGENT

DAVID M. DUNKELMAN

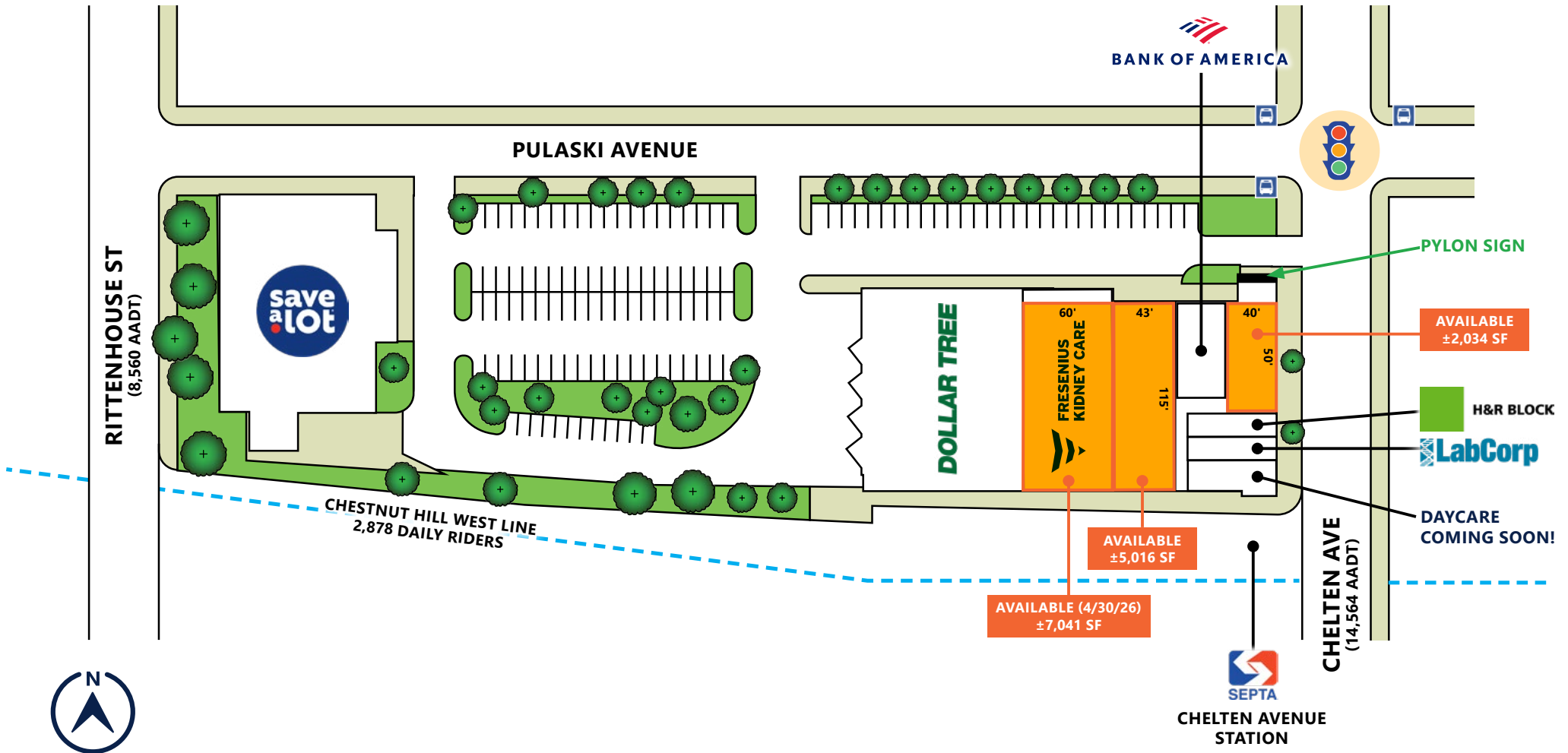
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SITE PLAN

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LOW AERIAL

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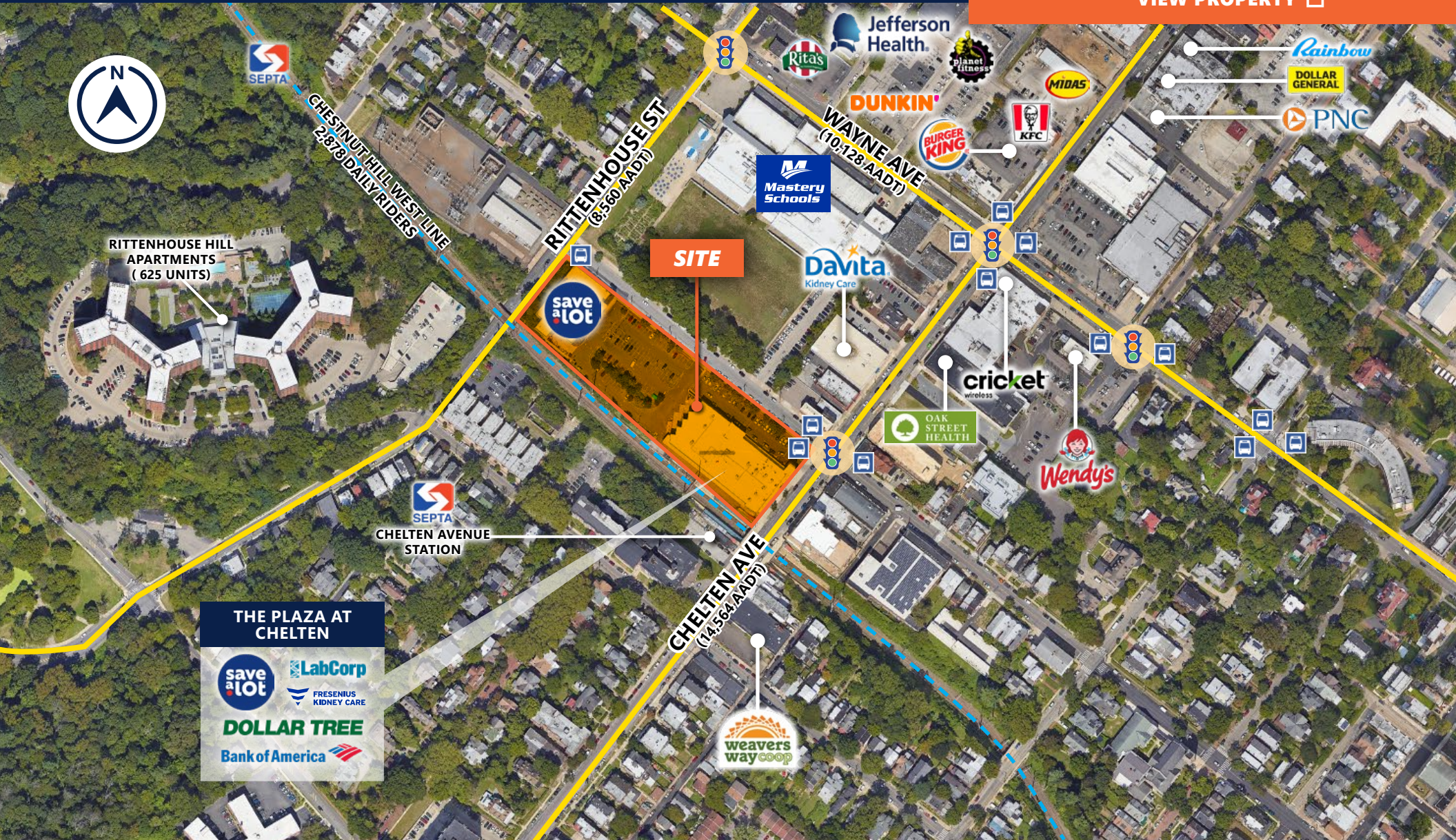
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MID AERIAL

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save a lot | LabCorp
FRESENIUS KIDNEY CARE

DOLLAR TREE

Bank of America

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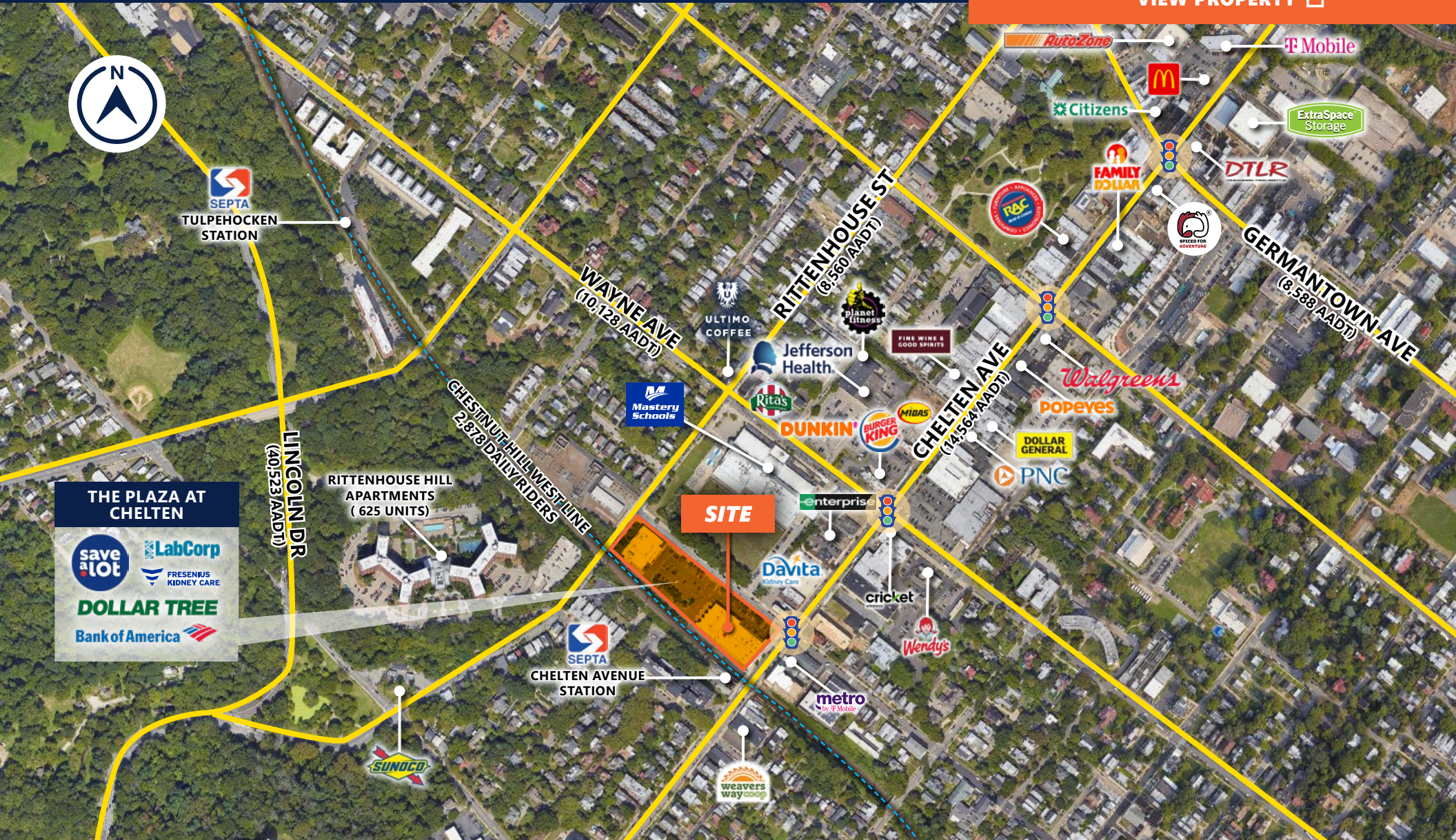
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HIGH AERIAL

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