

FOR LEASE

# 5627-99 Chestnut Street

Philadelphia, PA 19139 · West Philadelphia

**\$15.00/SF**

TRIPLE NET (NNN)  
ASKING LEASE RATE

**12,639**

TOTAL SF

**8,944**

RETAIL SF

**196**

OCCUPANT LOAD

**IIB**

CONST. TYPE

## PROPERTY OVERVIEW

Rare opportunity to lease a freestanding, fully-operational former Rite Aid pharmacy building in the heart of West Philadelphia. This single-story, 12,639 SF commercial property is currently operating as a pharmacy and convenience store, offering immediate turnkey potential for a wide range of retail or healthcare tenants. The property features a drive-through window — an increasingly coveted amenity in urban Philadelphia — along with an existing sprinkler system, vestibule entry with glazed curtain wall, built-in refrigeration wall, and a fully permitted interior layout including a dedicated pharmacy suite, equipment room, private offices, and expansive open retail floor. Previously anchored by a national pharmacy chain, this building carries strong neighborhood presence and established customer traffic on a high-visibility West Philadelphia corridor. City of Philadelphia L&I renovation plans approved November 2025.

Former Rite Aid

Drive-Through

Currently Operating

Turnkey Ready

ADA Compliant

PA UCC App

## PROPERTY PHOTOS



EXTERIOR



DRIVE-THRU LANE



RETAIL FLOOR



REFRIGERATION WALL

## BUILDING FEATURES

- Existing sprinkler system throughout
- Drive-through window (Pay N Go Express Lane)
- Vestibule entry with glazed curtain wall
- Built-in multi-door refrigeration wall
- New gondola / retail fixture layout

## APPROVALS & CODES

- City of Philadelphia L&I — approved 11/19/25
- PA UCC Cert #006783
- IBC 2018 / IEBC 2018 compliant
- 2021 IBC / ICC A117.1 accessibility standard
- NEC 2017 electrical code

FOR LEASE

# 5627-99 Chestnut Street

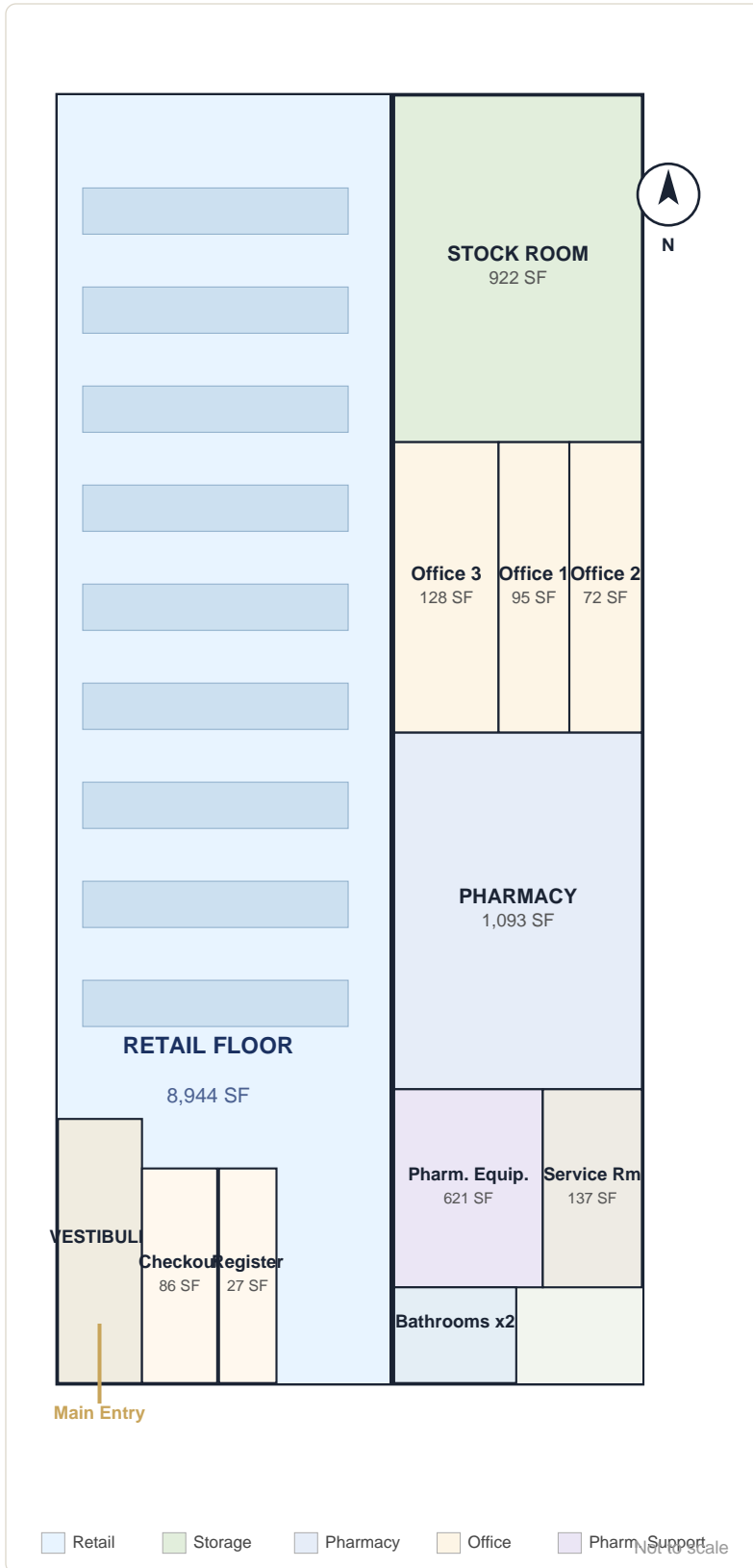
Philadelphia, PA 19139 · West Philadelphia

\$15.00/SF | NNN

12,639 SF · Available Now

## FLOOR PLAN — FIRST FLOOR

## SPACE BREAKDOWN



Retail Floor	8,944 SF
Pharmacy	1,093 SF
Stock Room	922 SF
Pharm. Equipment Room	621 SF
Office 3	128 SF
Office 1	95 SF
Office 2	72 SF
Service Room	137 SF
Checkout	86 SF
Register	27 SF
Vestibule	—
Bathrooms (x2)	—
<b>TOTAL</b>	<b>12,639 SF</b>