

5443-45 GERMANTOWN AVE

GERMANTOWN, PHILADELPHIA 19144



CORNER RETAIL SPACE FOR LEASE

» Street level retail space available

Space 1: 1,100 +/- SF corner retail space

- » Currently a cafe/coffee shop
- » Asking rent: \$3,200/mo NNN

Space 2: 1,250 +/- SF retail space

- » Asking rent: \$2,200/mo NNN
- » Space lends itself ideally for restaurant/cafe users, daycares, general retail users, and office users
- » Space features high ceilings & floor to ceiling windows
- » Corner frontage on Germantown Ave. and Church Ln:
 - Space 1: 20'
 - Space 2: 15'
- » CMX-2.5 Zoning
- » Located at the corner of Germantown Ave. and Church Ln.
- » Located near multiple bus routes with easy access to center city via N. Broad St.



DEMOGRAPHICS

Residents within 1 mile	48,924
Average household income	\$69,969
Est. daytime population (workers within 1 mile)	10,228

NEIGHBORS



NADIA BILYNSKY 267.546.1718 ■ NBILYNSKY@MPNREALTY.COM **DENNIS CARLISLE** 267.546.1734 ■ DCARLISLE@MPNREALTY.COM

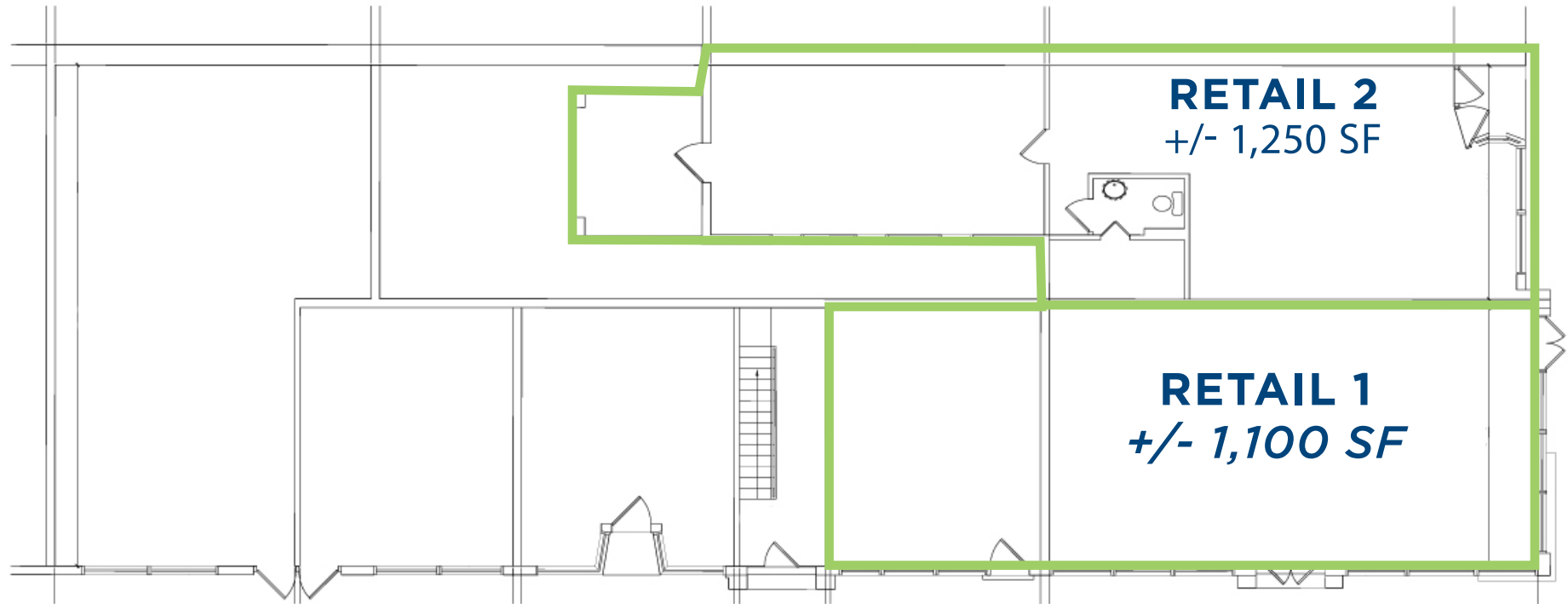
1

Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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FLOOR PLAN



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RETAIL SPACE 1 PHOTOS



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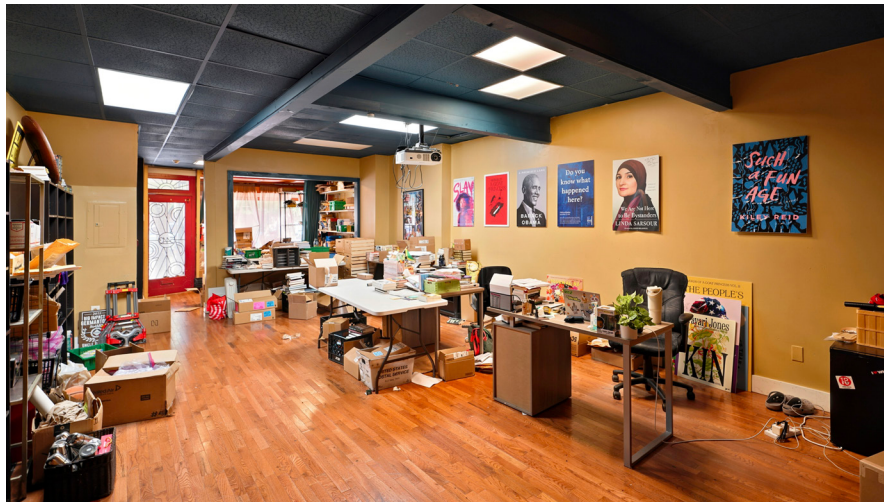
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RETAIL SPACE 2 PHOTOS



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ZONING USES

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)

[*CLICK HERE TO VIEW LOWER AND CENTRAL GERMANTOWN OVERLAY](#)

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