

**OFFERING MEMORANDUM**  
**TURN-KEY RESTAURANT & BAR**  
**W/ LIQUOR LICENSE**

8337 Germantown Ave, Philadelphia, PA 19118

Presented By:  
Steve Jeffries & Nathan Rhodes

Plymouth Meeting, PA | Philadelphia, PA  
T: 610.645.7700 | [www.equitycre.com](http://www.equitycre.com)



# Executive Summary

Equity CRE is pleased to offer the opportunity to purchase a local iconic establishment, 8337 Germantown Ave, a ±2,900 SF turn-key restaurant and bar with a fully equipped kitchen and a Pennsylvania R type liquor license. Located in Philadelphia’s historic Chestnut Hill neighborhood, this property sits steps from the signalized intersection of Germantown Ave & Gravers Lane (the best intersection in town). This bustling corridor sees almost 10,000 vehicles per day, is steps from Septa’s Chestnut Hill West station and has multiple bus routes stopping along Germantown Ave. About a block away from the target property is the Septa Chestnut Hill bus loop - a depot where 5 different bus lines converge and disperse.

The property is also directly across from a public parking lot which is rare for the neighborhood and has off-street parking and loading for employees in the rear. This property is being offered in “as-is” condition and the seller is not obligated to provide property improvements or alterations. This sale is Confidential so please do not disrupt daily business or approach any on-site employees. All inspections shall be set up with 48 hour’s notice.



## Property Information

|                     |   |
|---------------------|---|
| SALE PRICE          | \$1,550,000   |
| ADDRESS             | 8337 Germantown Ave, Philadelphia, PA 19118             |
| BUILDING            | Turn-key, fully equipped bar & restaurant, 2 floors     |
| GROSS LEASABLE AREA | ±2,900 SF   1st Floor: ±1,600 SF   2nd Floor: ±1,300 SF |
| LOT SIZE            | ±1,715 SF   |
| ZONING              | CMX-1 (Neighborhood Commercial Mixed Use)               |
| LIQUOR LICENSE      | Included in sale  |
| TRAFFIC COUNTS      | ±9,987 ADT (placer.ai)                                  |
| PROPERTY TAXES      | \$7,791   |

## Investment Highlights



**Prominent Location:** The property is steps from the intersection of Germantown Ave & Gravers Lane, the best intersection in Chestnut Hill, with multiple shops & restaurants.



**Walkable Neighborhood Amenities:** Chestnut hill is a community known for its history, public parks & welcoming energy. The vibrant shopping district forms the heart of the walkable neighborhood featuring national tenants, restaurants & boutiques, such as Iron Hill, Starbucks, Char & Stave & Fresh Market.



**Strong Demographics:** 8337 Germantown Ave benefits from the strong demographics of the surrounding area, with 419,864 people within a 5-miles of the site and an average HHI of \$113,00.



## 1st Floor

---





## 2nd Floor

---



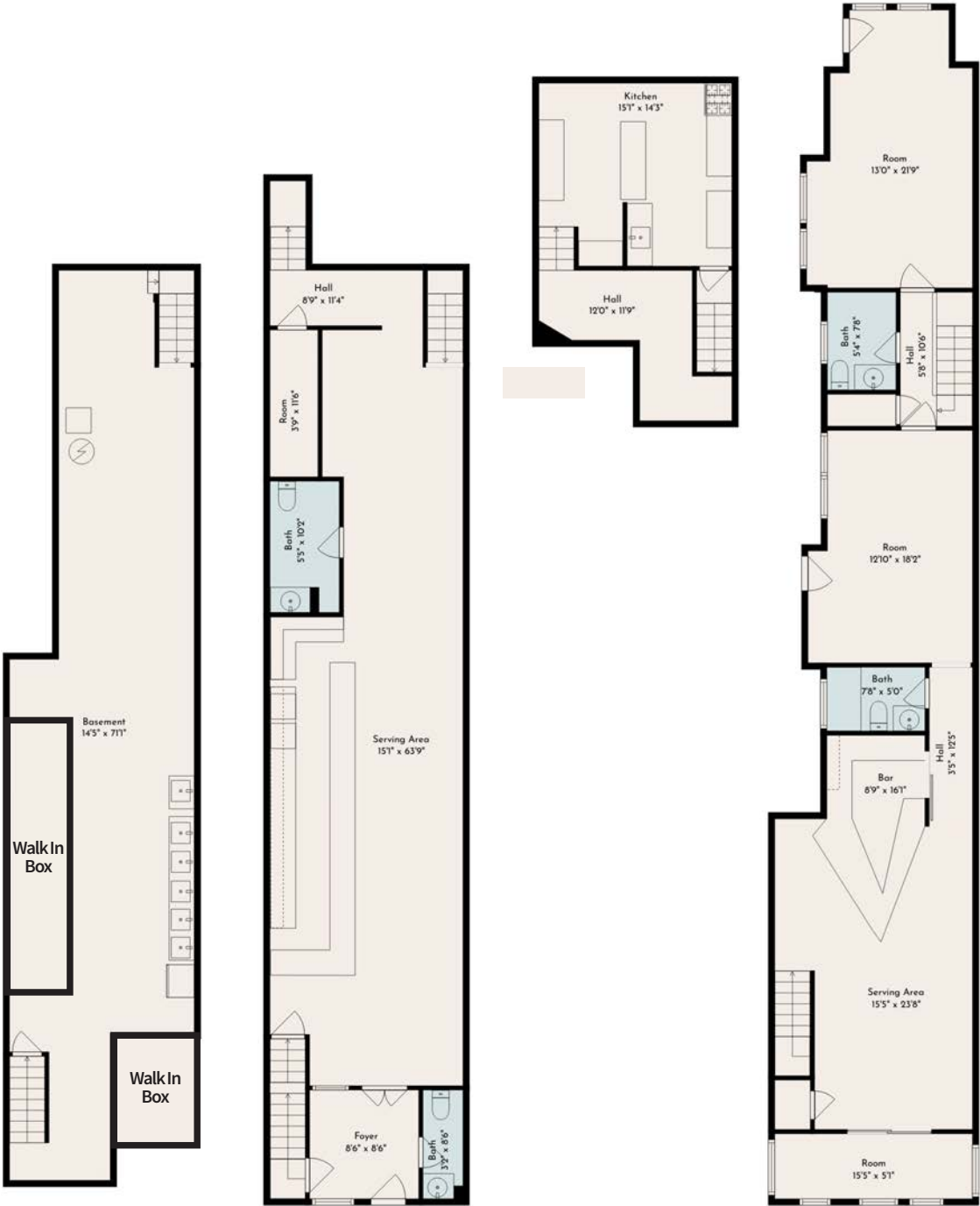


## Kitchen/Outside





# Floor Plans



Known as Philadelphia's Garden District and named "one of the top seven urban enclaves in the country" by Forbes.com, Chestnut Hill is one of the greenest and most vibrant communities in the country.

The neighborhood features a diverse array of housing – combining rental apartments and moderate to high-end real estate – within a community that is known for its distinctive history, public parks, a beloved Philadelphia Museum, and a world-renown arboretum. The vibrant shopping district forms the heart of the walkable neighborhood and offers a green-conscious lifestyle in which residents can "keep it on the hill" to keep their carbon footprint small by shopping local at the many unique and independent Philadelphia businesses. Many area restaurants and bakeries support local farmers and many of the shops are proud to offer Philadelphia-made goods.

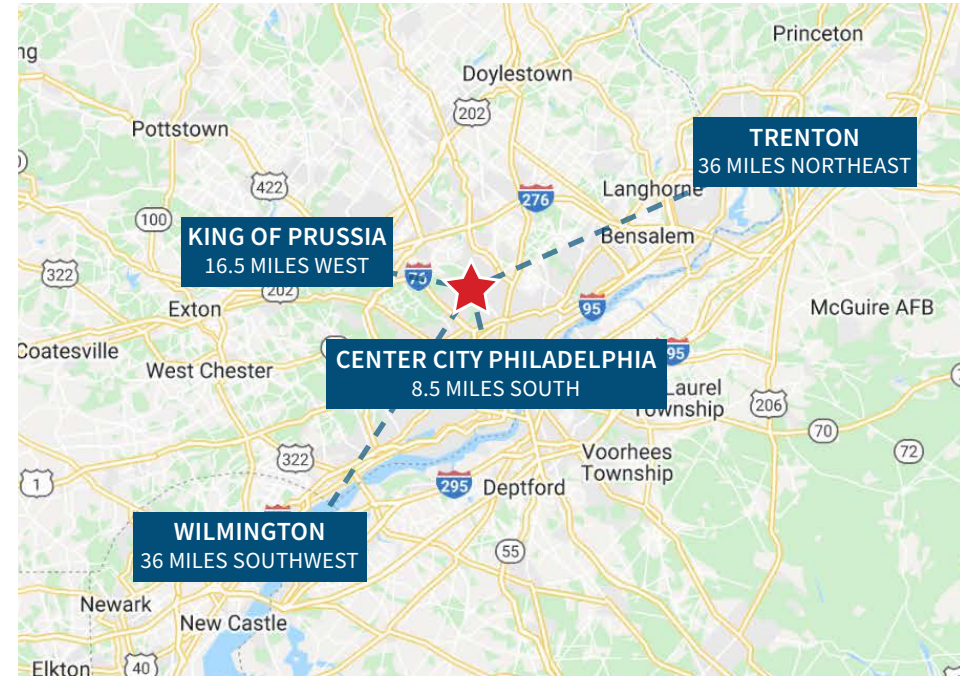
With nearby local high schools and Chestnut Hill College, the neighborhood is filled with highly-ranked educational options. Add to that its easily accessible transportation options (including the SEPTA Chestnut Hill East Line and Chestnut Hill West Line), a walkability score of 91 out of 100, a bucolic setting of tree-lined streets with the old-world charm of its historic architecture and it's easy to understand why Chestnut Hill has become a model for city planners across the country.

### Easy Access to Major Cities:

- **Downtown Philadelphia** – 8.5 miles South
- **King of Prussia, PA** – 16.5 miles West
- **New York City** – 100 miles Northeast
- **Trenton** – 36 miles Northeast
- **Wilmington, DE** – 36 miles Southwest

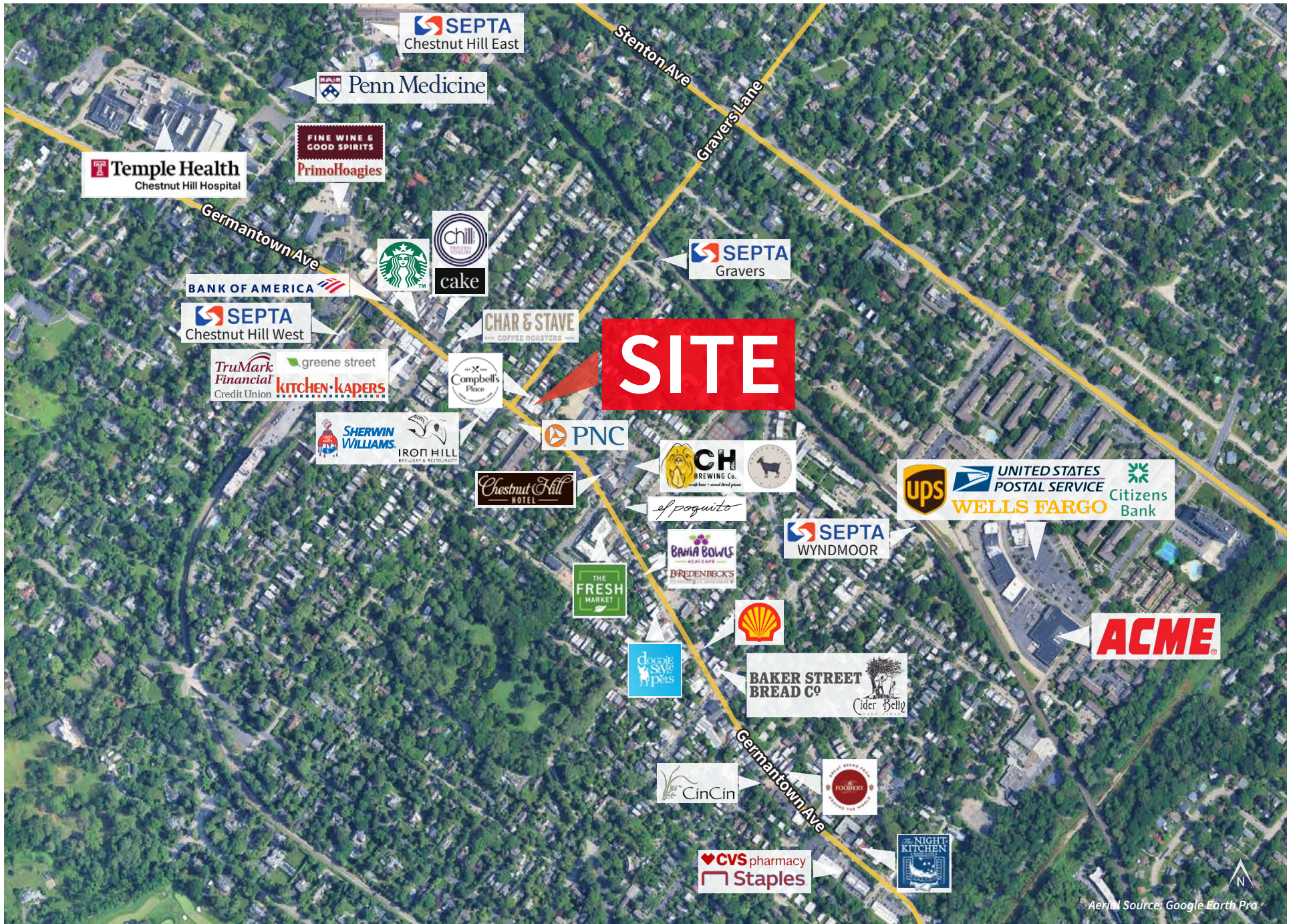
### Transportation

- **Philadelphia International Airport** – 40-minute drive
- **30th Street Rail Station** – 25-minute drive
- **Newark Liberty International Airport** – 1 hour and 40-minute drive
- **BWI Airport** – 2 Hour and 15-minute drive





# Site Aerial



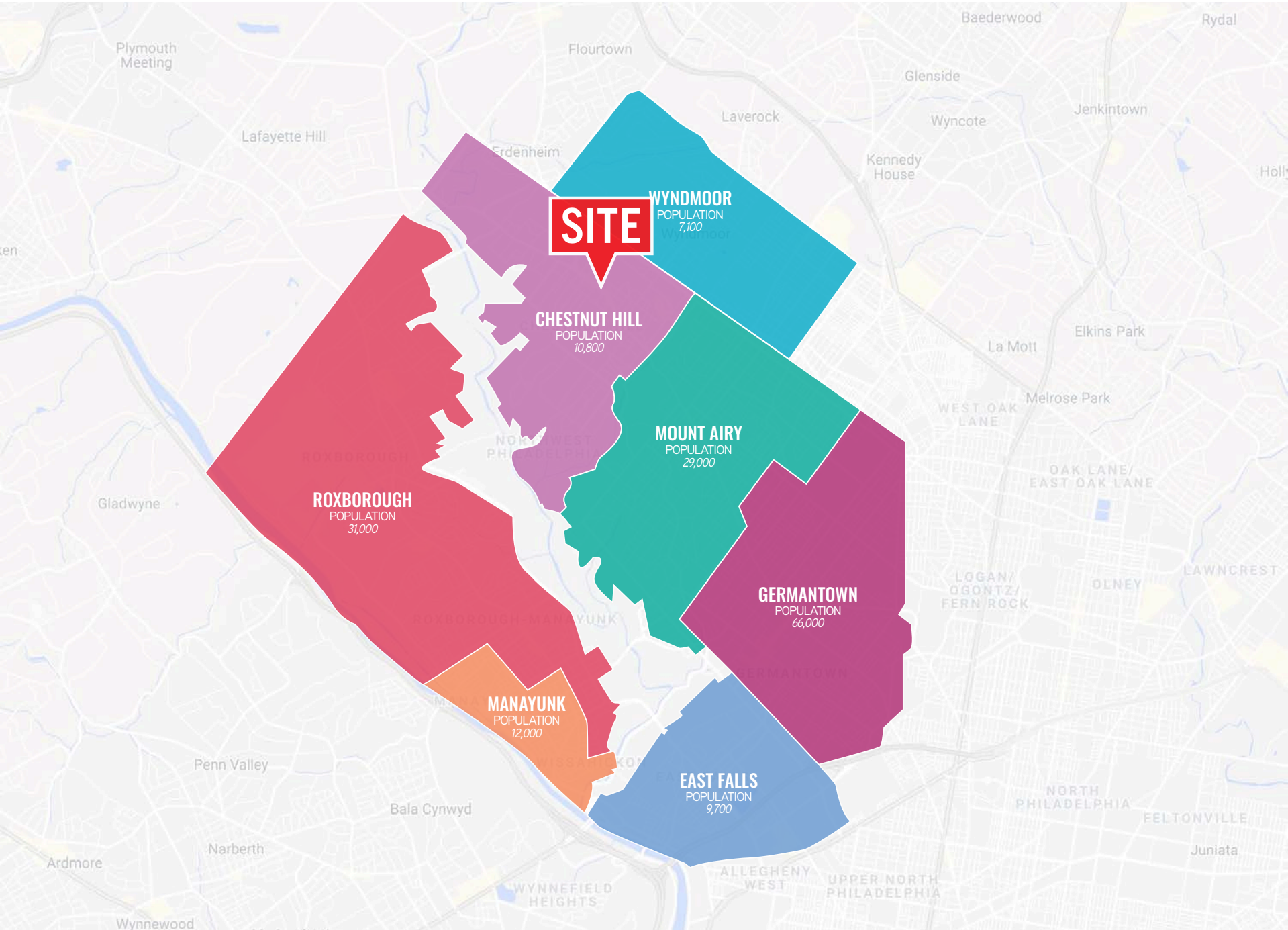


# Location Aerial





# Location Aerial





# Transportation Map





# Demographics

## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections

Calculated using weighted block centroid from block groups

| 8337 Germantown Ave, Philadelphia, PA |   | 1 Mile Radius | 2 Mile Radius | 3 Mile Radius |
|---------------------------------------|---|---------------|---------------|---------------|
| Population                            | 2024 Estimated Population                             | 12,403        | 57,834        | 148,866       |
|                                       | 2029 Projected Population                             | 11,818        | 55,280        | 143,541       |
|                                       | 2020 Census Population                                | 13,117        | 60,327        | 153,416       |
|                                       | 2010 Census Population                                | 12,741        | 59,304        | 149,902       |
|                                       | Projected Annual Growth 2024 to 2029                  | -0.9%         | -0.9%         | -0.7%         |
|                                       | Historical Annual Growth 2010 to 2024                 | -0.2%         | -0.2%         | -             |
|                                       | 2024 Median Age                                       | 46.5          | 44.4          | 41.9          |
| Households                            | 2024 Estimated Households                             | 5,620         | 25,014        | 63,355        |
|                                       | 2029 Projected Households                             | 5,329         | 23,829        | 61,068        |
|                                       | 2020 Census Households                                | 6,010         | 26,517        | 65,943        |
|                                       | 2010 Census Households                                | 5,653         | 25,771        | 63,190        |
|                                       | Projected Annual Growth 2023 to 2029                  | -1.0%         | -0.9%         | -0.7%         |
|                                       | Historical Annual Growth 2010 to 2024                 | -             | -0.2%         | -             |
| Race & Ethnicity                      | 2024 Estimated White                                  | 67.2%         | 43.7%         | 39.6%         |
|                                       | 2024 Estimated Black or African American              | 22.4%         | 47.4%         | 51.8%         |
|                                       | 2024 Estimated Asian or Pacific Islander              | 4.4%          | 3.0%          | 3.1%          |
|                                       | 2024 Estimated American Indian or Native Alaskan      | 0.2%          | 0.2%          | 0.2%          |
|                                       | 2024 Estimated Other Races                            | 5.9%          | 5.7%          | 5.3%          |
|                                       | 2024 Estimated Hispanic                               | 5.7%          | 4.9%          | 4.7%          |
| Income                                | 2024 Estimated Average Household Income               | \$191,524     | \$136,471     | \$121,330     |
|                                       | 2024 Estimated Median Household Income                | \$113,803     | \$90,734      | \$85,615      |
|                                       | 2024 Estimated Per Capita Income                      | \$87,165      | \$59,412      | \$51,934      |
| Education ( Age 25+)                  | 2024 Estimated Elementary (Grade Level 0 to 8)        | 1.5%          | 2.0%          | 2.0%          |
|                                       | 2024 Estimated Some High School (Grade Level 9 to 11) | 1.8%          | 3.1%          | 4.4%          |
|                                       | 2024 Estimated High School Graduate                   | 13.0%         | 21.5%         | 24.0%         |
|                                       | 2024 Estimated Some College                           | 10.4%         | 14.0%         | 15.8%         |
|                                       | 2024 Estimated Associates Degree Only                 | 3.9%          | 6.4%          | 7.2%          |
|                                       | 2024 Estimated Bachelors Degree Only                  | 28.6%         | 24.3%         | 22.9%         |
|                                       | 2024 Estimated Graduate Degree                        | 40.7%         | 28.8%         | 23.8%         |
| Business                              | 2024 Estimated Total Businesses                       | 837           | 2,463         | 5,439         |
|                                       | 2024 Estimated Total Employees                        | 6,735         | 16,801        | 37,713        |
|                                       | 2024 Estimated Employee Population per Business       | 8.0           | 6.8           | 6.9           |
|                                       | 2024 Estimated Residential Population per Business    | 14.8          | 23.5          | 27.4          |



# Confidentiality & Disclaimer

---

## 8337 Germantown Ave, Philadelphia, PA 19118

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE is licensed in PA, NJ, & DE.

## Agents

---

### STEVE JEFFRIES

#### Equity CRE

531 W. Germantown Pike, Suite 103  
Plymouth Meeting, PA

1425 Walnut Street, Suite 300  
Philadelphia, PA

Office 484.531.2250

[sjeffries@equitycre.com](mailto:sjeffries@equitycre.com)

Steve Jeffries is a licensed real estate salesperson in PA.

### NATHAN RHODES

#### Equity CRE

531 W. Germantown Pike, Suite 103  
Plymouth Meeting, PA

1425 Walnut Street, Suite 300  
Philadelphia, PA

Office 484.531.2076

[nrhodes@equitycre.com](mailto:nrhodes@equitycre.com)

Nathan Rhodes is a licensed real estate salesperson in PA.