

EQUITY CRE



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

8337 Germantown Ave, Philadelphia, PA 19118

**Presented By:**  
Steve Jeffries & Nathan Rhodes

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# 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.



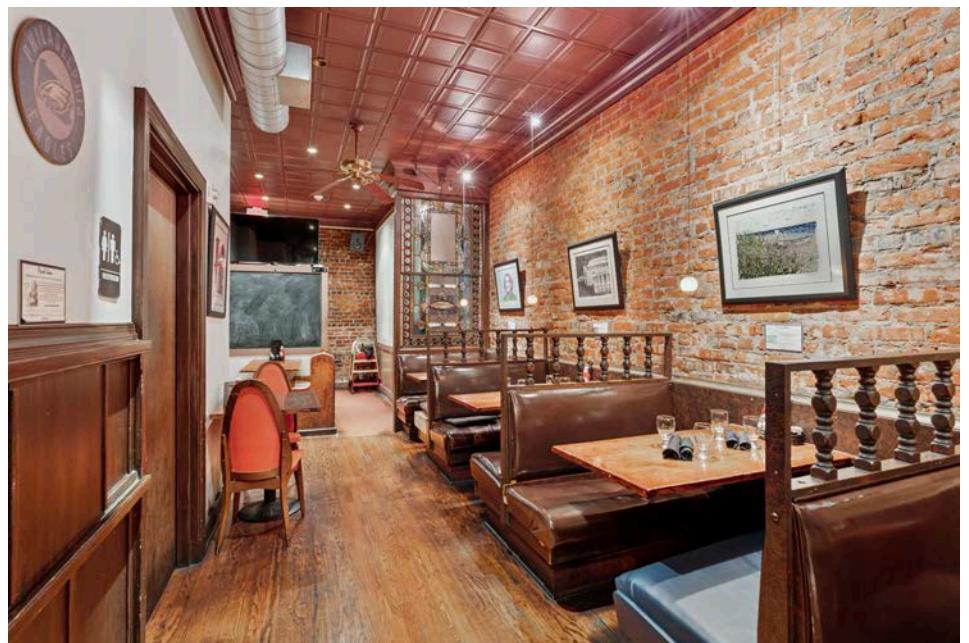
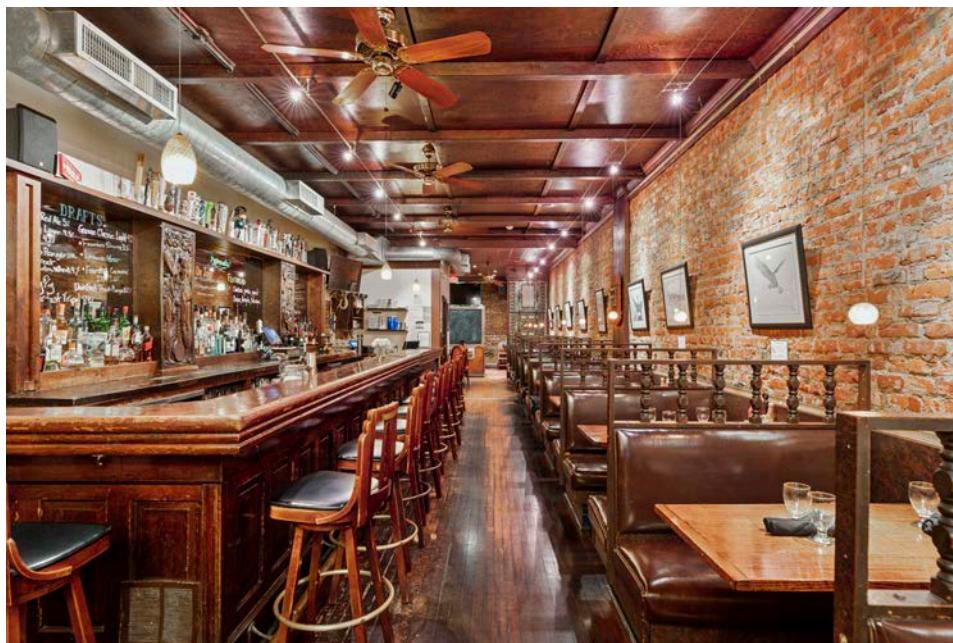
**Walkable Neighborhood Amenities:** Chestnut Hill is a community known for its history, public parks & welcoming energy. The vibrant shopping district forms the heart of the walkable neighborhood featuring national tenants, restaurants & boutiques, such as Iron Hill, Starbucks, Char & Stave & Fresh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

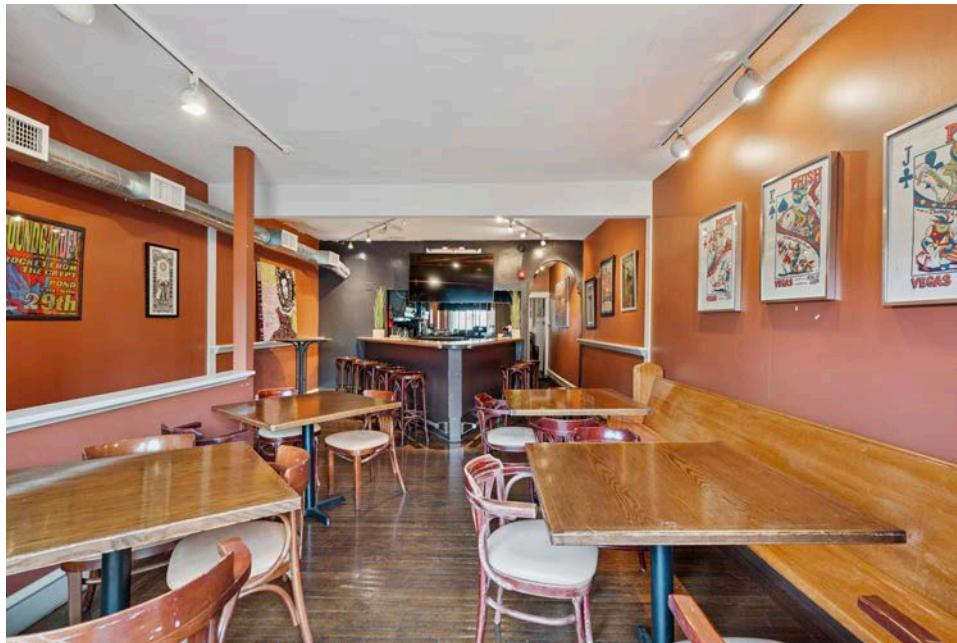
## 1st Floor

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## 2nd Floor

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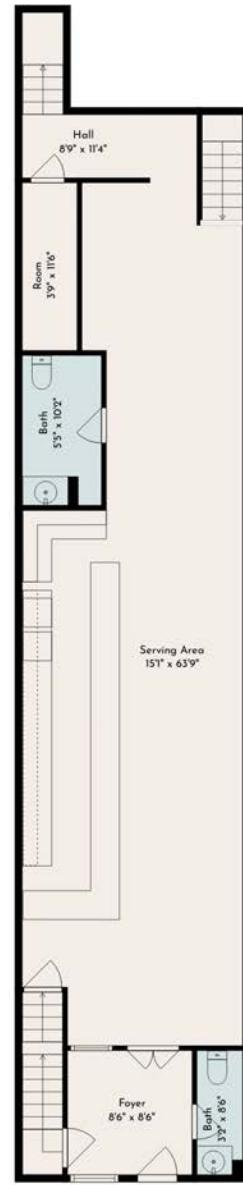
## Kitchen/Outside

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## Floor Plans

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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:

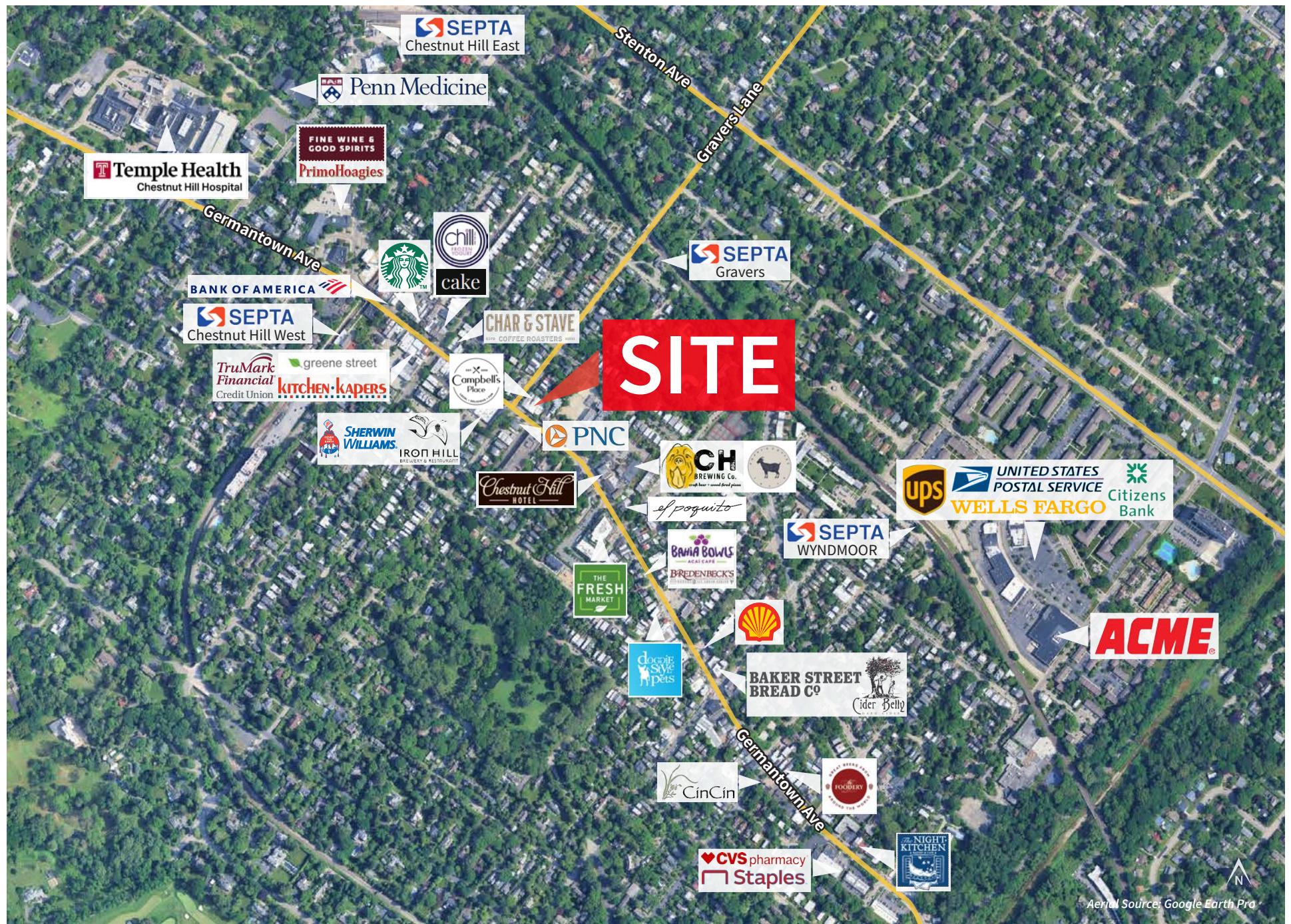
- Downtown Philadelphia – 8.5 miles South
- King of Prussia, PA – 16.5 miles West
- New York City – 100 miles Northeast
- Trenton – 36 miles Northeast
- Wilmington, DE – 36 miles Southwest

### 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

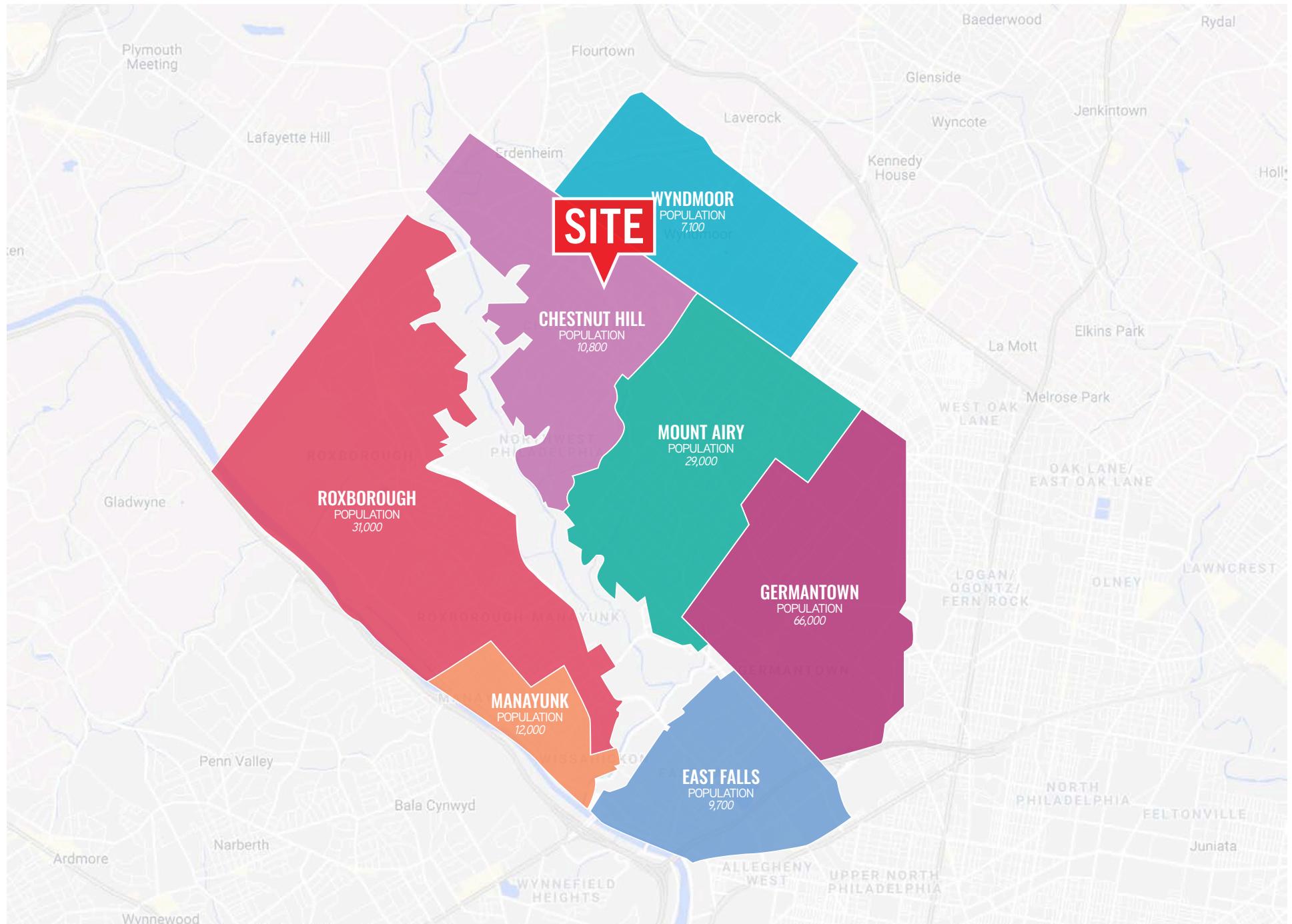


# Location Aerial



# Location Aerial

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# Transportation Map



# Demographics

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## 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%	-
Households	2024 Median Age	46.5	44.4	41.9
	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%
Race & Ethnicity	Historical Annual Growth 2010 to 2024	-	-0.2%	-
	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%
Income	2024 Estimated Hispanic	5.7%	4.9%	4.7%
	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
	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%
Education (Age 25+)	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%
	2024 Estimated Total Businesses	837	2,463	5,439
Business	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

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## 8337 Germantown Ave, Philadelphia, PA 19118

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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

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