



KIN PROPERTIES

604 Cottman Ave Cheltenham, PA 19012

CHELtenham, PA | RETAIL PROPERTY

FOR LEASE | 19,200 SF

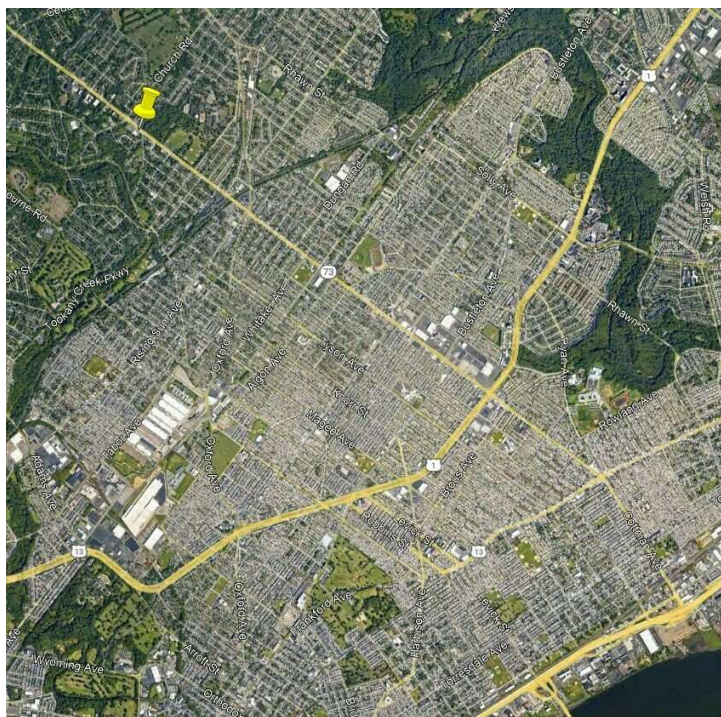


PROPERTY DESCRIPTION

Prime free-standing retail space available in high-traffic area of Cheltenham, PA. The space is ideal for retail, grocery, or specialty store.

OFFERING SUMMARY

Available Size:	19,200 SF
Lot Size:	2.49 Acres
Lease Rate (As Is):	\$22.00 SF/yr (NNN)
Tax Rate:	\$4.32/SF
Average Daily Traffic Count:	18,367



DAN CORWIN

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PROPERTY HIGHLIGHTS

- Highly Visible and accessible 2.49 acre corner site
- 19,200 SF open floor plan
- Ample on-site parking for customers and staff with 9.9 parking spaces per 1,000 SF
- Located on major thoroughfare with convenient access to Route 611, PA Turnpike and public transit
- Suitable for various retail uses
- Available September 30, 2025



GERERAL POPULATION FACTS (WITHIN 5 MILE RADIUS)

- Densely populated, diverse, and economically varied community
- Steady residential population growth with 740,000 total population within 5 mile radius
- Work age population - 59%
- 96% Education of residents of age 25 + are high school graduates
- 58% of residents age 25+ are have bachelors or higher degrees



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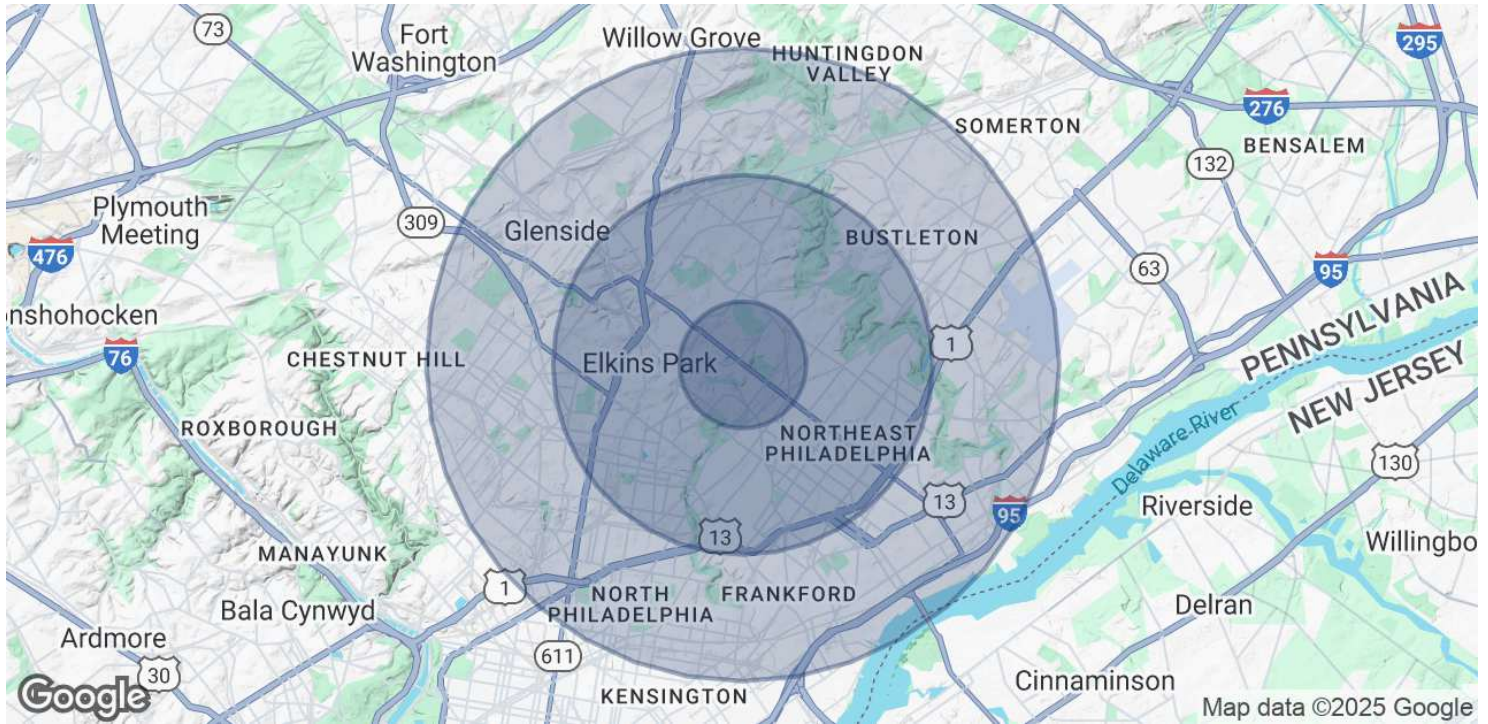
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,744	266,010	736,539
Average Age	42	40	40
Average Age (Male)	41	39	38
Average Age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,143	99,348	277,572
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$120,890	\$90,002	\$81,923

Demographics data derived from AlphaMap

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