

MELROSE SHOPPING CENTER
45 EAST CHELTENHAM AVE

CHELTENHAM (MONTGOMERY COUNTY), PA

±1,100 SF – 2,600 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN

save a lot **DOLLAR GENERAL**

DUNKIN' FINE WINE & GOOD SPIRITS

Citizens Bank

SMALL SHOP SPACE AVAILABLE AT SAVE-A-LOT AND NEW DOLLAR GENERAL ANCHORED SHOPPING CENTER



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL

get in touch.

BRENDAN MULLIGAN

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34,603 TOTAL POPULATION WITHIN A 1 MILE RADIUS



| | 0.5 Miles | 1 Mile | 2 Miles |
|------------------|-----------|----------|----------|
| Total Population | 7,512 | 34,603 | 157,684 |
| Total Households | 2,925 | 12,692 | 59,207 |
| Med HH Income | \$62,780 | \$58,041 | \$50,308 |
| % HH > \$100k | 27% | 26% | 21% |

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 01.04.24

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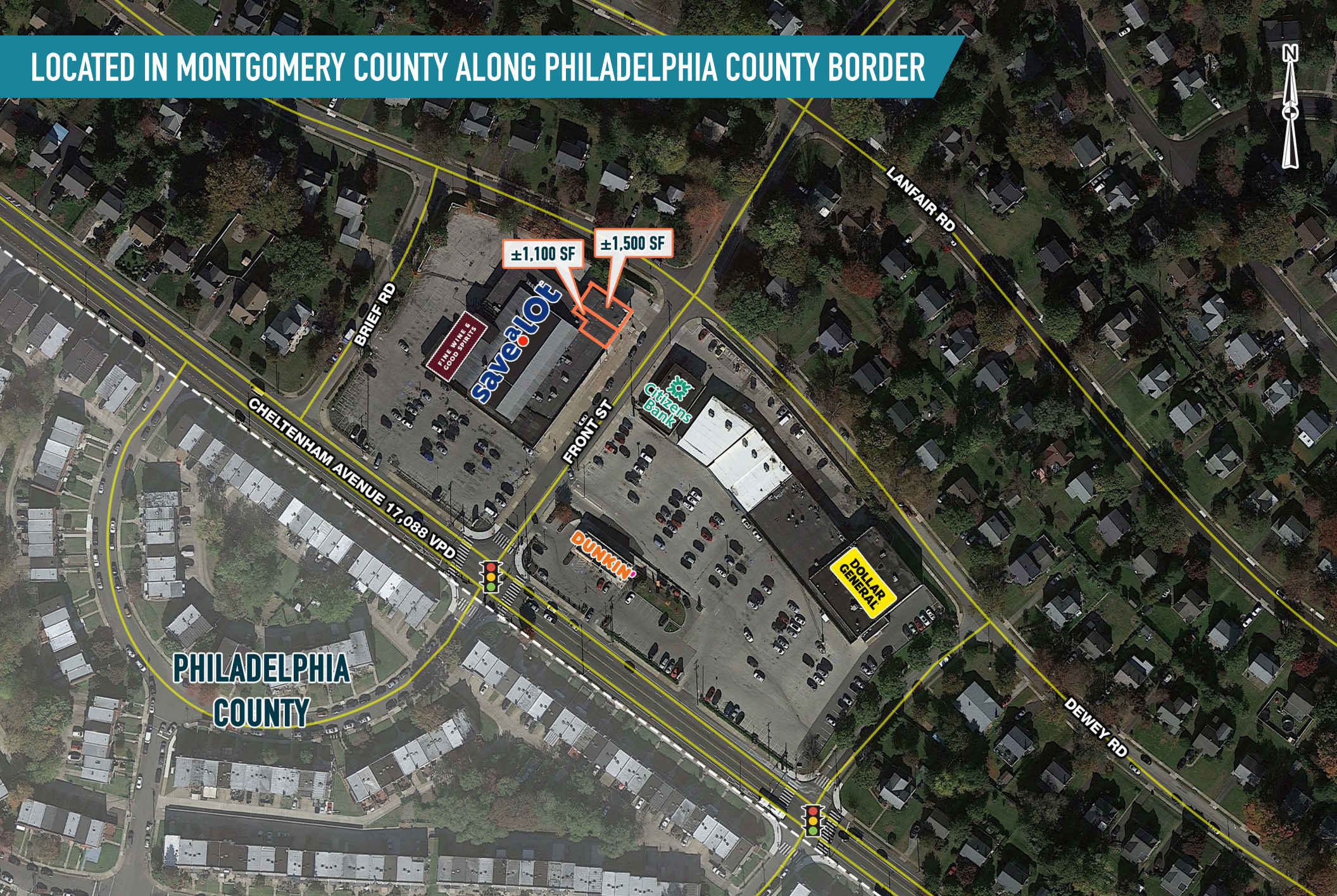
SERVING BOTH DENSE CHELTENHAM & NORTH PHILADELPHIA COMMUNITIES



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LOCATED IN MONTGOMERY COUNTY ALONG PHILADELPHIA COUNTY BORDER



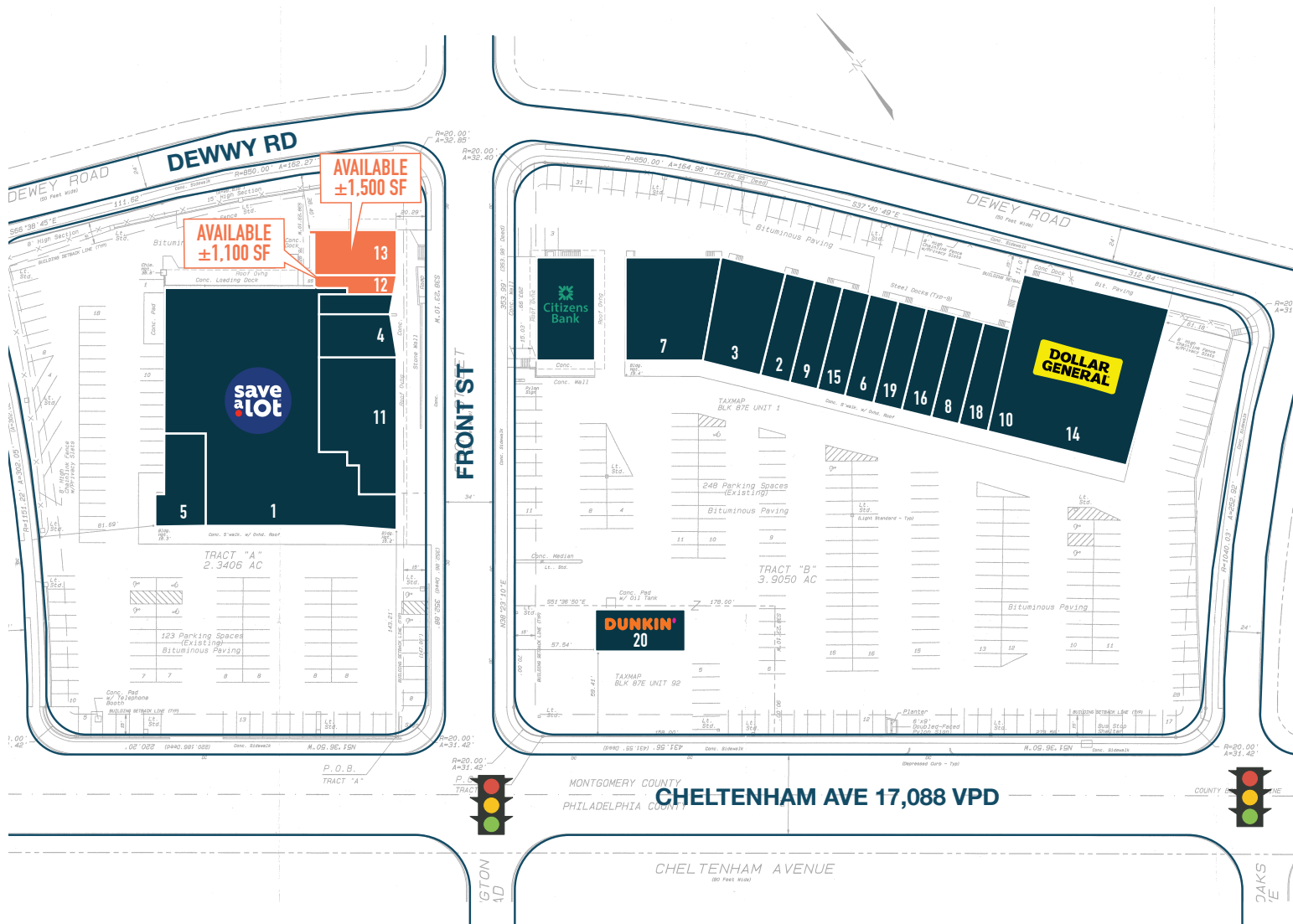
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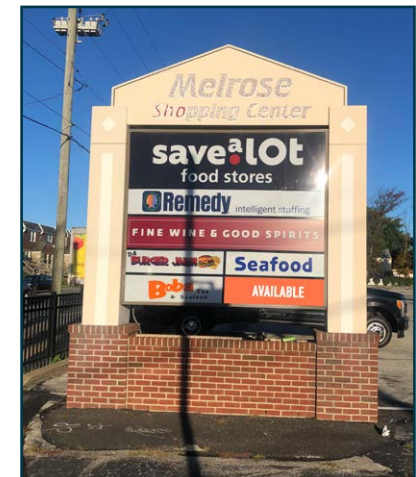


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SITE PLAN



| SPACE | TENANT | SF |
|-------|-----------------------------|--------|
| 1 | SAVE-A-LOT | 15,750 |
| 2 | CHUNG DAM SPA | 9,500 |
| 3 | NEW LIFE THIRFT | 7,200 |
| 4 | REMEDY STAFFING | 2,890 |
| 5 | PA LCB (STATE LIQUOR STORE) | 3,400 |
| 6 | AIISTATE | 1,400 |
| 7 | BARUN CHIROPRACTIC | 1,775 |
| 8 | SHIM ACUPUNCTURE | 1,400 |
| 9 | CITY NAILS | 1,400 |
| 10/14 | DOLLAR GENERAL | 10,570 |
| 11 | OSO BEER DELI/7 400 | 2,000 |
| 12 | AVAILABLE | 1,100 |
| 13 | AVAILABLE | 1,500 |
| 15 | MAMA'S DINER | 1,400 |
| 16 | ISSAC SMOKE SHOP | 1,400 |
| 17 | CITIZENS BANK | 2,800 |
| 18 | DESIGN EYES | 1,400 |
| 19 | CHINA KING | 1,400 |
| 20 | DUNKIN DONUTS | N/A |



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