

FOR LEASE

5627-99 Chestnut Street

Philadelphia, PA 19139 · West Philadelphia

12,639

TOTAL SF

8,944

RETAIL SF

196

OCCUPANT LOAD

IIB

CONSTRUCTION TYPE

PROPERTY OVERVIEW

A fully permit-approved single-story commercial building offering 12,639 SF of flexible space — ideal for a pharmacy, drug store, or mixed retail-healthcare operator. Approved plans include a built-out pharmacy, multiple private offices, stock and equipment rooms, and a large open retail floor. Existing sprinkler system in place. City of Philadelphia L&I approved November 2025.

Group M — Drug Store

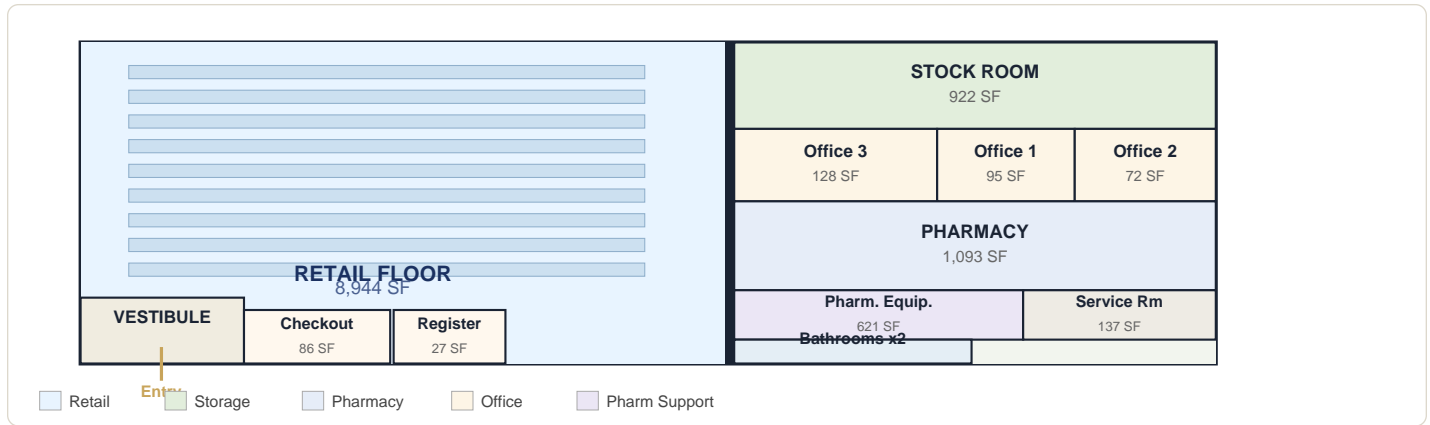
Existing Sprinklers

ADA Compliant

PA UCC Approved

Permit Ready

FLOOR PLAN



BUILDING FEATURES

- Existing sprinkler system throughout
- Vestibule entry with glazed curtain wall
- Two bathrooms on-site
- New gondola / retail fixture layout
- Metal stud + GWB partition walls
- New reflected ceiling in pharmacy zone
- Two exits — 500 person egress capacity

APPROVALS & CODES

- City of Philadelphia L&I — approved 11/19/25
- PA UCC Cert #006783
- IBC 2018 / IEBC 2018 compliant
- 2021 IBC / ICC A117.1 accessibility standard
- NEC 2017 electrical code
- 196 total occupant load
- Architect: Level Nine Architects, LLC

RealtyOne Focus Philly

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Licensed Real Estate Brokerage · Commonwealth of Pennsylvania

LISTING AGENTS

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PROPERTY ADDRESS

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AVAILABLE NOW