

500 W. Cheltenham Ave

Philadelphia, PA 19126 · Corner of W. Cheltenham Ave & N. 5th St

4,560 SF

3-Floor Building

\$850,000

Asking Price

\$188.89/SF

Price Per SF

24 Spaces

Dedicated Parking

RSA2 Zoning

Corner Lot

Mixed-Use

Gross Lease

30+ Yr History

Exclusively Presented By

McCann Commercial Real Estate

Josh Pagan · (631) 741-4138 · josh@mccannteamcommercial.com

Conor Doyle · (610) 368-2774 · conor@mccannteamcommercial.com

PROPERTY AT A GLANCE

500 W. Cheltenham Ave
Philadelphia, PA 19126

Asking Price	\$850,000
Price Per SF	\$188.89 / SF
Building SF	4,560 SF
Lot Area	12,059 SF (0.28 Acres)
Floors	3 (Ground + 2 nd + 3 rd + Basement)
Parking	24 Dedicated Surface Spaces
Zoning	RSA2 · Mixed Use (OPA)
Corner	W. Cheltenham Ave & N. 5th St
Access	Dual-road frontage — two arterials
Last Sale	1989 — long-term owner
Offered	Vacant — immediate occupancy
Condition	Turnkey— ready for build-out

INVESTMENT HIGHLIGHTS

A Rare Corner Asset With Unmatched Parking in Northwest Philadelphia

Blank canvas — configure for your use. Delivered fully vacant. Ground-floor retail or medical, second-floor office, finished basement — use one floor or all three. No inherited tenants, no lease obligations, no constraints.

24 dedicated parking spaces. On-site surface lot at a corner location. This is the rarest feature in NW Philadelphia commercial real estate — and the single largest driver of value for medical, professional, and retail buyers.

Corner lot on a high-traffic arterial. Dual-road frontage on W. Cheltenham Ave and N. 5th St means maximum visibility, signage opportunity, and two-directional customer access from both Philadelphia and Cheltenham Township.

Immediate occupancy — blank canvas. Delivered fully vacant with no holdover tenants and no lease obligations. Walk in on day one and begin your build-out on your own timeline, to your exact specifications, without a landlord's constraints.

Philadelphia / Montgomery County border. Draws customers and employees from both Philadelphia (ZIP 19126: 17,520 residents) and affluent Cheltenham Township (37,452 residents, \$92,650 median HHI) — a dual catchment most competing assets simply cannot offer.

30+ year operating history at this location. Proven commercial corridor with an established customer base, long-term community recognition, and demonstrated demand for the space — de-risking the acquisition from day one.

Three Floors. One Asset. Endless Configuration.

GROUND FLOOR

High-visibility retail, light medical, or showroom

- Medical / clinical — psychiatry, chiropractic, behavioral health
- Showroom — home goods, lighting, art, furniture
- Specialty retail — boutique, pet supply, wellness
- Professional service — law office, financial advisory, insurance
- Telehealth clinic, or therapy center

Direct street frontage on Cheltenham Ave with 24 parking spaces at the door — medical and retail tenants rank this above all else when evaluating locations.

SECOND & THIRD FLOOR

Private office suite — single or multi-tenant

- Owner-occupier HQ — accounting, consulting, property management
- Professional office suite — law firm, financial planner, HR firm
- Healthcare back-office — medical admin, billing, records
- Creative agency — design studio, marketing, production
- Non-profit or community organization headquarters
- Educational center — tutoring, training, credentialing

Above the noise of the ground floor with private entrance capability. Configure as a single-tenant HQ or divide into two or three professional suites — the layout supports either approach with no structural changes required.

BASEMENT

Flex, storage, infrastructure, or support

- IT infrastructure, server room, or tech operations center
- Contractor HQ — office, storage, and staging combined
- Secure document storage or law firm archive
- Fitness / training studio or wellness support space
- Fulfillment operations or last-mile logistics staging

Fully enclosed, climate-controlled lower level. Ideal as owner-operator support space — back-of-house for a retail or medical practice above, or standalone lease to a complementary user.

THE PARKING ADVANTAGE

24

Dedicated On-Site
Parking Spaces

Most competing NW Philly office buildings: zero dedicated parking

Medical tenants require patient parking — it is non-negotiable

Retail and showroom tenants depend on accessible parking for revenue

Corner lot gives visibility and access from two arterial roads

~12,000+ vehicles/day pass this corner (DVRPC 2024)

Parking alone qualifies this asset for buyers that all alternatives exclude

For Medical Buyers

Psychiatrists, behavioral health providers, chiropractors, and physical therapists cannot sign without patient parking. This lot alone makes 500 W. Cheltenham one of the only viable light medical use acquisition targets in the NW Philly corridor at this price point.

For Professional Office

Law firms, accountants, insurance brokers, and consultants need client parking. A 24-space lot means partners and clients park on-site — not three blocks away. That distinction closes deals.

For Retail & Showroom

Showrooms, boutiques, home goods, and specialty retail depend on drive-to traffic. 24 spaces and corner visibility on Cheltenham Ave gives customers exactly what they need to stop in rather than pass by.

Philadelphia / Montgomery County Border — The Best of Both Markets

17,520

Residents — ZIP 19126

243,000+

7-ZIP trade area population

37,452

Cheltenham Twp residents

\$92,650

Cheltenham Twp median HHI

\$105,190

Elkins Park (19027) median HHI

~12,000+

Vehicles/day — Cheltenham Ave

Philadelphia / Cheltenham Township border. The property sits directly on the city/county line — drawing customers, patients, and employees from both sides. Cheltenham Township residents (\$92,650 median HHI) cross this street daily.

Accessible to a 243,000+ person trade area. Seven adjacent ZIP codes — including affluent Elkins Park (19027, \$105,190 median HHI) — are within a short drive. Few properties at this price point reach this catchment.

H-Mart Asian Supermarket — 2 locations nearby. A nationally recognized brand destination that generates significant shopper traffic on the Cheltenham corridor, creating consistent foot traffic for adjacent businesses.

SEPTA connectivity — buses & Fox Chase Rail. Routes 57, 18, and K within 0.3 miles. Lawndale Station (Fox Chase Line) within 0.5 miles. Walk Score 74 (Very Walkable). Staff and customers can arrive without a car.

Target, ShopRite, Home Depot within 0.5 miles. National anchors at Greenleaf Mall and Rising Sun Plaza draw thousands of shoppers weekly — the same traffic flows past this corner.

~25 minutes to Center City. Quick access to I-76, Roosevelt Blvd, and Cheltenham Ave creates convenient commute times for employees and clients from across the metro.

An Active, Amenity-Rich Corridor Serving a Dense Trade Area

Dining & Food

- Larry's Cheesesteaks (since 1956)
- DuBu Korean Restaurant
- Sangkee Asian Kitchen
- Café Soho
- Cheltenham Food Market
- Multiple cuisine options within 0.3 mi

Retail Anchors

- Target — Greenleaf Mall
- ShopRite Grocery
- Home Depot
- Burlington Coat Factory
- H-Mart (2 locations nearby)
- Marshalls / Old Navy / ALDI

Health & Wellness

- Oak Street Health — Greenleaf
- LA Fitness — Greenleaf Mall
- Planet Fitness — Rising Sun
- Lawncrest Recreation Center
- Multiple medical offices on corridor
- Physical therapy centers nearby

Banking & Services

- TD Bank — Cheltenham Mall area
- PNC Bank — corridor
- The Bank of Princeton (470 W Cheltenham)
- Multiple national ATMs on corridor
- H&R Block / tax preparers
- Insurance brokers on Cheltenham

Education & Community

- Samuel Fels High School (0.4 mi)
- Universal Creighton Charter School
- Cheltenham Twp schools (adjacent)
- Lawncrest Recreation Center
- Libraries & community centers
- Multiple houses of worship

Parks & Recreation

- Lawncrest Playground (0.2 mi)
- Cheltenham Township Park (0.5 mi)
- Tacony Creek Park & Trail System
- Lawncrest Rec Center outdoor pool
- Wissahickon Valley Park (3 mi)
- Tennis & basketball courts

Own Your Space. Build Your Business. Stop Paying Rent.

\$0

Rent you'll pay after acquisition

Owner-occupiers eliminate the single largest occupancy cost — rent — from day one.

24

Parking spaces included

Bring your patients, clients, and customers directly to your door. No garage fees, no metered street spots, no friction.

4,500 SF

Blank canvas to configure

Build out to your exact specifications — clinical suites, open-plan offices, reception areas, storage — without a landlord's approval.

3

Floors of usable space

Occupy one floor or all three — ground-floor visibility, second-floor privacy, finished basement. Configure entirely around your operational needs.

Day 1

Available for immediate occupancy

Delivered vacant. No holdover tenants, no lease buyouts, no waiting. Walk in and build your practice, office, or business.

30+

Years of proven operating history

This corner has sustained commercial operations for over three decades — an established location with community recognition and a proven customer base.

A Dense, Growing, Dual-Market Catchment

17,520

Residents — ZIP 19126

Census ACS 2023

243,000+

7-ZIP trade area

Census ACS 2023

\$92,650

Cheltenham Twp median HHI

Census ACS 2023

\$105,190

Elkins Park median HHI

Census ACS 2023

TRADE AREA ZIP CODE BREAKDOWN

Neighborhood	ZIP	Pop.	Med. HHI
West Oak Lane / Subject	19126	17,520	\$52,847
Lawncrest / Feltonville	19120	68,078	\$51,993
Germantown / Ogontz	19138	31,737	\$51,586
Olney / Fern Rock	19141	33,832	\$42,461
Germantown	19144	48,542	\$45,727
Mt. Airy / Chelt. border	19150	23,582	\$61,257
Elkins Park (Chelt. Twp)	19027	20,412	\$105,190
TOTAL TRADE AREA		243,703	

Source: Census ACS 2023 (B01003_001E, B19013_001E)