

FOR LEASE: 2,400 SF RETAIL SPACE UNIVERSITY CITY

3849 Lancaster Ave, Philadelphia, PA 19104

EQUITY CRE



PROPERTY HIGHLIGHTS

- 2,400 SF ground floor retail space
- 1,000 SF outdoor patio-perfect for outdoor dining or events
- Usable 2,400 SF basement with 8' ceiling heights
- Corner visibility
- The property sits at the intersection of Lancaster Avenue and Hamilton Street, giving it frontage and visibility on both streets

CONTACT

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LOCATION DETAILS

- Located in the Powelton neighborhood of West Philadelphia
- Walking distance to Drexel University and UPenn
- Penn Presbyterian Hospital (5,771+ employees) is located down the street on the corner of 38th and Powelton & U City Square (under construction) is a block away with over 1 million SF of life sciences lab space, office space & 463 apartments
- Nearby tenants include: Antonio's Deli, Madis Coffee, What The Fork?, Santucci's, Mr. Wish & The Green Line Cafe, Gaetano's & Sally's Avenue Pizza

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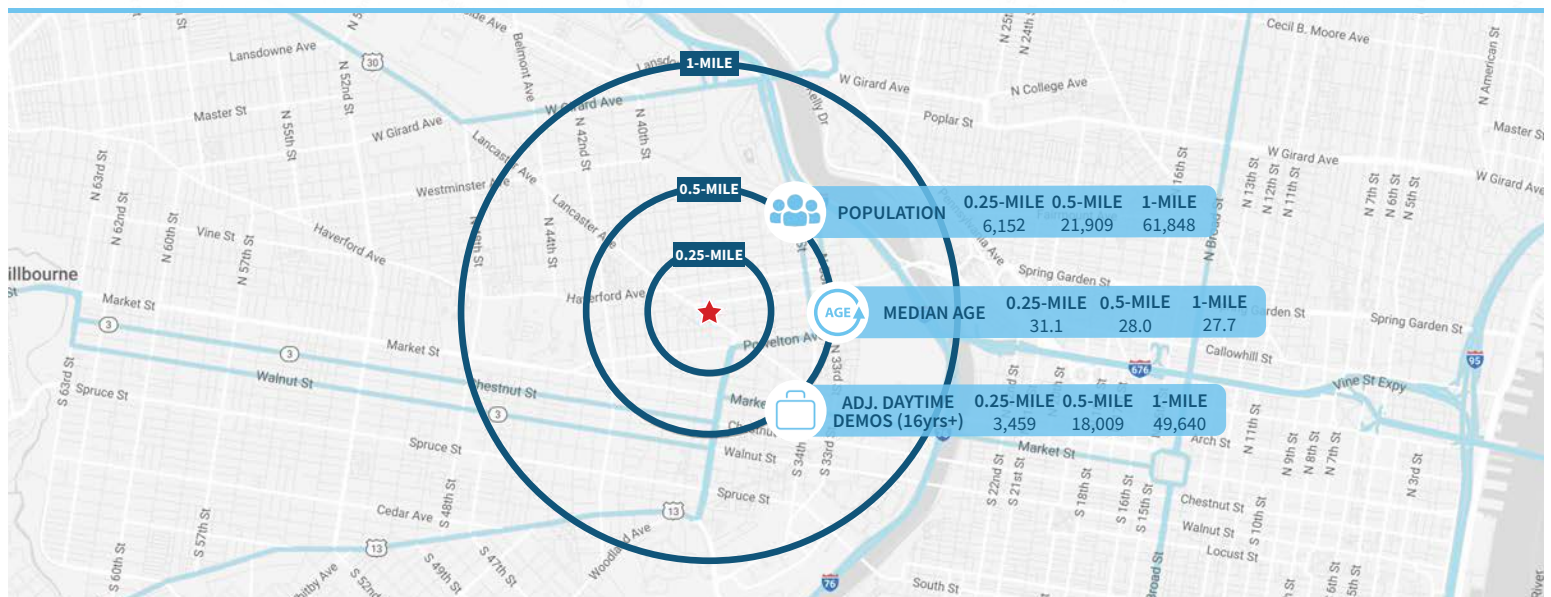
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Demographic Overview (0.25, 0.5, 1-mile radius)

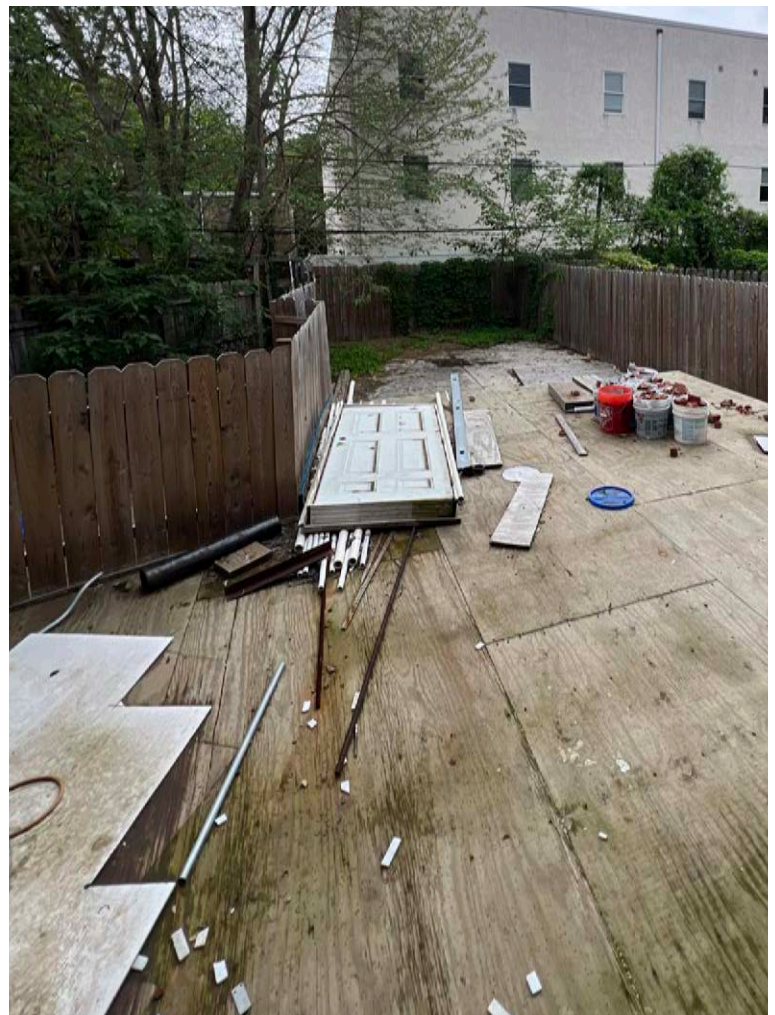


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EQUITY CRE

University City Key Facts

2024

55,953
RESIDENTIAL
POPULATION

15.4%
VACANCY RATE
FOR OFFICE SPACE

78,000
JOBS IN
UNIVERSITY CITY

**3.3
Million**
SF OF LIFE SCIENCE
LAB SPACE

 **Penn
Medicine**
16,000+
EMPLOYEES

 **The Children's Hospital
of Philadelphia**
18,000+
EMPLOYEES

 **Penn Medicine
Penn Presbyterian Medical Center**
3,500+
EMPLOYEES

**2.5
Million**
SF OF
DEVELOPMENT
UNDER
CONSTRUCTION

**\$710
Million**
VALUE OF NEWLY
COMPLETED
CONSTRUCTION
PROJECTS

**\$1.9
Billion**
IN RESEARCH &
DEVELOPMENT
FUNDING

 **Penn
UNIVERSITY OF PENNSYLVANIA**
28,711
STUDENTS
20,780
FACULTY & STAFF

 **Drexel
UNIVERSITY**
22,344
STUDENTS
10,000+
FACULTY & STAFF

 **uCity
Square**
200
COMPANIES
10,000
EMPLOYEES

(University City District)

The right space. The right move.



CMRE CAPITAL MARKETS
REAL ESTATE NETWORK

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