

RETAIL STOREFRONT IN UNIVERSITY CITY



3645-47 LANCASTER AVENUE University City, Philadelphia 19104

\$25 PSF

- » 1,789 +/- SF + 222 +/- SF basement
- » Ideal uses are neighborhood market, light retail, fitness, medical office.
- » Zoning: CMX-2
- » The property sits directly behind the UCity development along Market Street which features 10.5 million square feet within 15 existing and 10 newly constructed buildings. This project is a mix of multi-family, office, and lab space, with a hotel tower planned.
- » Situated directly across the Schuylkill River from Center City, University City is the easternmost portion of West Philadelphia, encompassing several Philadelphia universities. Home to the University of Pennsylvania, Drexel University, and the University City campus of Saint Joseph's University. The Penn and Drexel campuses contain several medical institutions, independent centers of scientific research, and 30th Street Station, one of the nation's busiest passenger train stations.



DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	60,095
Average household income	\$58,592
Est. daytime population	72,717

NEIGHBORS INCLUDE:



CRATE PRESS & JUICE BAR

TRUIST



BLK IVY

GWENDOLYN BYE DANCE CENTER

Dr. Cycles Bicycle Shop



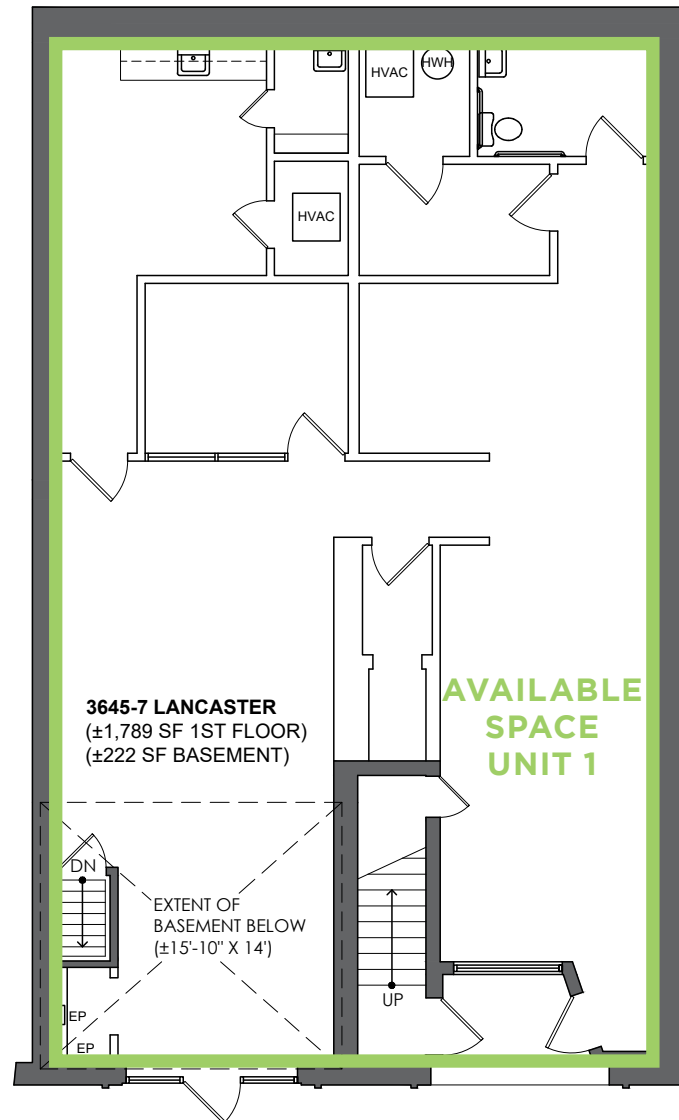
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Floor Plan



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Property Photos - Unit 1



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Retail Map of Neighborhood



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