



MSC

40TH AND LUDLOW STREETS

22-24 S 40TH STREET. PHILADELPHIA. PA

4,170 RSF FITNESS/RETAIL/OFFICE FOR LEASE



40TH AND LUDLOW STREETS

JOIN NEIGHBORING TENANTS

CHASE



ACME

PARIS BAGUETTE

PROPERTY DETAILS

- ▶ 4,170 RSF for lease on ground floor of mixed-use building in University City
- ▶ Former physical therapy office, with substantial improvement
- ▶ Excellent signage potential and visibility
- ▶ Located adjacent to the University City Science City and Presbyterian Hospital
- ▶ Available immediately

DEMOGRAPHICS

EST. POPULATION

1 mi **69,671**

EST. MED HH INCOME

1 mi **\$48,483**

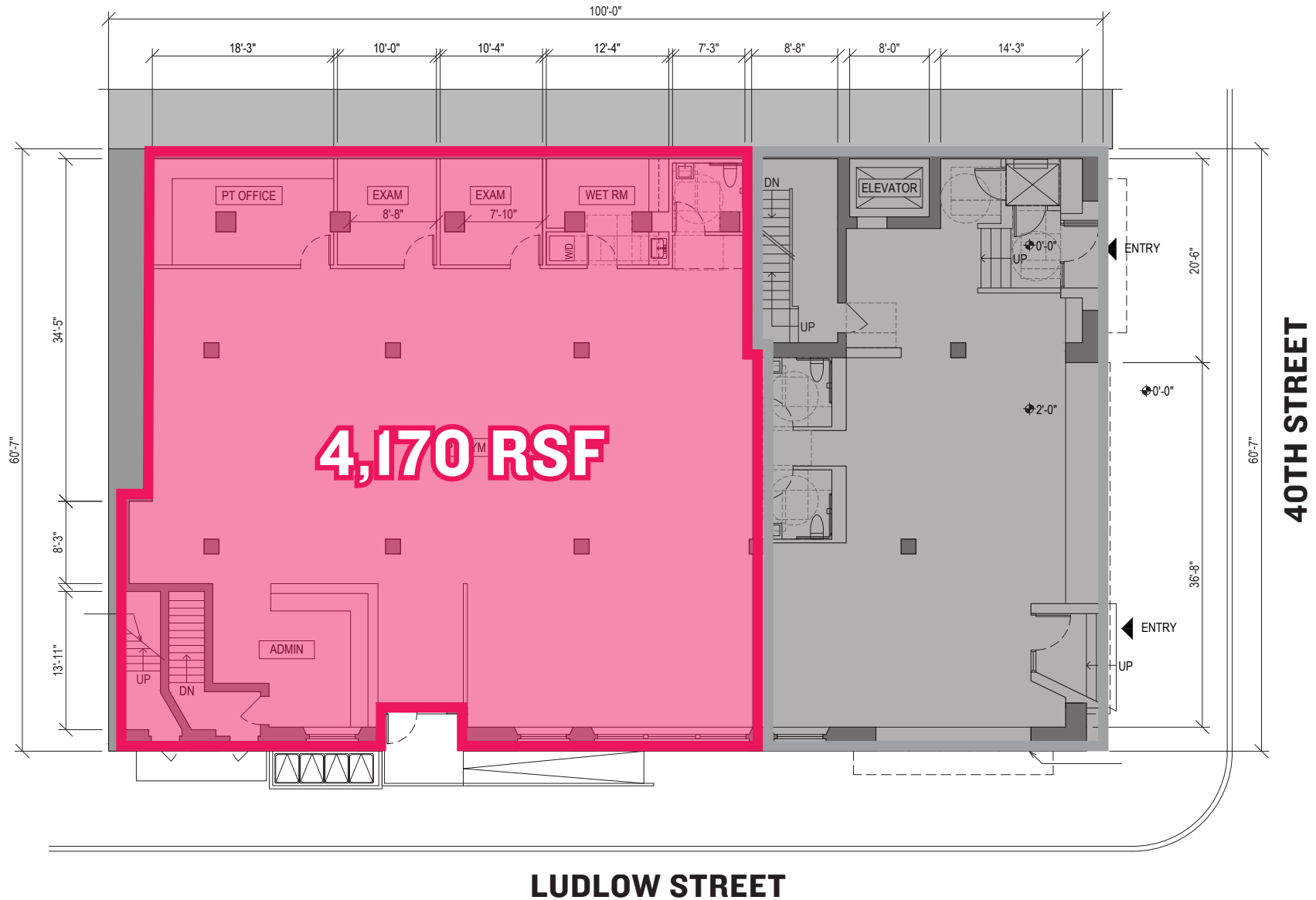
EST. MEDIAN AGE

1 mi **28.0**

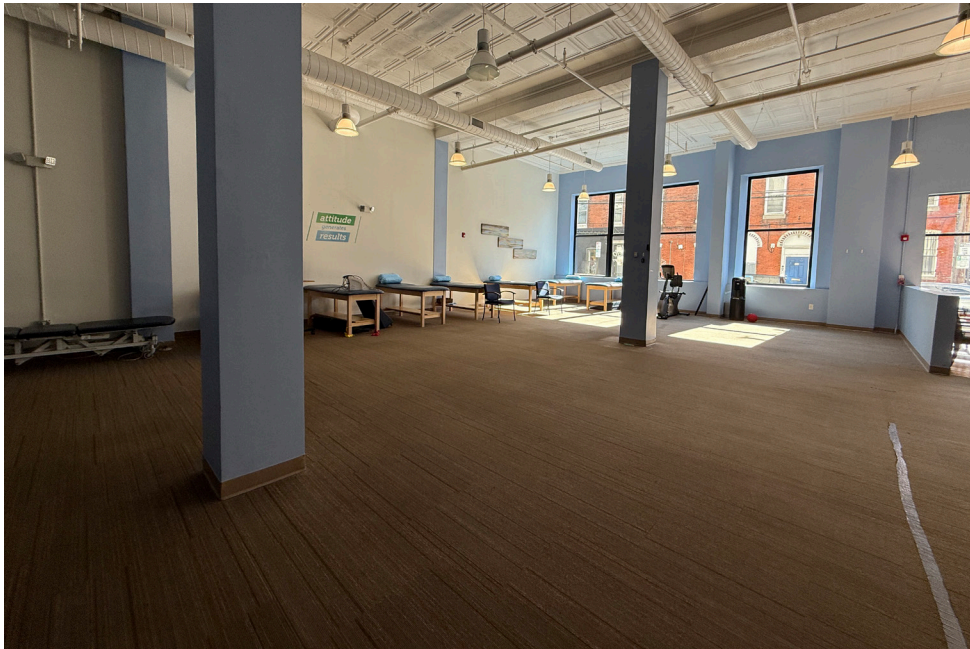
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FLOOR PLAN



PHOTOS



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AERIAL



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