

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**

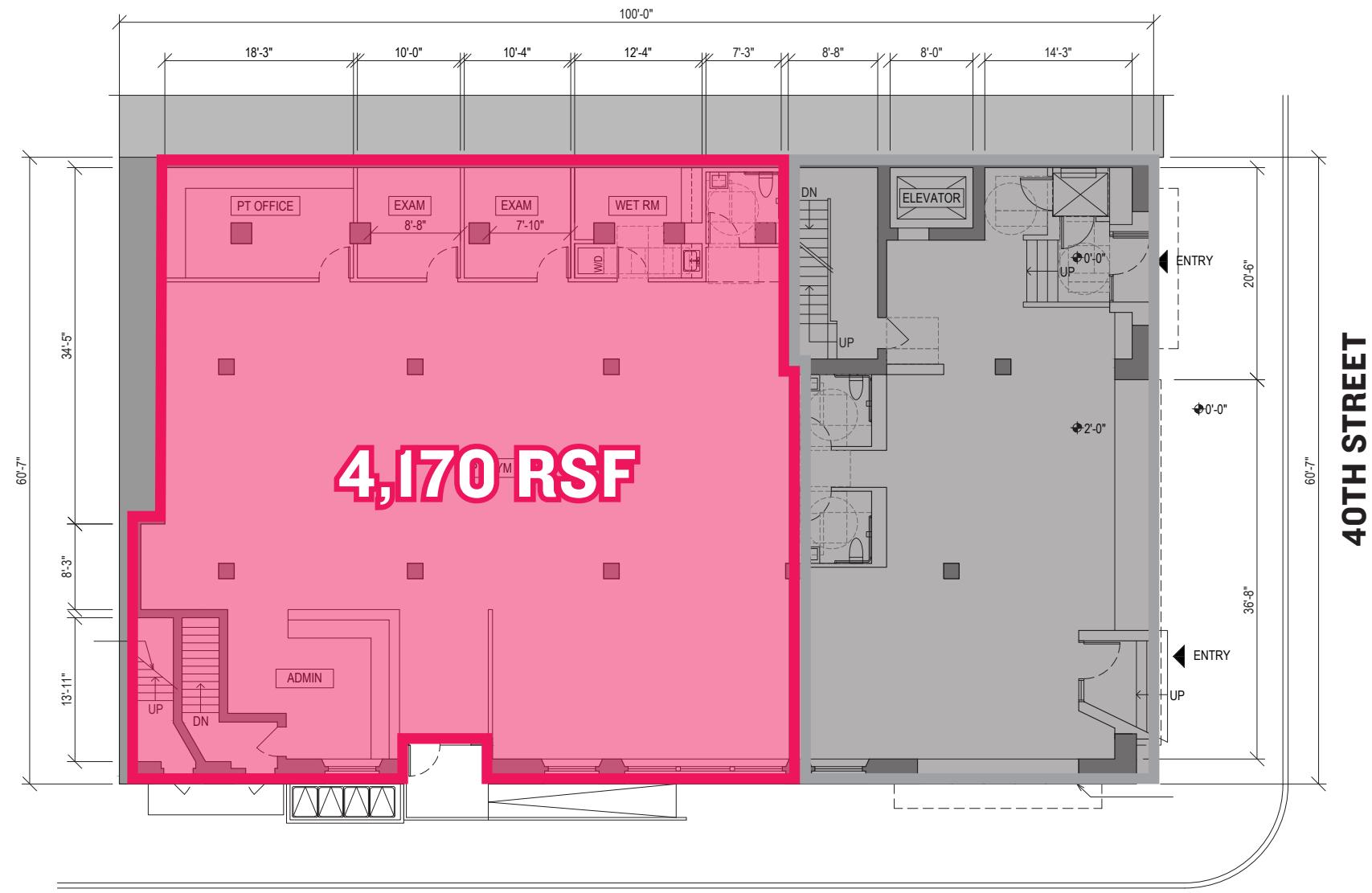
EST. MED HH INCOME

1 mi **\$48,483**

EST. MEDIAN AGE

1 mi **28.0**

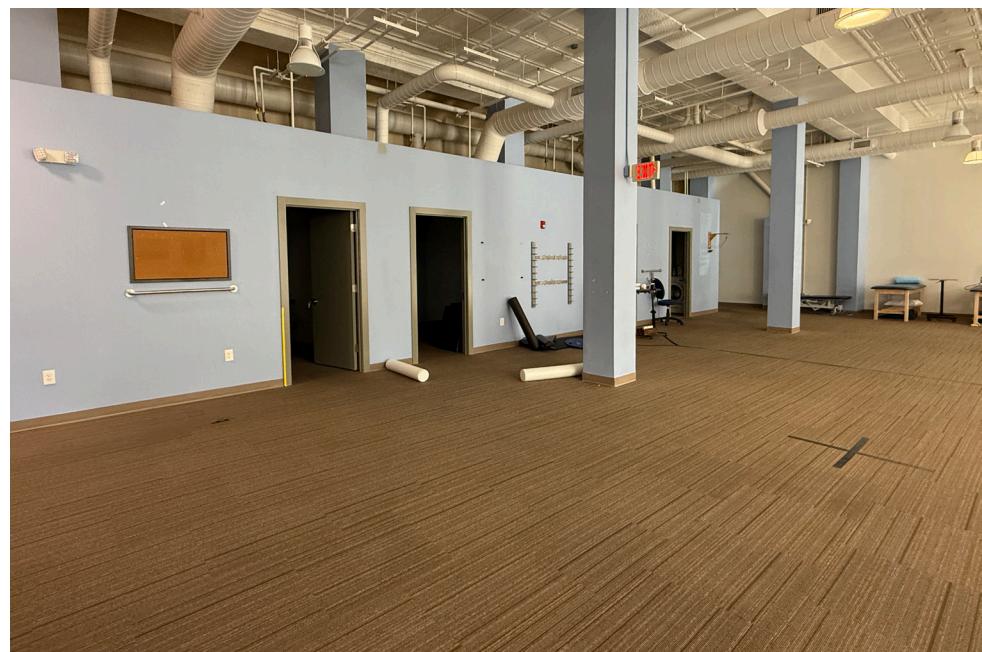
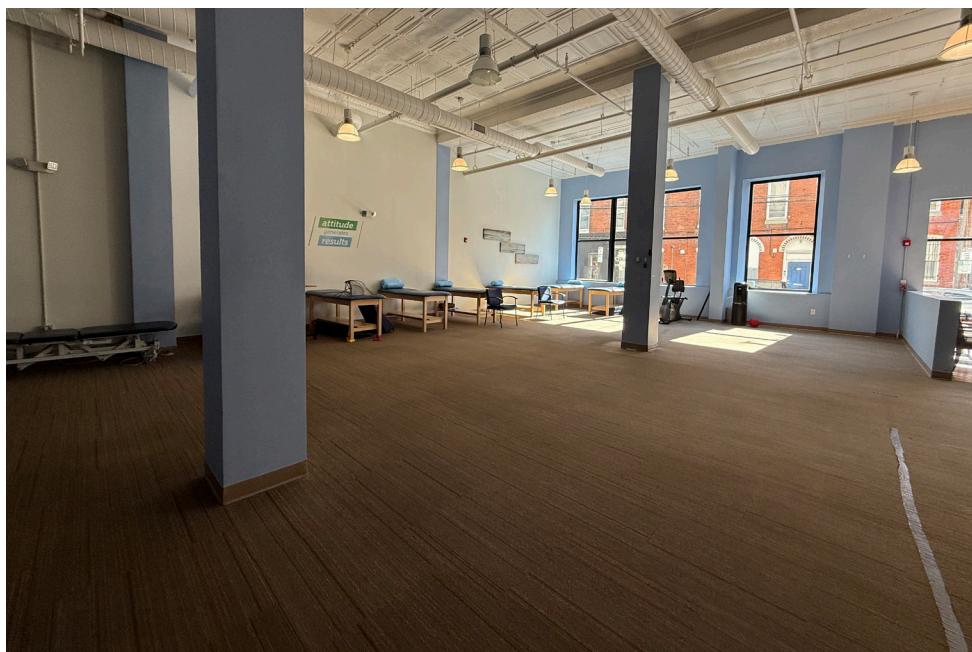
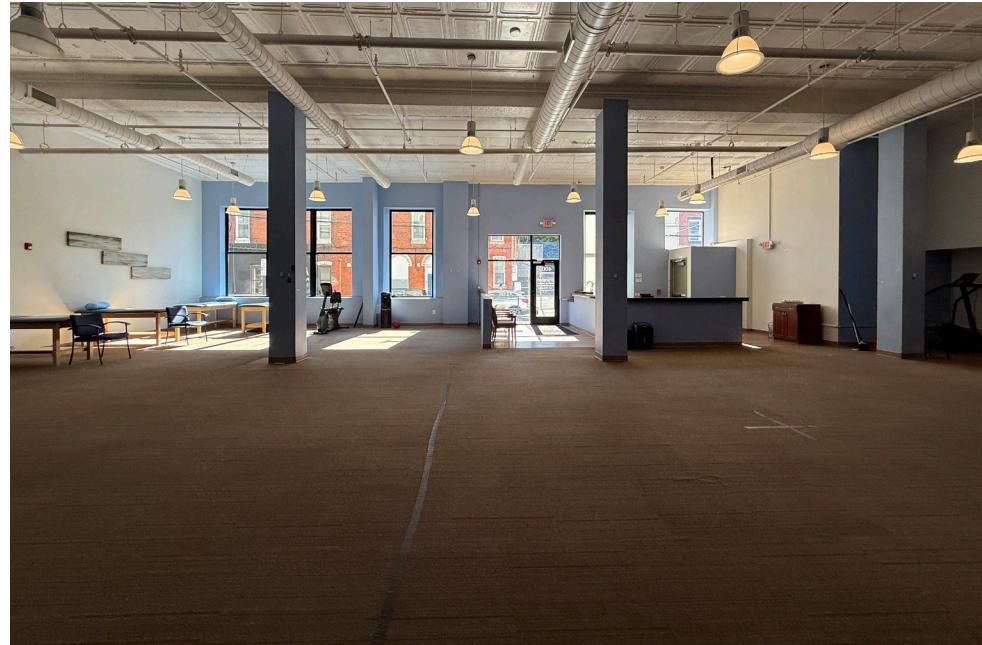
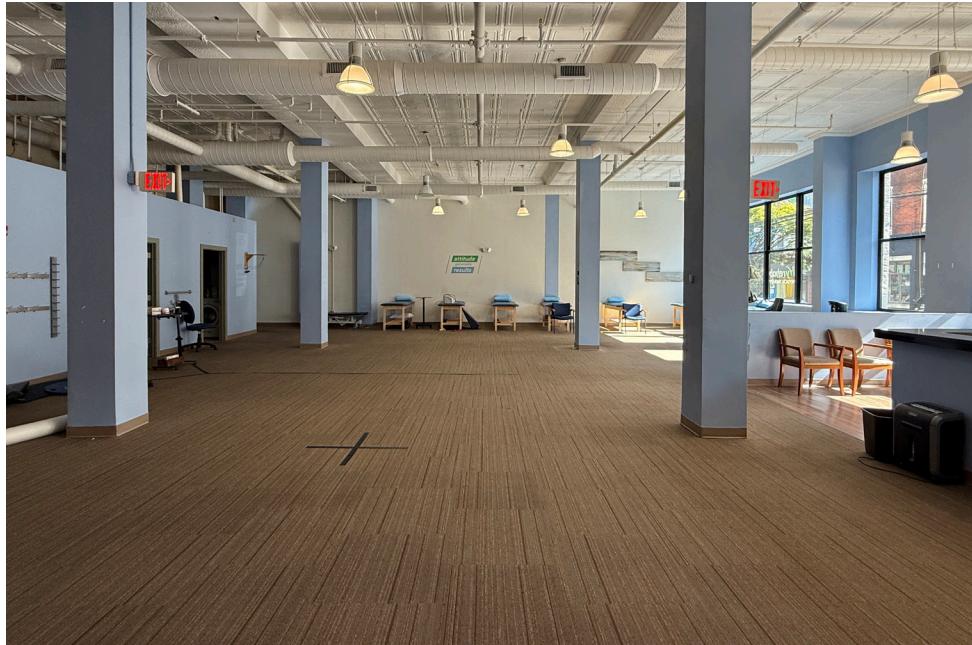
FLOOR PLAN



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PHOTOS



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AERIAL



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