

New Construction

CORNER RETAIL SPACE FOR LEASE

4516 Woodland Ave.
Philadelphia, PA

±1,550 SF



TriStateCR.com

STEVE JEFFRIES
Steve.J@TriStateCR.com

KEVIN HEALEY
Kevin.H@TriStateCR.com

TriStateCR.com | 215.300.9688



LISTING DETAILS

4516 WOODLAND AVENUE | PHILADELPHIA, PA

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PROPERTY HIGHLIGHTS

- ± 1,550 SF
- Zoning: RM-1 (inquire within for specific use qualifications)
- Triple wide storefront with exceptional signage and corner visibility
- Currently in Vanilla Box delivery condition
- Center of St. Joseph's University City Campus (formally University of the Sciences)

NEIGHBORING TENANTS



DEMOGRAPHICS



EST. POPULATION

.25 Miles: 2,348 | .5 Miles: 11,016 | 1 Mile: 55,522



EST. MEDIAN AGE

.25 Mile: 34.0 | .5 Miles: 31.6 | 1 Mile: 30.4



EST. AVG HH INCOME

.25 Miles: \$67,292 | .5 Miles: \$88,528 | 1 Mile: \$80,644



EST. EMPLOYEES

.25 Miles: 901 | .5 Miles: 4,502 | 1 Mile: 21,003

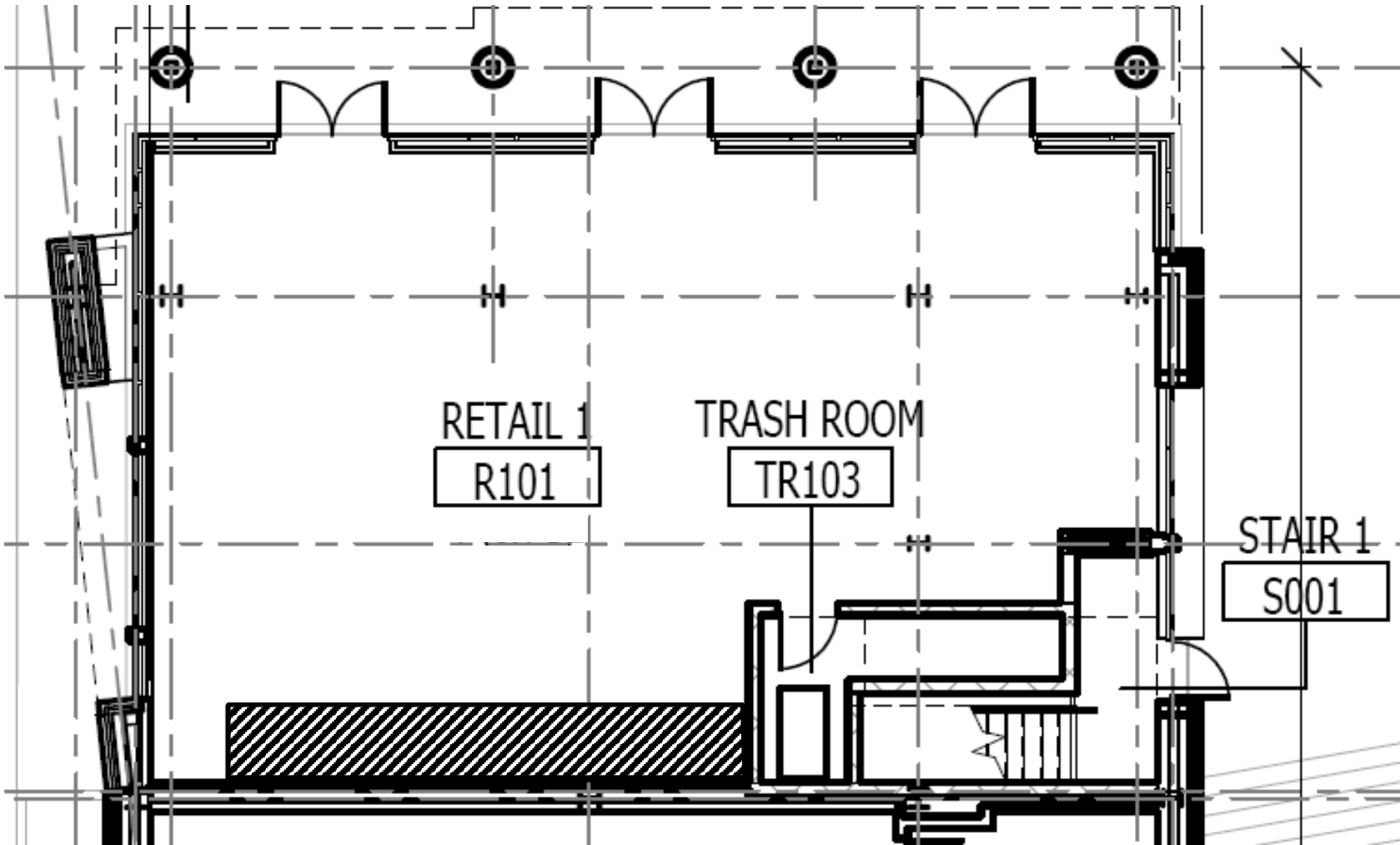
FLOOR PLANS

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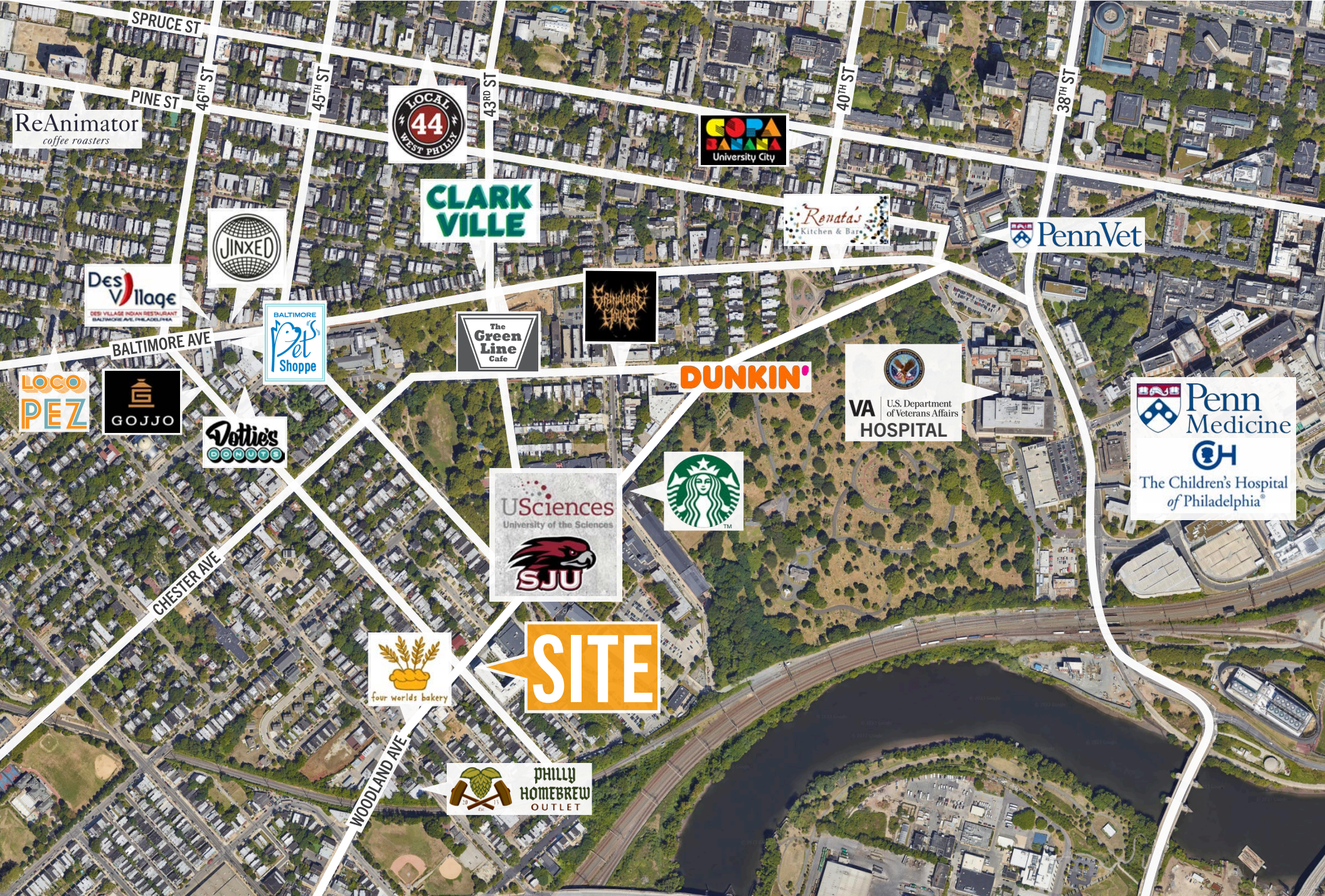
SITE AERIAL

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LOCATION AERIAL

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SITE


BARTRAM'S GARDEN

USciences
University of the Sciences


VA HOSPITAL
U.S. Department of Veterans Affairs

Penn Medicine
The Children's Hospital of Philadelphia

Children's Hospital of Philadelphia
RESEARCH INSTITUTE

McDonald's
the **fresh**grocer

INTERSTATE 76

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SEPTA
AMTRAK
30TH STREET STATION

MARIPOSA
FOOD CO-OP

BYOB
A&SUM

BALTIMORE
Pet Shoppe

CLARK VILLE

The Green Line
Cafe

LOCAE
WEST PHILADELPHIA

CVS pharmacy

Don Barroga
MEXICAN GRILL

ReAnimator
coffee roasters

LOCO PEZ

JINXED

Panera
Qdoba
UNITED STATES POSTAL SERVICE
HipCityVeg

ACME

The Restaurant School at Walnut Hill College

Cane's
pizza
CVS pharmacy
Starbucks
McDonald's
sweetgreen

Penn
UNIVERSITY OF PENNSYLVANIA

PennVet

Wawa
just salad
UPS

White Dog Cafe
Goldie
Starbucks
Federal Deposits
UNITED BY BLUE
CVS pharmacy
FRANKLIN'S TABLE

HEIRLOOM MARKET

SHAKE SHACK
FUEL

Drexel UNIVERSITY

URBAN OUTFITTERS
THE INN
AT PCNN
bluemercury
PHILADELPHIA NUMBER
PHILADELPHIA NUMBER

Penn Bookstore
PHILADELPHIA NUMBER

Schuykill Yards

Penn
UNIVERSITY OF PENNSYLVANIA

Penn Museum

SOUTH ST

GRAYS FERRY AVE

CHESTNUT ST

WALNUT ST

SPRUCE ST

BALTIMORE AVE

48TH ST

46TH ST

44TH ST

42ND ST

38TH ST

WOODLAND AVE