



TRI STATE  
COMMERCIAL®  
REAL ESTATE EXPERTS

For Lease



# University City Retail/Restaurant Space For Lease

**3 CORNER OPPORTUNITIES | 2,500 - 9,000 SF**

3748-52 Lancaster Avenue • Philadelphia • PA

**Call: 215-300-9688**

**Steve Jeffries**

☎ 215.300.9688

steve.j@tristatecr.com





## Location Overview

The Triad (3748-52 Lancaster Ave) is located in University City at the intersection of 38th St & 37th St and Lancaster Ave & Powelton Ave (a major commuter route in and out of the city).

Penn Presbyterian Hospital & Cancer Center (5,771+ employees) sits across the street on the corner of 38th & Powelton. Located on the other corner is U City Square, a UPenn & Drexel University joint development (under construction) mixed-use project which includes over 1 million SF of life sciences lab space, office space & 463 apartments.

Nearby tenants include What the Fork?, Stacys Avenue pizza, Madis Coffee Roasters, Dunkin', Chick-fil-A, Sabrina's Cafe, White Dog Cafe, Shake Shack, Pod, Five Guys, ACME Markets and much more!

## Main Highlights

- ▶ New construction corner retail space located on the ground floor of The Triad beneath 40 residential units
- ▶ Total SF: 2,500-9,000 SF  
- 3 retail spaces (can be combined)
- ▶ High ceilings
- ▶ Double wide frontage
- ▶ Walking distance to Drexel University & UPenn



**9,000 SF**

Total Building Size



**3**

Number of Units



**CMX-2**

Zoning

FOR LEASE • 2,500 SF - 9,000 SF • 3 Spaces

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## 3748-52 LANCASTER AVE

GROUND FLOOR

TOTAL AVAILABLE SPACE: 9,000 SF

SPACE CAN BE DIVIDED

ALL SQUARE FOOTAGES  
ARE APPROXIMATE

FOR LEASE • 2,500 SF - 9,000 SF • 3 Spaces

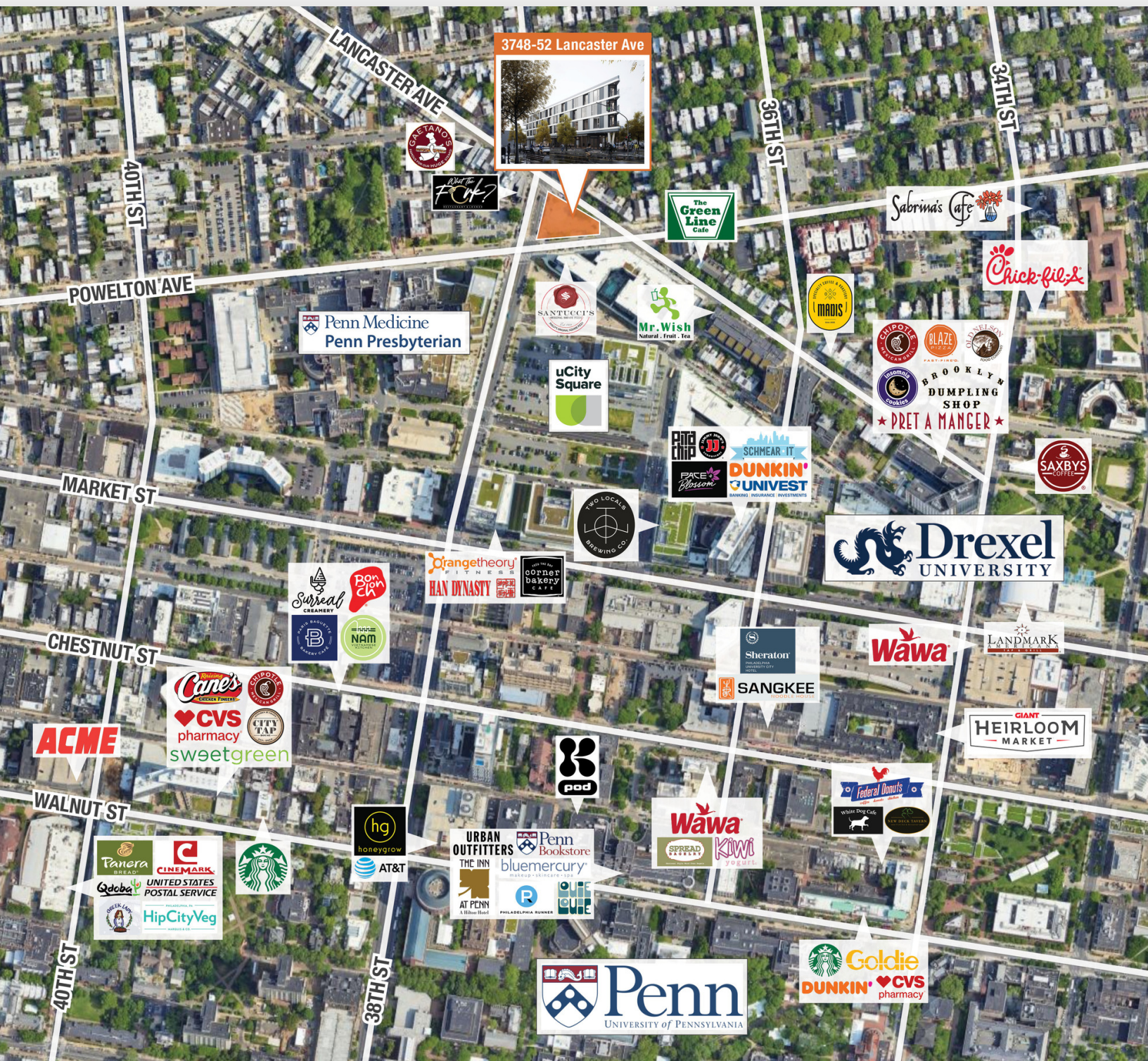
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# University City Key Facts

## 2024

**55,953**  
RESIDENTIAL  
POPULATION



**16,000+**  
EMPLOYEES



The Children's Hospital  
of Philadelphia®

**18,000+**  
EMPLOYEES



**3,500+**  
EMPLOYEES

**15.4%**  
VACANCY RATE  
FOR OFFICE SPACE

**2.5**  
Million  
SF OF  
DEVELOPMENT  
UNDER  
CONSTRUCTION

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

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

**78,000**  
JOBS IN  
UNIVERSITY CITY

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



**28,711**  
STUDENTS  
**20,780**  
FACULTY & STAFF



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



**200**  
COMPANIES  
**10,000**  
EMPLOYEES

(University City District)

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SITE  SOURCE  
RETAIL BROKER NETWORK