



Colliers



Penn Medicine
Penn Presbyterian Medical Center



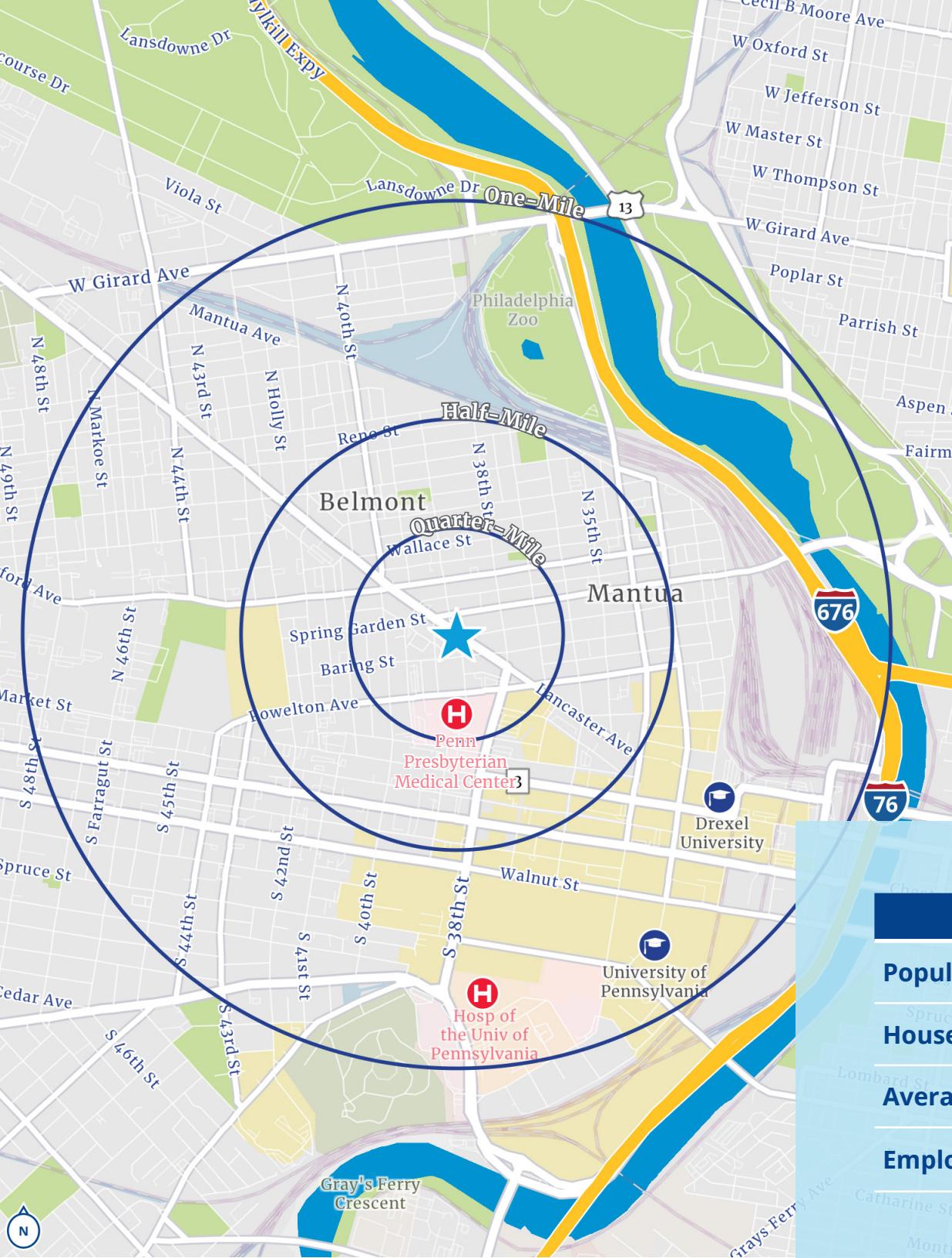
University City Retail

3856 Lancaster Avenue
Philadelphia, Pennsylvania 19104

1,977 SF of ground floor retail/flex space for lease
on Lancaster Avenue in University City

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Property Highlights

- 1,977 SF retail/office/flex space for lease on first floor
- Located within the Powelton Village Historic District, in the heart of University City
- Access to University of Pennsylvania and Drexel students, faculty, and staff
- Prime location with frontage along Lancaster Avenue corridor
- Located less than one mile from Drexel and UPenn campuses, and major Philadelphia hospitals CHOP, Penn Presbyterian, and HUP
- Ready for immediate occupancy

Demographics

	¼ Mile	½ Mile	1 Mile
Population	5,382	20,317	59,865
Households	2,434	9,608	23,195
Average HHI	\$55,539	\$50,601	\$56,001
Employees	3,814	16,435	62,683

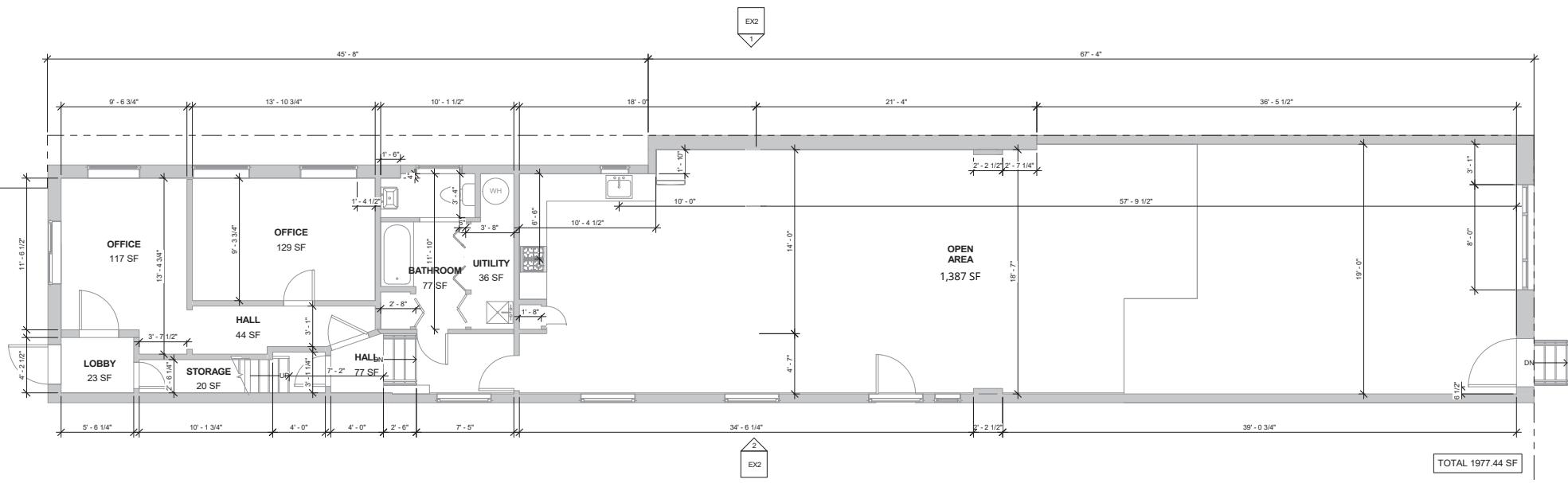
Photos & Floor Plan



Rear patio



Front entrance



Lancaster Avenue

Area Highlights

The bustling heart of West Philadelphia and academic epicenter of the entire region, University City (UCity) gets its name for having two of the largest and most influential institutions in town: University of Pennsylvania and Drexel University. These collegiate giants, sub-anchored by nationally renowned medical hubs, serve multiple disciplines.

UCity is bordered by University Avenue to the south, Market Street to the north, 30th Street to the east and 38th Street on the west . The area offers everything from a vibrant street-food scene and famous chef-run establishments to high-end art galleries and intimate late-night hangs.

An incredibly robust and diverse student population which sprawls beyond UCity's borders in all directions contributes to the verve and energy of the everyday.

VisitPhilly.com

UCity Enrollment Stats

Drexel University

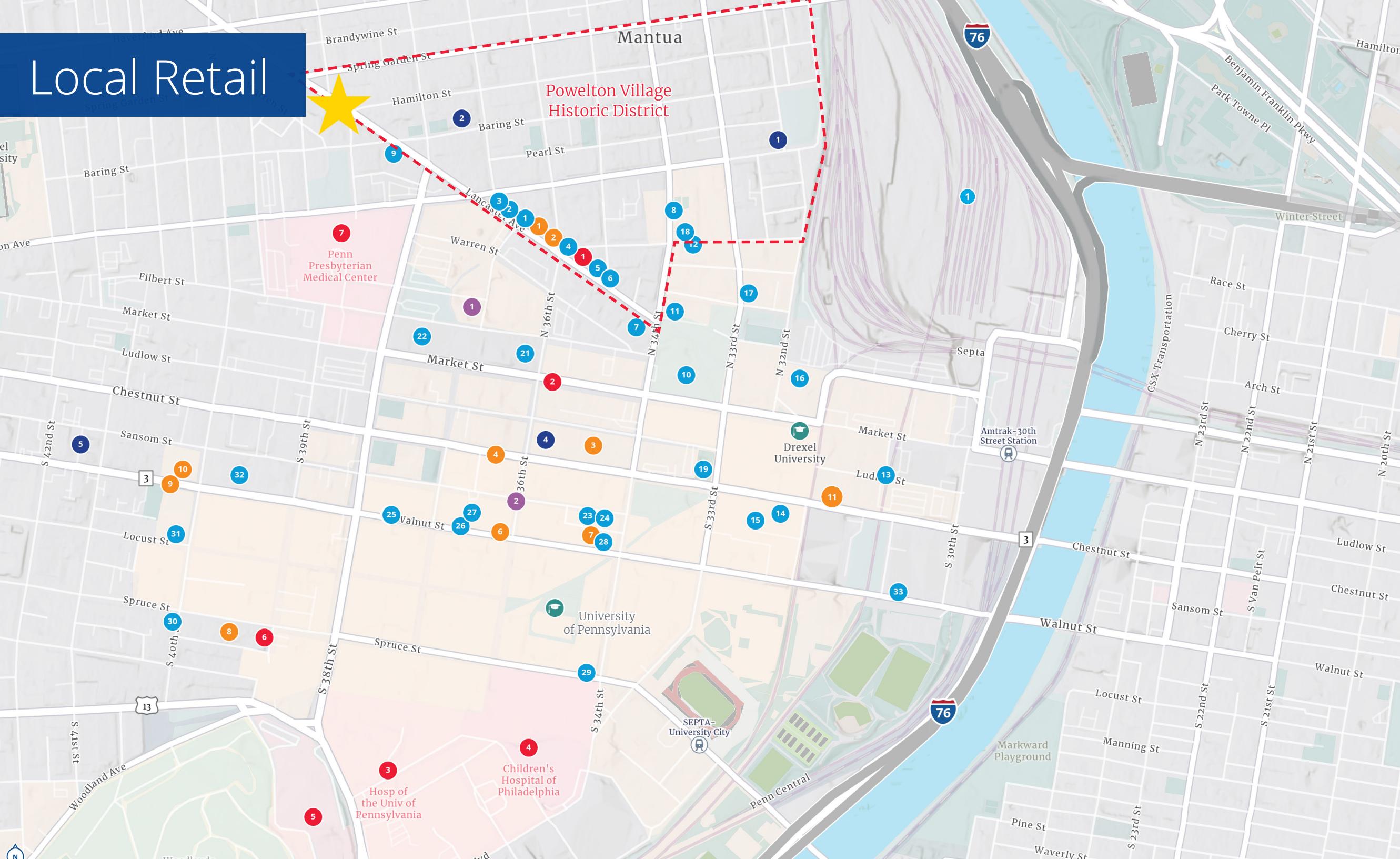
Undergraduate Students	14,413
Graduate Students	8,803
Total UCity Enrollment	23,216

University of Pennsylvania

Undergraduate Students	11,292
Graduate Students	16,746
Total UCity Enrollment	28,038



Local Retail



Cafe/Restaurant

1	Chengdu Famous Food	18	Chic Fil A
2	Green Line Cafe	19	Co-Op Restaurant
3	Coco's Cookies & Creamery	20	Schmear It!
4	Madis Coffee Roasters	21	Pita Chip
5	Ed's Buffalo Wings & Pizza	22	Han Dynasty
6	Savas Brick Oven Pizza	23	White Dog Cafe
7	Ramen Bar	24	New Deck Tavern
8	Sabrina's UCity	25	honeygrow
9	Gaetano's Pizza & Steaks	26	Louie Louie
10	Landmark Americana	27	Starbucks
11	Saxby's Drexel	28	Dunkin
12	Bobaface	29	Insomnia Cookies
13	Cucina Zapata	30	Copabana
14	Shake Shack	31	HipCityVeg
16	Kung Fu Tea	32	City Tap House
17	Greek from Greece	33	World Cafe Live

Retail/Shopping

1	Disguiser Party Game Lounge	7	CVS
2	Dr. Cycles	8	House of Our Own Books
3	GIANT Heirloom	9	Cinemark UCity
4	Wawa	10	ACME
5	AT&T	11	Barnes & Noble Drexel
6	Blue Mercury		

Residences/Hotel

1	West Village Apartments	4	Sheraton Philadelphia
2	Akwaaba Philly	5	Homewood Suites by Hilton
3	The Study at UCity	9	

Community/Share

1 UCity Square 4 Institute of Contemporary Art

Medical

1	Beyond/Hello Cannabis	5	Phila VA Medical Center
2	Vybe Urgent Care	6	Ryan Veterinary Hospital
3	HUP	7	Penn Presbyterian Hospital
4	CHOP		



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