



Penn Medicine
Penn Presbyterian Medical Center

Colliers



University City Retail

3856 Lancaster Avenue
Philadelphia, Pennsylvania 19104

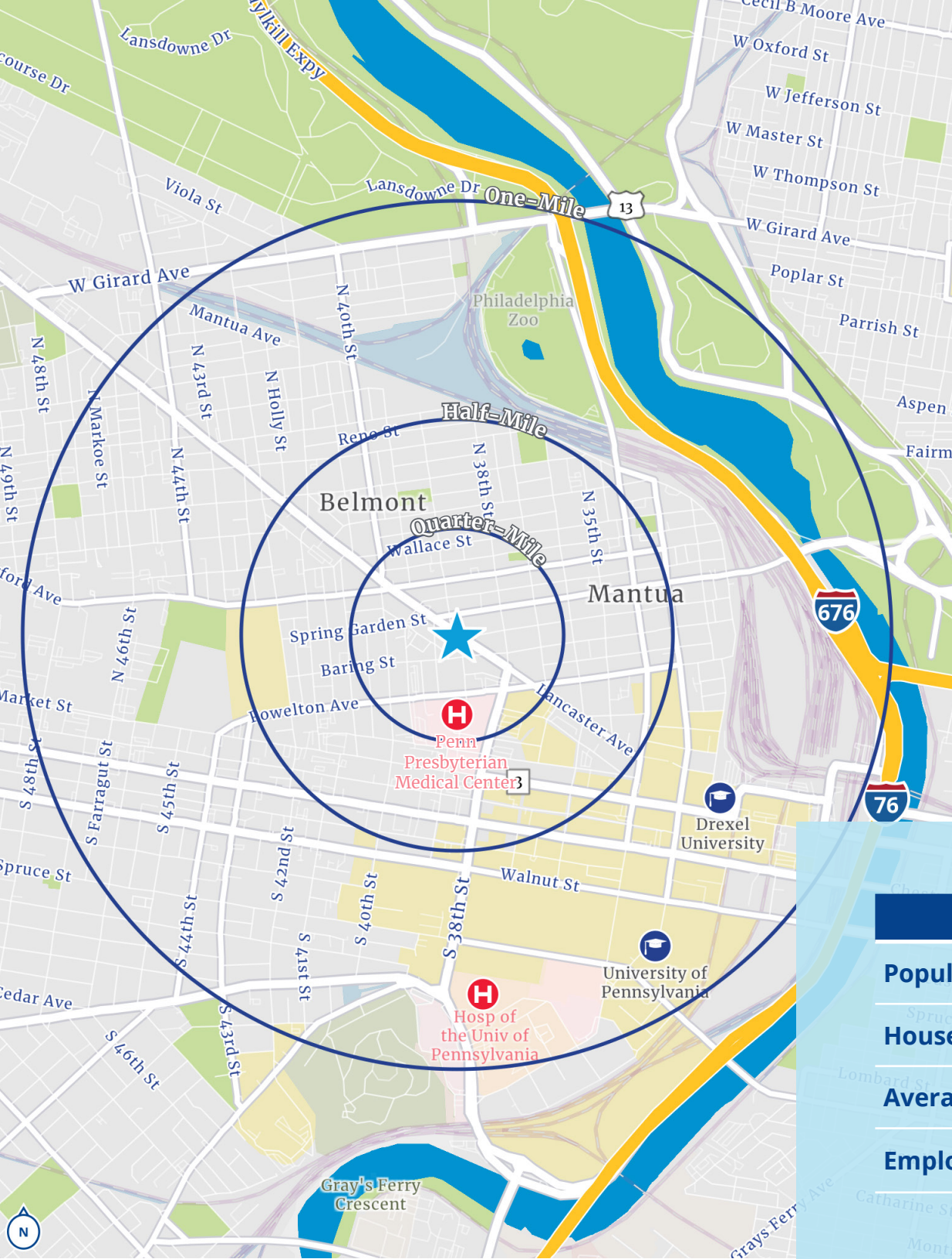
1,977 SF of ground floor retail/flex space for lease
on Lancaster Avenue in University City

Todd Sussman

Senior Managing Director
+1 215 928 7575
todd.sussman@colliers.com

Jon Kieserman

Senior Vice President
+1 610 557 0184
jon.kieserman@colliers.com



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

Floor Plan Details:

- Office:** 129 SF
- Lobby:** 23 SF
- Storage:** 20 SF
- Hall:** 44 SF
- Bathroom:** 77 SF
- Utility:** 36 SF
- Open Area:** 1,387 SF

Dimensions:

- Overall Width: 45' - 8"
- Overall Length: 67' - 4"
- Room Dimensions (e.g., Office: 9' - 6 3/4" x 13' - 10 3/4", Open Area: 57' - 9 1/2" x 19' - 5 1/2")

Exits: EX1 (top center), EX2 (bottom center)

Address: Lancaster Avenue

Total Area: 1,977.44 SF

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

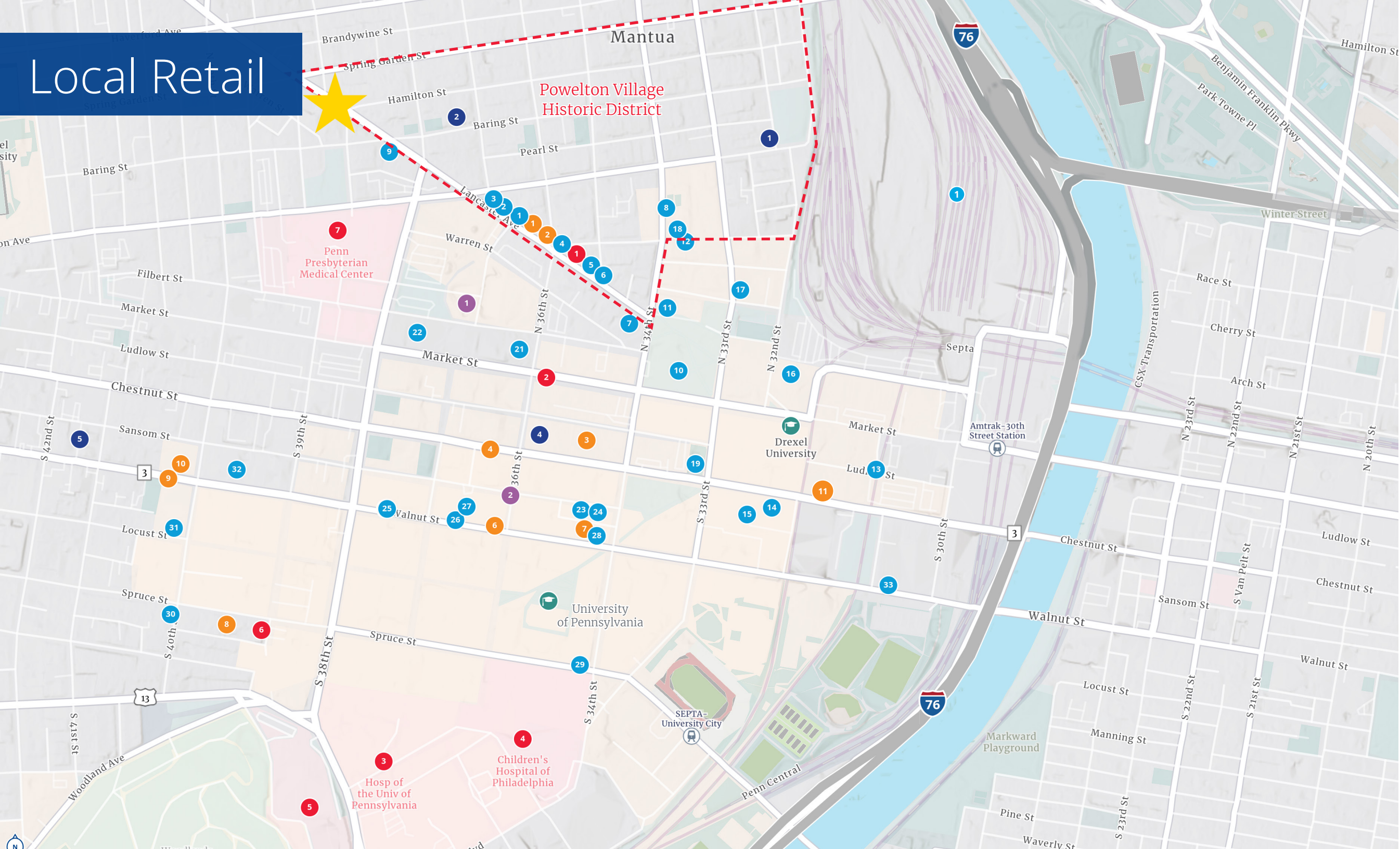
Undergraduate Students	14,413
Graduate Students	8,803
Total UCity Enrollment	23,216

University of Pennsylvania

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



Local Retail



Powelton Village
Historic District

Penn
Presbyterian
Medical Center

University
of Pennsylvania

Children's
Hospital of
Philadelphia

Hosp of
the Univ of
Pennsylvania

SEPTA
University City

Penn Central

Markward
Playground

Amtrak-30th
Street Station

Drexel
University

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	Copabanana
14	Shake Shack	31	HipCityVeg
16	Kung Fu Tea	32	City Tap House
17	Greek from Greece	33	World Cafe Live

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		

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/Hotels

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

Community/Shared

1	UCity Square	4	Institute of Contemporary Art
---	--------------	---	-------------------------------



3856 Lancaster Ave



Colliers International

Ten Penn Center
1801 Market Street, Suite 500
Philadelphia, PA 19103
www.colliers.com/philadelphia

Todd Sussman

Senior Managing Director
+1 215 928 7575
todd.sussman@colliers.com

Jon Kieserman

Senior Vice President
+1 610 557 0184
jon.kieserman@colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should take their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensors. ©2023. All rights reserved.