



MSC

BALTIMORE AVENUE

UNIVERSITY CITY
PHILADELPHIA, PA

8,220 SF NEW CONSTRUCTION
RETAIL (DIVISIBLE)



4224 BALTIMORE AVENUE

DEMOGRAPHICS

EST. POPULATION

1 mi 61,406

3 mi 495,631

5 mi 935,779

EST. EMPLOYEES

1 mi 27,632

3 mi 269,843

5 mi 458,771

EST. AVG HH INCOME

1 mi \$86,012

3 mi \$102,423

5 mi \$104,358

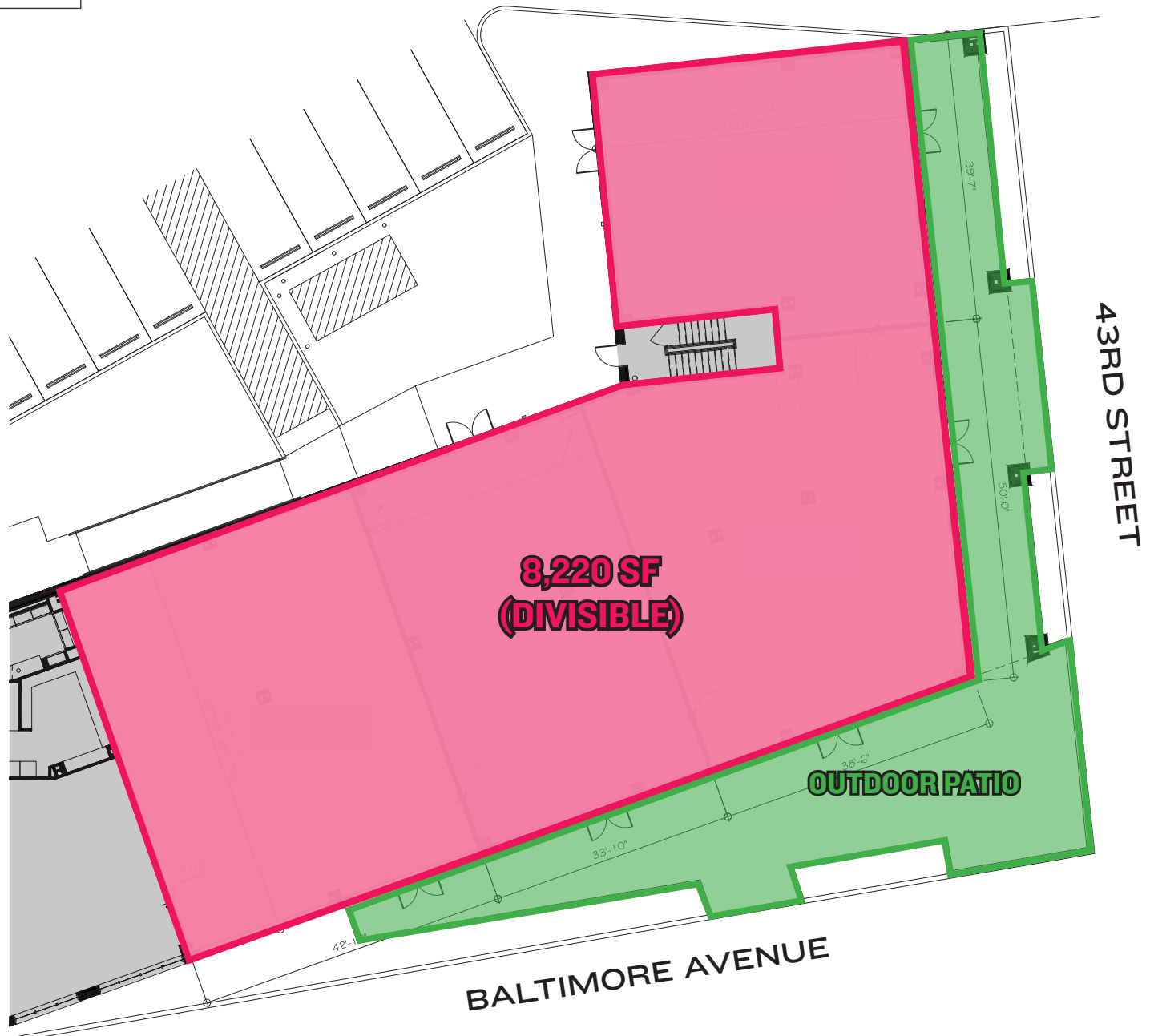
PROPERTY DETAILS

- ▶ Multiple ground floor retail opportunities in new construction luxury apartment building
- ▶ 8,220 SF (Divisible) retail available for lease
- ▶ Sweeping views of neighboring Clark Park
- ▶ Premium retail for cafe, fast-casual, fitness, service oriented users
- ▶ Available now

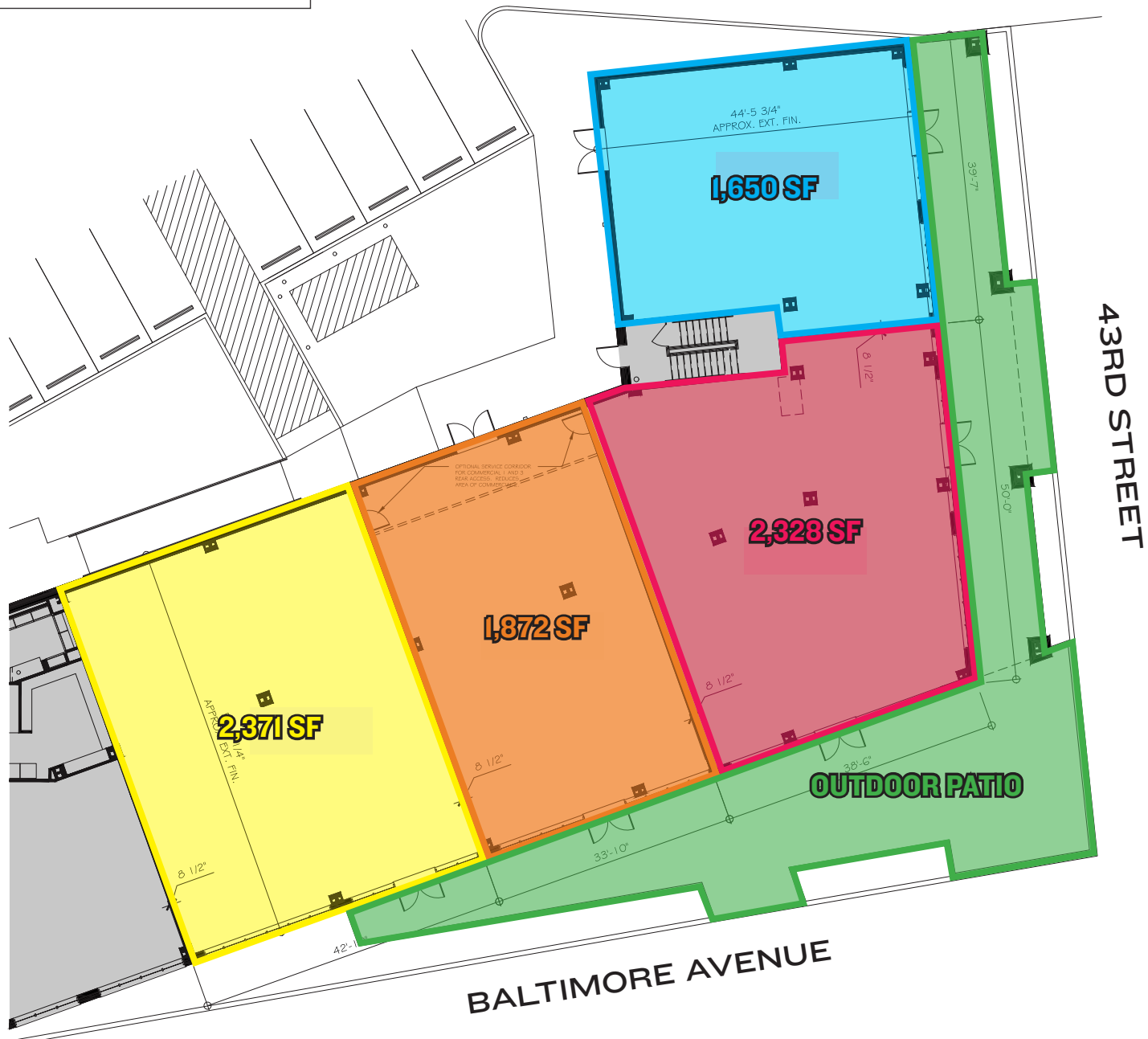
JOIN NEIGHBORING TENANTS



FLOOR PLAN



FLOOR PLAN (DIVISIBLE)



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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OUTDOOR PATIO



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PHOTOS



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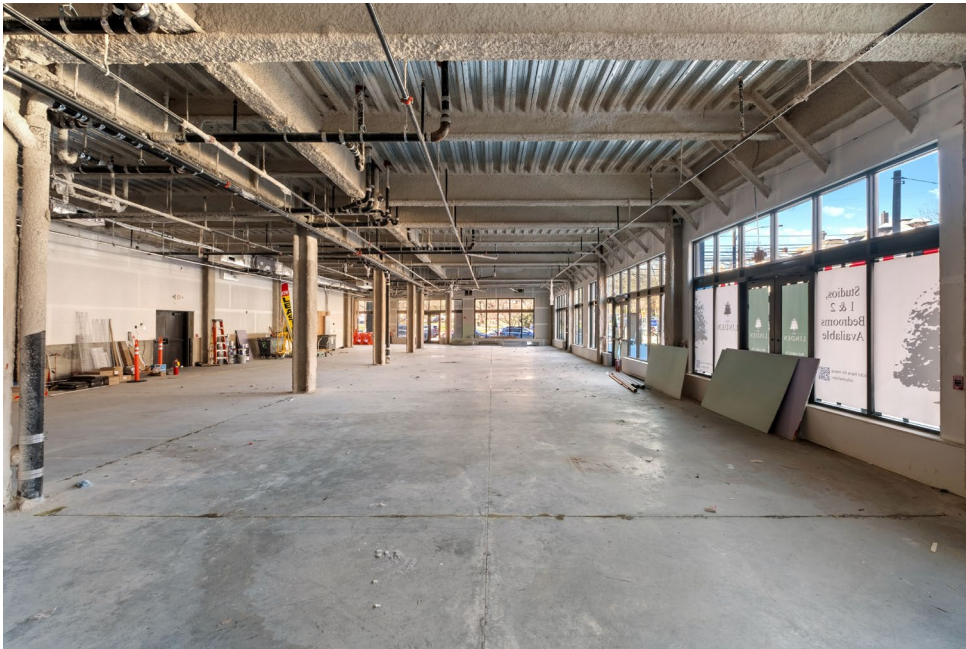
PHOTOS



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