

# MSC



## 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

1,588 SF RETAIL FOR LEASE



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## CONTACT

### JACOB COOPER

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215.883.7402

### MATTHEW STEIN

mstein@hellomsc.com  
833.FOR.MSCU



## JOIN THESE TENANTS



## PROPERTY DETAILS

- Small format retail space available in the heart of the Science Center in University City
- Join a vibrant daytime office and growing residential population
- Functional fit-out of former coffee shop
- Sitting on the front doorstep of uCity Square, a 6.5 million square foot future development

## DEMOGRAPHICS

### Center City Trade Area

From the River to River between Tasker Avenue & Washington Avenue



**EST. POPULATION**  
188,131



**EST. AVG HH INCOME**  
\$99,150



**EST. MEDIAN AGE**  
35 yrs



**EST. TOTAL EMPLOYEES**  
258,822

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## FLOOR PLAN

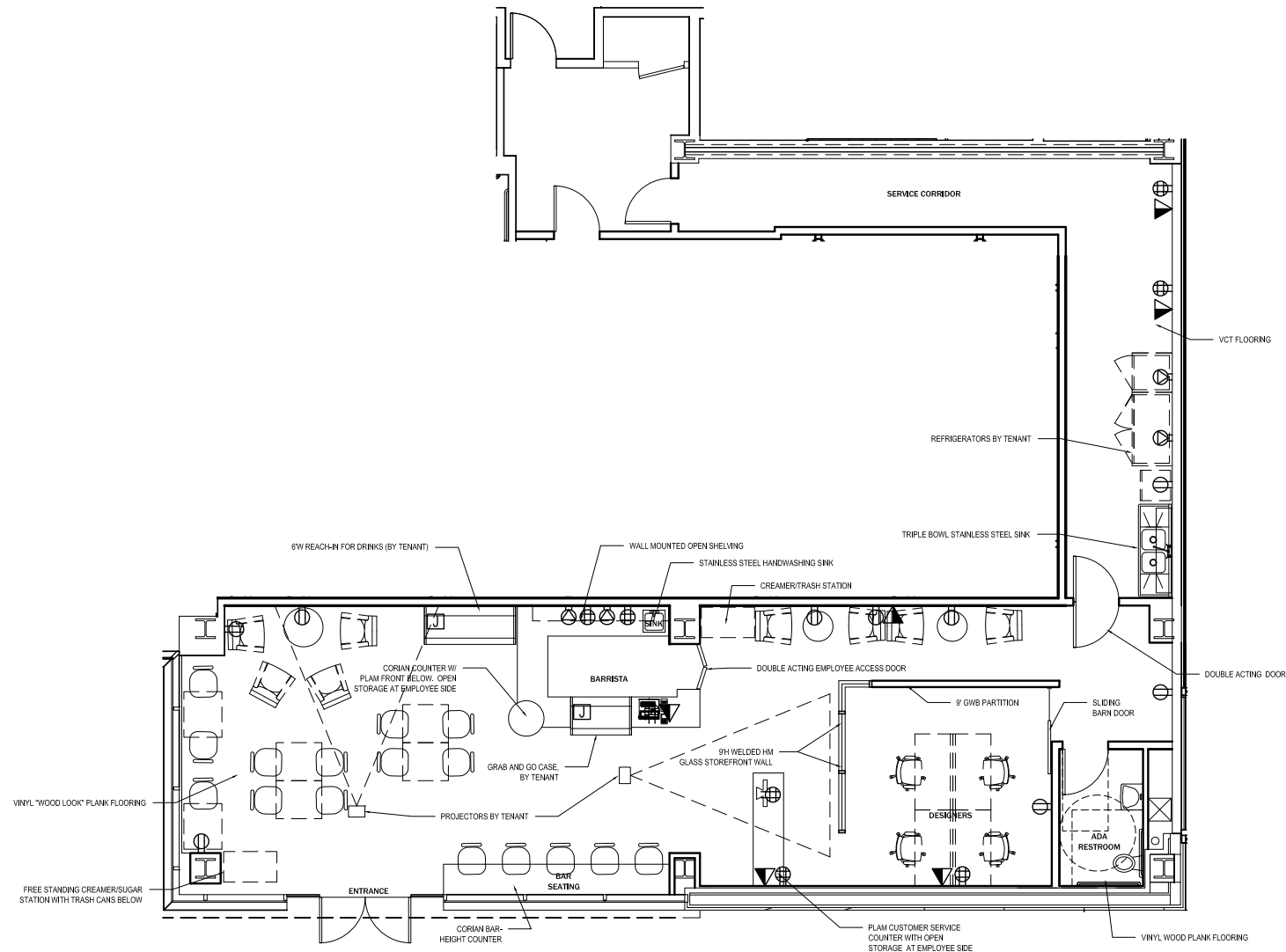
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## EXTERIOR ENTRANCE

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AERIAL

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