

# MSC



## 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

1,588 SF RETAIL FOR LEASE



# 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

1,588 SF RETAIL FOR LEASE



## CONTACT

### JACOB COOPER

jcooper@hellomsc.com  
215.883.7402

### MATTHEW STEIN

mstein@hellomsc.com  
833.FOR.MSCU



## 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

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.

## JOIN THESE TENANTS



**WELLS  
FARGO**

**vybe<sup>+</sup>  
urgent care**



**MSC**

# 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

## FLOOR PLAN

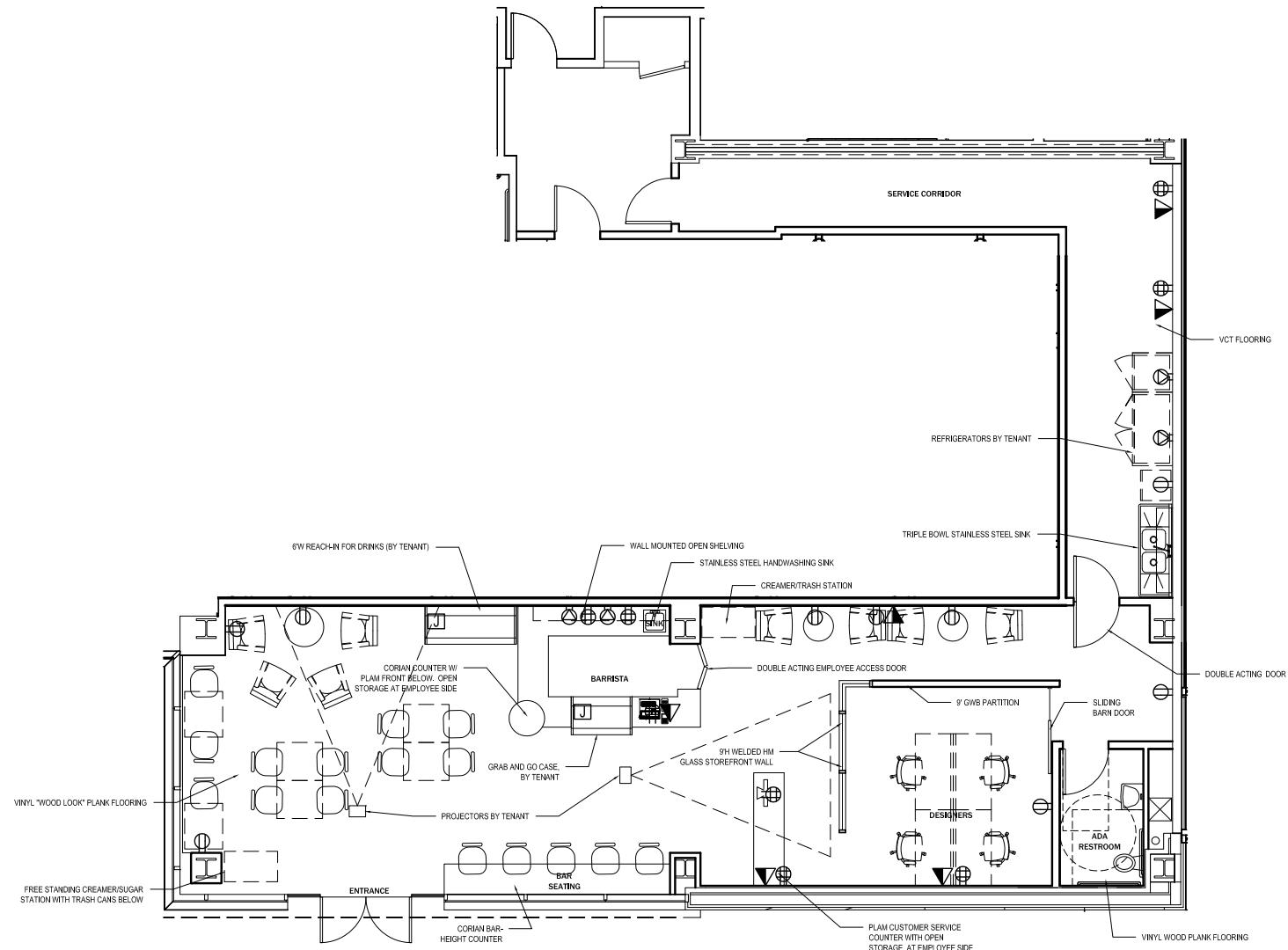
### CONTACT

#### JACOB COOPER

jcooper@hellomsc.com  
215.883.7402

#### MATTHEW STEIN

mstein@hellomsc.com  
833.FOR.MSCU



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.

**MSC**

# 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

## EXTERIOR ENTRANCE



### CONTACT

#### JACOB COOPER

jcooper@hellomsc.com  
215.883.7402

#### MATTHEW STEIN

mstein@hellomsc.com  
833.FOR.MSCU



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.

**MSC**

# 3711 MARKET STREET

UNIVERSITY CITY | PHILADELPHIA, PA

AERIAL



## CONTACT

JACOB COOPER

jcooper@hellomsc.com  
215.883.7402

MATTHEW STEIN

mstein@hellomsc.com  
833.FOR.MSCU



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.

**MSC**