

210 S 45TH STREET

University City, Philadelphia 19104



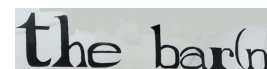
STREET-LEVEL RETAIL SPACE FOR LEASE

Lease Price: \$3,500/month + NNN

- » 1,500+/- SF street-level retail space
- » Turnkey open plan space with high ceilings
- » 20' of frontage on S. 45th St
- » Prominently located near a signalized intersection at S. 45th & Walnut St., a couple of blocks from UPenn's main campus.
- » Excellent visibility on S 45th Street with high pedestrian and vehicle traffic
- » In the heart of booming University City, on busy Baltimore Ave Commercial Corridor
- » Just blocks away from Clark Park
- » Easy access to and from Center City via multiple SEPTA bus and trolley routes
- » CMX-2 Zoning



NEIGHBORS INCLUDE



DEMOGRAPHICS

Residents within 1 mile	74,789
Average household income	\$60,263
Est. daytime population (workers within 1 mile)	40,103

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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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MPN
MALLIN PANCHELLI NADEL
REALTY

Property Photos

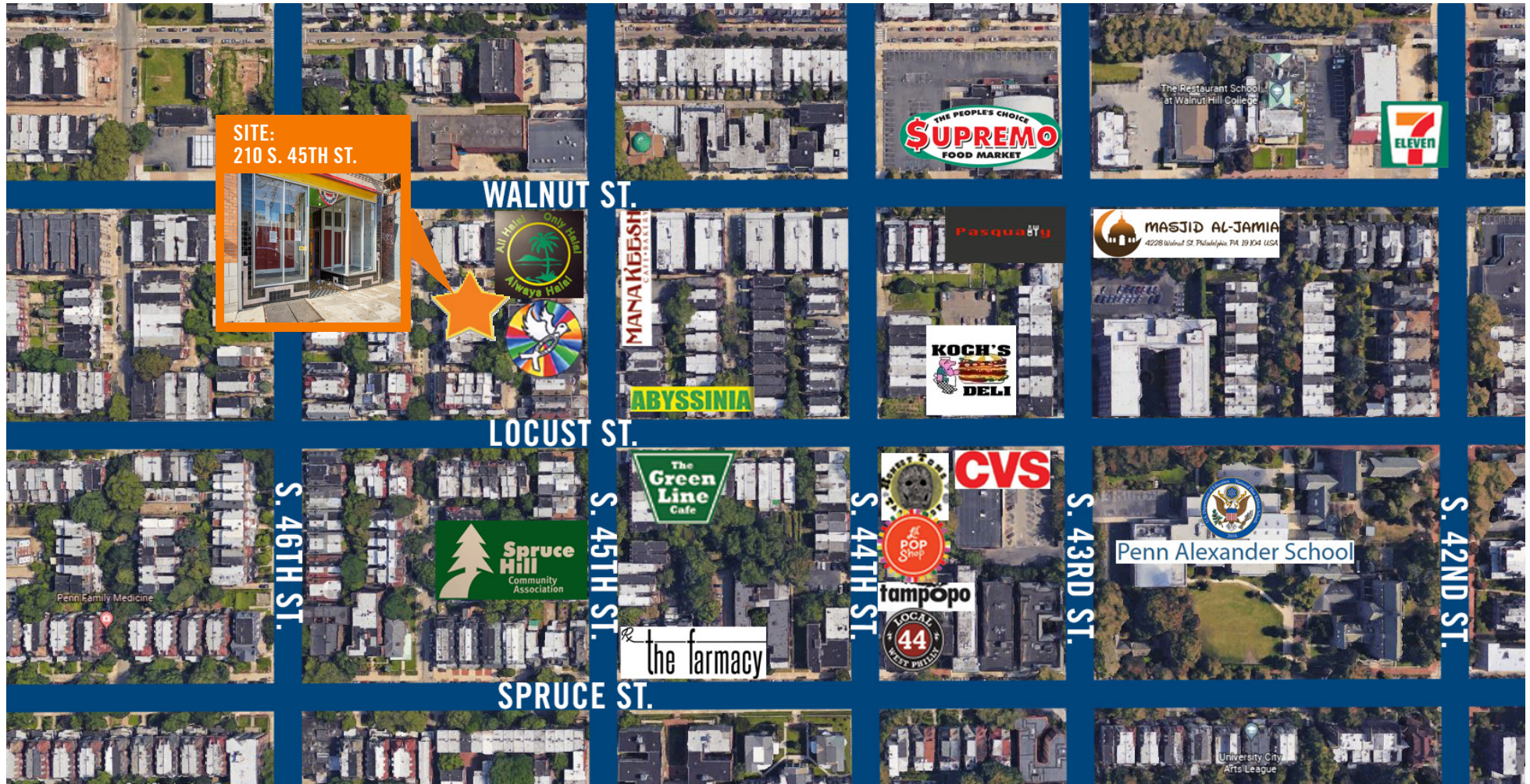


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