

THREE RETAIL STOREFRONTS IN UNIVERSITY CITY



3641-47 LANCASTER AVENUE

University City, Philadelphia 19104

\$30 PSF

» **4,005 +/- SF** ground floor retail space over three units

Unit 1: 1,789 +/- SF + 222 +/- SF basement

Unit 2: 934 +/- SF

Unit 3: 1,282 +/- SF



» Units can be individually leased or combined.

» Ideal uses are neighborhood market, light retail, fitness, medical office.

» Zoning: CMX-2

» The property sits directly behind the UCity development along Market Street which features 10.5 million square feet within 15 existing and 10 newly constructed buildings. This project is a mix of multi-family, office, and lab space, with a hotel tower planned.

» Situated directly across the Schuylkill River from Center City, University City is the easternmost portion of West Philadelphia, encompassing several Philadelphia universities. Home to the University of Pennsylvania, Drexel University, and the University City campus of Saint Joseph's University. The Penn and Drexel campuses contain several medical institutions, independent centers of scientific research, and 30th Street Station, one of the nation's busiest passenger train stations.



DEMOGRAPHICS (workers within 1 mile)

Residents within 1 mile	60,095
Average household income	\$58,592
Est. daytime population	72,717

NEIGHBORS INCLUDE:



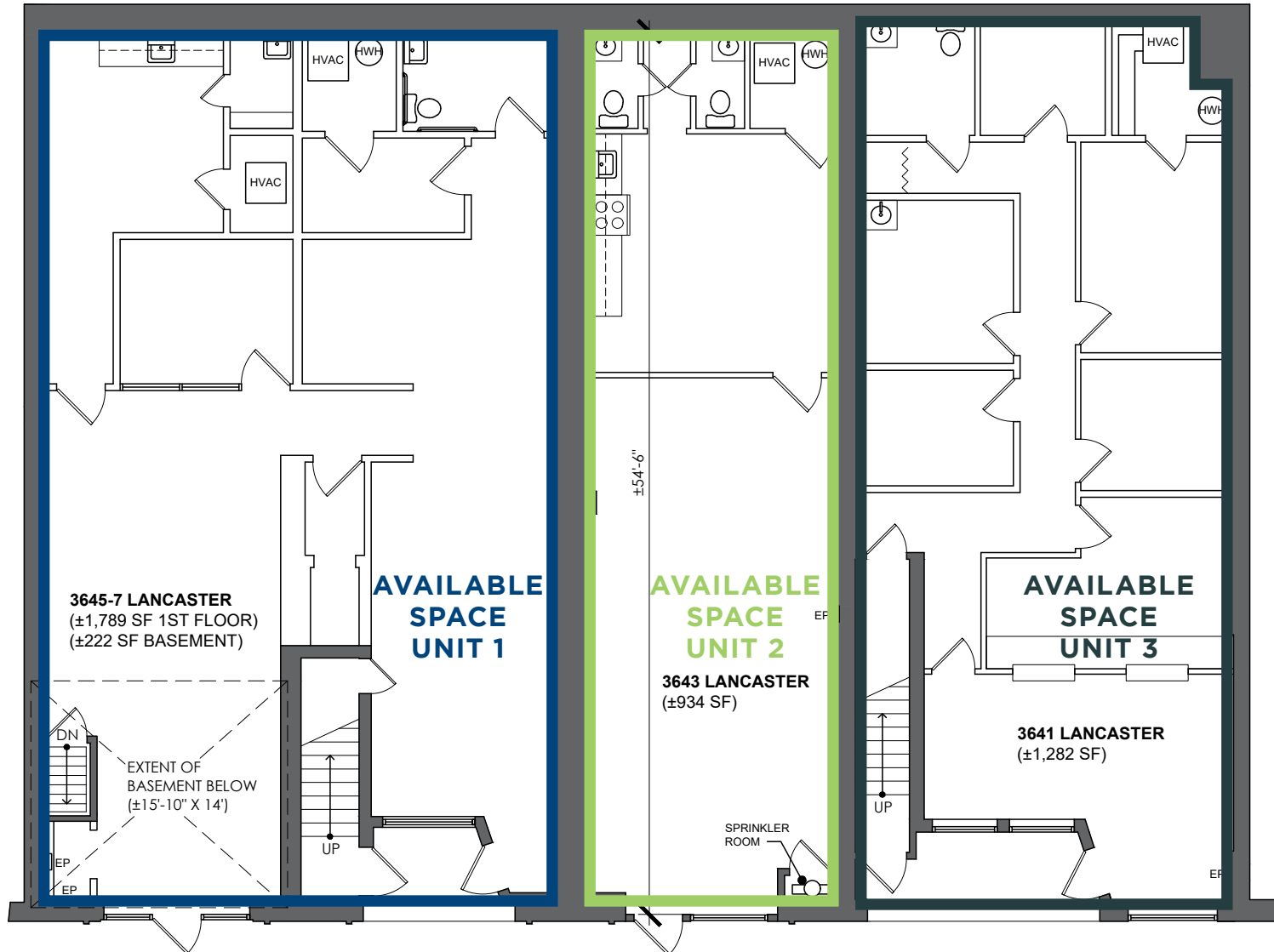
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Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without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

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Floor Plan



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Property Photos - Unit 1



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Property Photos - Unit 2



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Property Photos - Unit 3



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Retail Map of Neighborhood



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