

RETAIL SPACE AVAILABLE

University City

Up to 2,700 Square Feet



**4400 Market St.
Philadelphia, PA 19104**



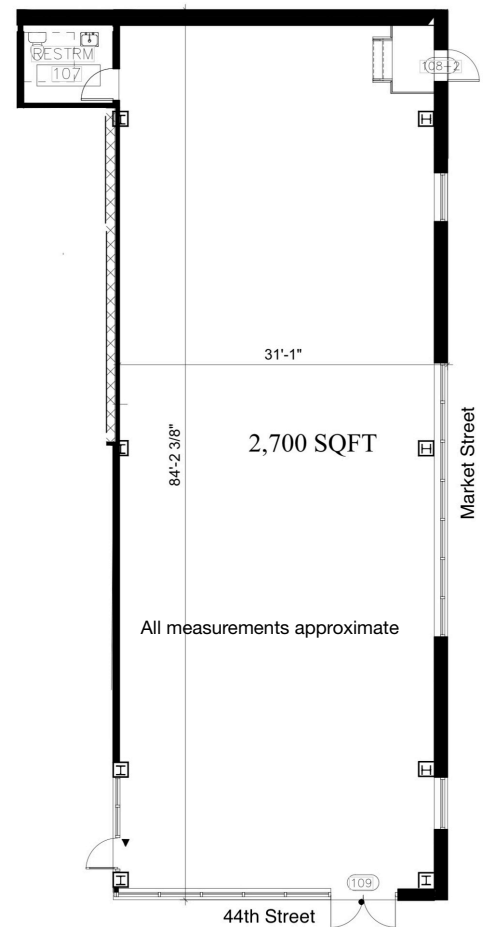
ATTENTION BUSINESS OWNERS OR INVESTORS!!!

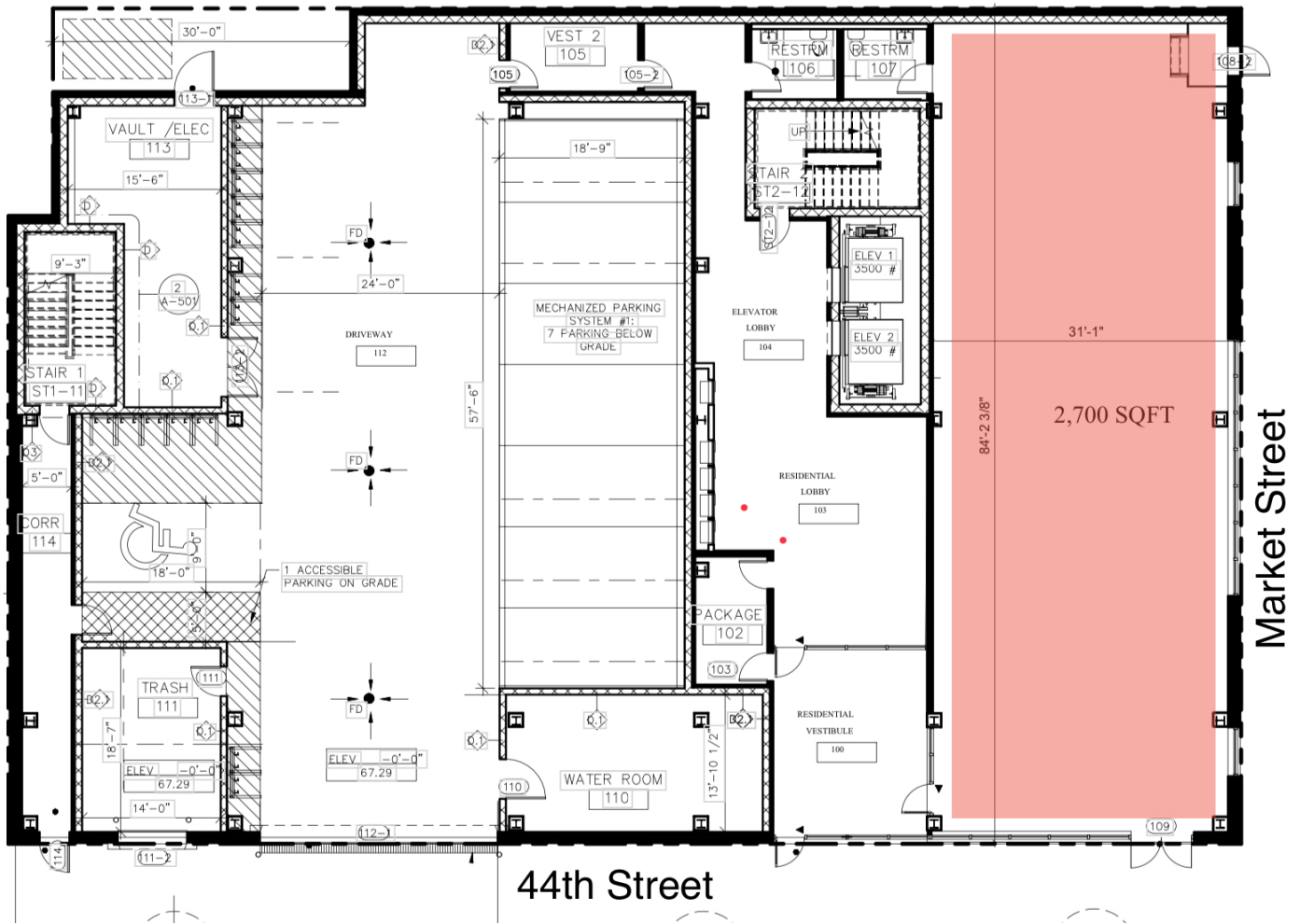
Discover an exceptional opportunity to establish your business in a vibrant, to be a newly constructed apartment building located at 4400 Market Street in the University City section of Philadelphia. This expansive 2,700 square foot commercial space offers a modern and inviting environment, perfectly suited for a variety of uses, including retail, restaurant, or office and is expected to be constructed and available for operation by the Fall of 2026.

Capitalize on this unique opportunity to secure a prime commercial space in a dynamic setting. Whether you're launching a new venture or expanding an existing one, 4400 Market Street is the perfect location to grow your business.

Key Features:

- **Prime Location:** Situated in a bustling neighborhood with high foot traffic, this space benefits from its proximity to residential units, making it an ideal spot for businesses looking to attract a steady stream of customers.
- **Modern Design:** The soon to be built 7-story 84-unit apartment complex features contemporary architecture and design, providing a stylish backdrop for your business and enhancing the overall appeal of the area.
- **Versatile Space:** With 2,700 square feet of customizable space, you can tailor the layout to fit your unique business needs, creating an inviting atmosphere for your customers.
- **Community Engagement:** Join a thriving community of residents and local businesses in a growing neighborhood of new developments such as the planned 347-unit West Park Development Complex on the north side of 44th and Market, fostering collaboration and increasing your brand visibility.





Don't miss out! Contact us today to schedule a viewing and take the first step toward establishing your presence in this vibrant Philadelphia community.

Details and Pricing

Rent - \$35/sf - Triple Net - Stepped up yearly

10 years preferred

Utilities additional - gas available upon request

18' high ceiling heights

AREA

4400 Market Street is situated in West Philadelphia, a historically rich and diverse neighborhood known for its vibrant culture, educational institutions, and community spirit. This area is characterized by a mix of residential, commercial, and institutional developments, making it a dynamic hub for both residents and businesses.

Economic Development: In recent years, West Philadelphia has experienced significant revitalization and economic growth. The construction of new residential and commercial spaces, including the apartment building at 4400 Market Street, reflects the increasing demand for urban living and business opportunities in the area. This growth has been supported by initiatives aimed at improving infrastructure, public transportation, and community services.

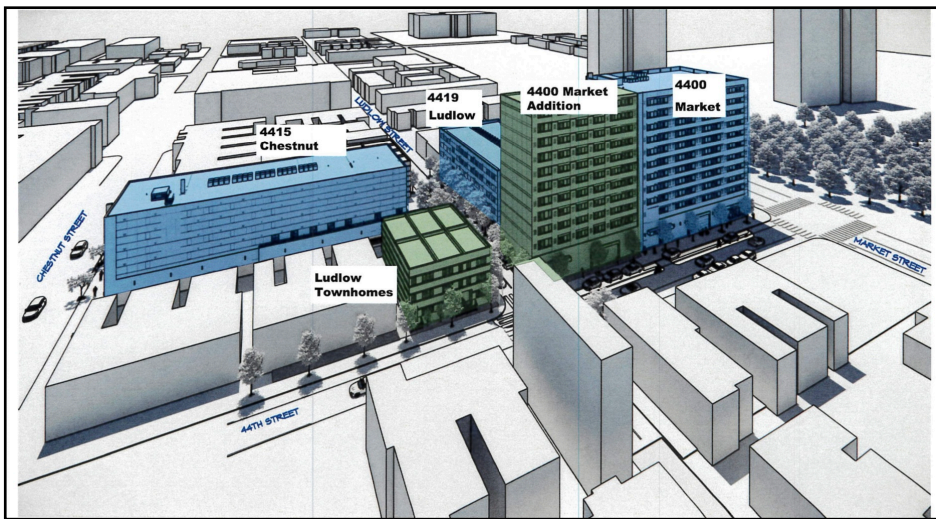
Community and Amenities: The vicinity of 4400 Market Street boasts a variety of amenities and services, including parks, restaurants, cafes, and shopping options. The area is well-served by public transportation, making it convenient for



residents and visitors to access the broader Philadelphia region. Additionally, the presence of educational institutions and healthcare facilities enhances the neighborhood's appeal, attracting a diverse demographic.

4400 Market Street is not just a prime location for business; it is part of a rich tapestry of history, culture, and community in West Philadelphia. Its strategic placement within a revitalizing area makes it an attractive opportunity for businesses looking to engage with a vibrant and diverse population while contributing to the ongoing growth and development of this historic neighborhood.

44WEST

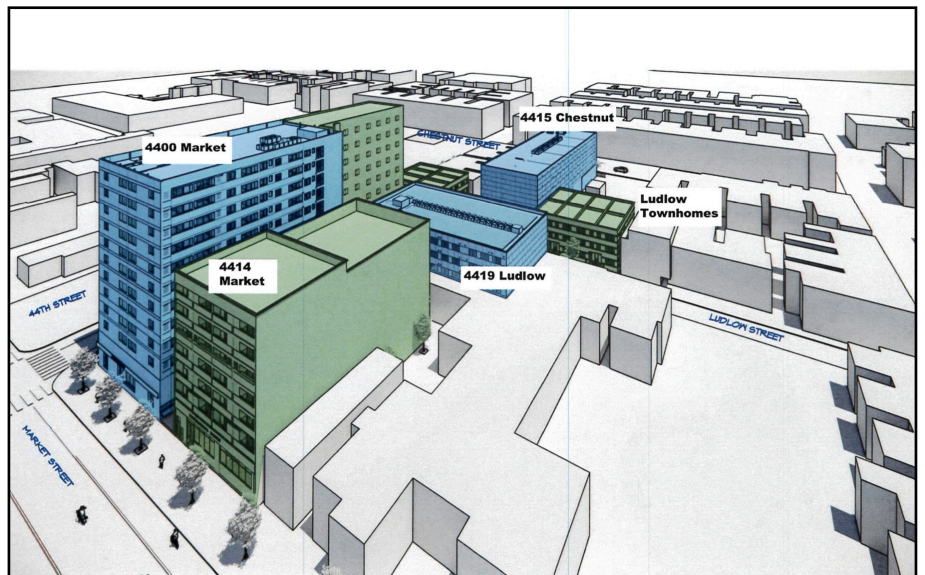


The development plan for the corner of 4400 Market Street, spearheaded by Orens Brothers Real Estate, envisions an exciting transformation of the area with the construction of four mixed-use buildings. This project aims to create a vibrant community hub that

integrates residential, commercial, and retail spaces.

Key Features of the Development:

- **Mixed-Use Design:** Each of the four buildings will incorporate residential units alongside



commercial and retail spaces, fostering a live-work-play environment that attracts residents and visitors alike.

- **Community Focus:** The development prioritizes community engagement, featuring public spaces and amenities that encourage interaction among residents and local businesses.
- **Sustainable Practices:** Orens Brothers is committed to incorporating sustainable building practices and green design elements, promoting energy efficiency and environmentally friendly construction methods.
- **Enhanced Accessibility:** The plan includes improved pedestrian pathways and access to public transportation, ensuring that the development is easily accessible for all community members.
- **Economic Growth:** By providing new commercial opportunities, the development aims to boost local economic growth and create jobs, contributing to the continued revitalization of the West Philadelphia area.

Overall, this ambitious development plan reflects Orens Brothers' commitment to enhancing the community while meeting the growing demand for modern, mixed-use spaces in a thriving urban environment.

4.18.25

