PRESENTED BY EQUITY CRE

FOR LEASE: 2,400 SF RETAIL SPACE
UNIVERSITY CITY

3849 Lancaster Ave, Philadelphia, PA 19104

EQUITY CRE



PROPERTY HIGHLIGHTS

- 2,400 SF ground floor retail space
- 1,000 SF outdoor patio-perfect for outdoor dining or events
- Usable 2,400 SF basement with 8' ceiling heights
- Corner visibility
- The property sits at the intersection of Lancaster Avenue and Hamilton Street, giving it frontage and visibility on both streets

LOCATION DETAILS

- Located in the Powelton neighborhood of West Philadelphia
- Walking distance to Drexel University and UPenn
- Penn Presbyterian Hospital (5,771+ employees) is located down the street on the corner of 38th and Powelton & U City Square (under construction) is a block away with over 1 million SF of life sciences lab space, office space & 463 apartments
- Nearby tenants include: Antonio's Deli, Madis Coffee, What The Fork?, Santucci's, Mr. Wish & The Green Line Cafe, Gaetano's & Sally's Avenue Pizza

CONTACT

STEVE JEFFRIES

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DIRECT 484.531.2250

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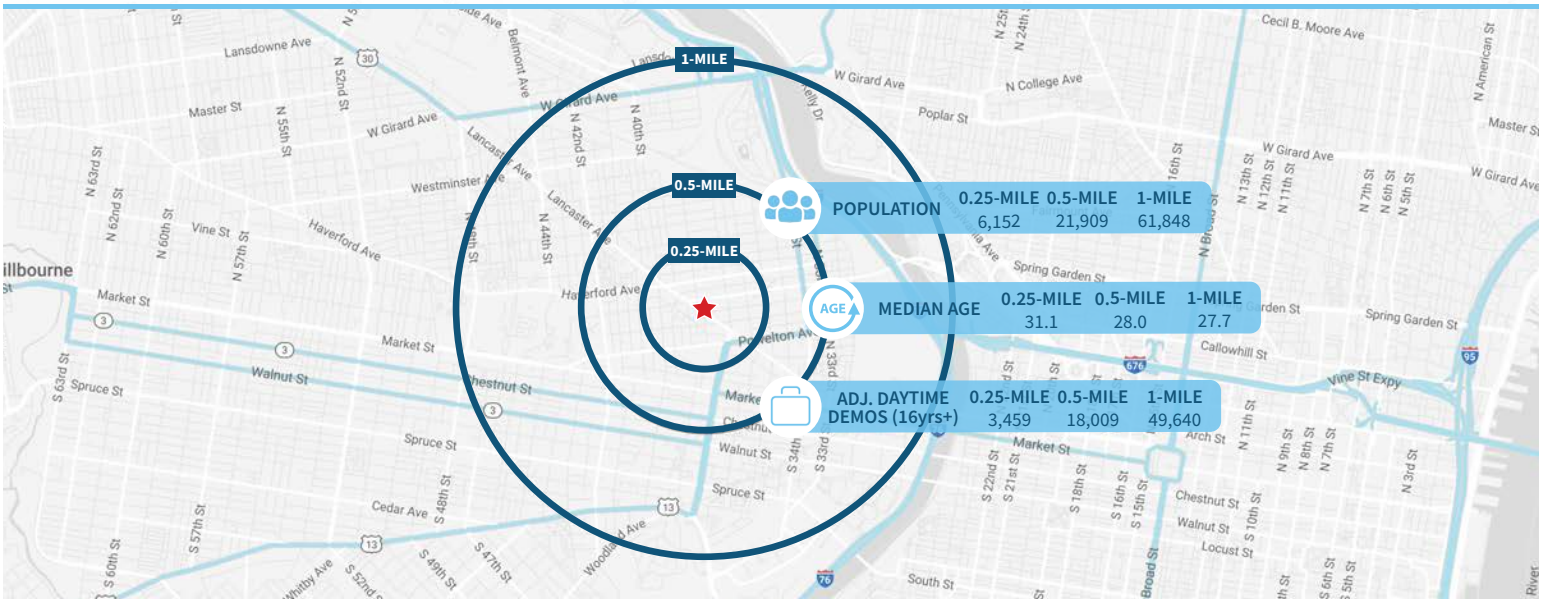
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Demographic Overview (0.25, 0.5, 1-mile radius)



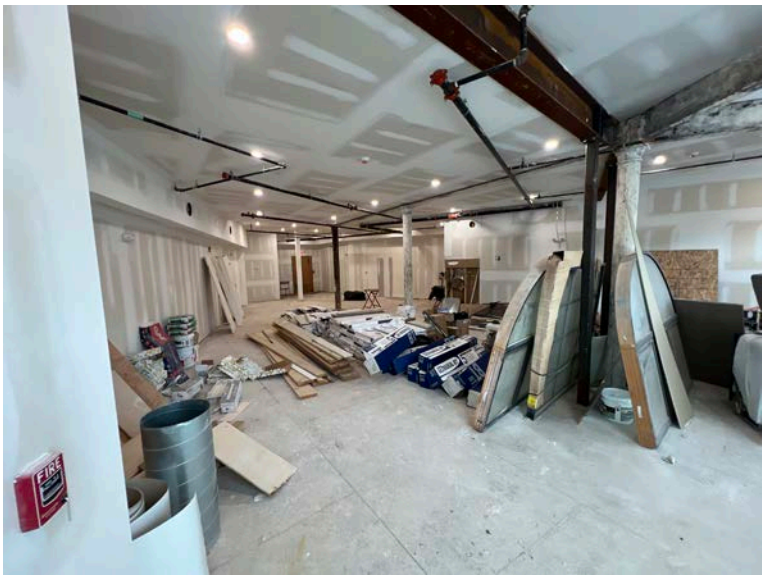
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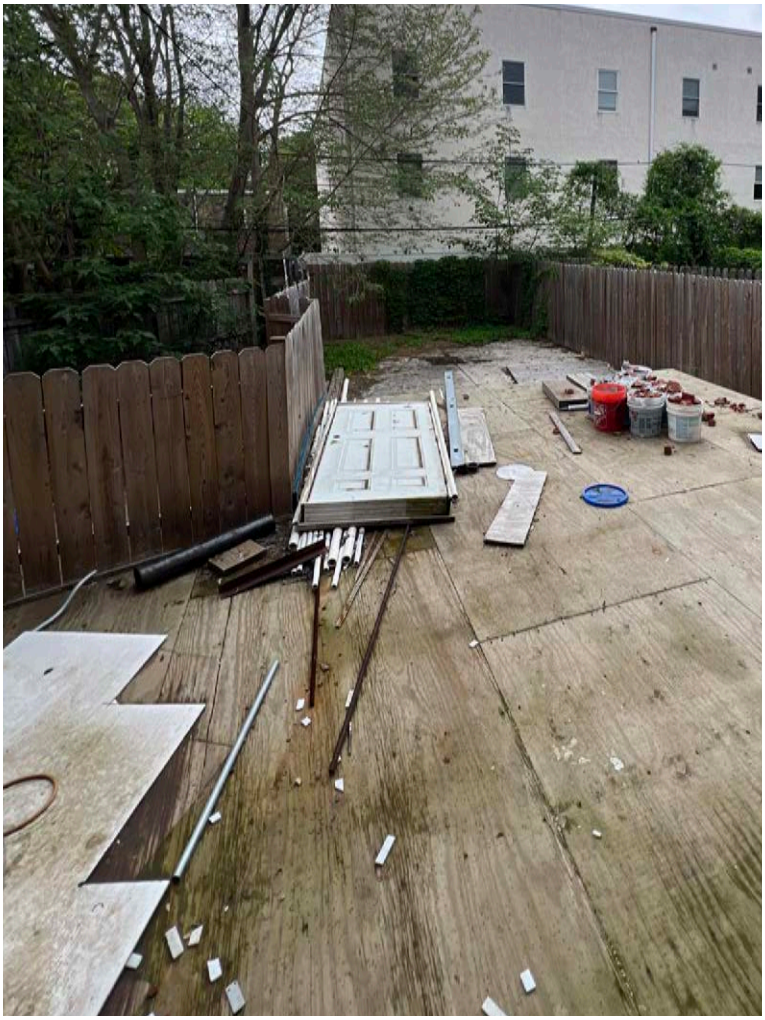
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University City Key Facts

2024

55,953
RESIDENTIAL POPULATION

15.4%
VACANCY RATE FOR OFFICE SPACE

78,000
JOBS IN UNIVERSITY CITY

3.3 Million
SF OF LIFE SCIENCE LAB SPACE

Penn Medicine
16,000+
EMPLOYEES

The Children's Hospital of Philadelphia
18,000+
EMPLOYEES

Penn Medicine Penn Presbyterian Medical Center
3,500+
EMPLOYEES

2.5 Million
SF OF DEVELOPMENT UNDER CONSTRUCTION

$710 Million
VALUE OF NEWLY COMPLETED CONSTRUCTION PROJECTS

$1.9 Billion
IN RESEARCH & DEVELOPMENT FUNDING

Penn — University of Pennsylvania
28,711
STUDENTS
20,780
FACULTY & STAFF

Drexel University
22,344
STUDENTS
10,000+
FACULTY & STAFF

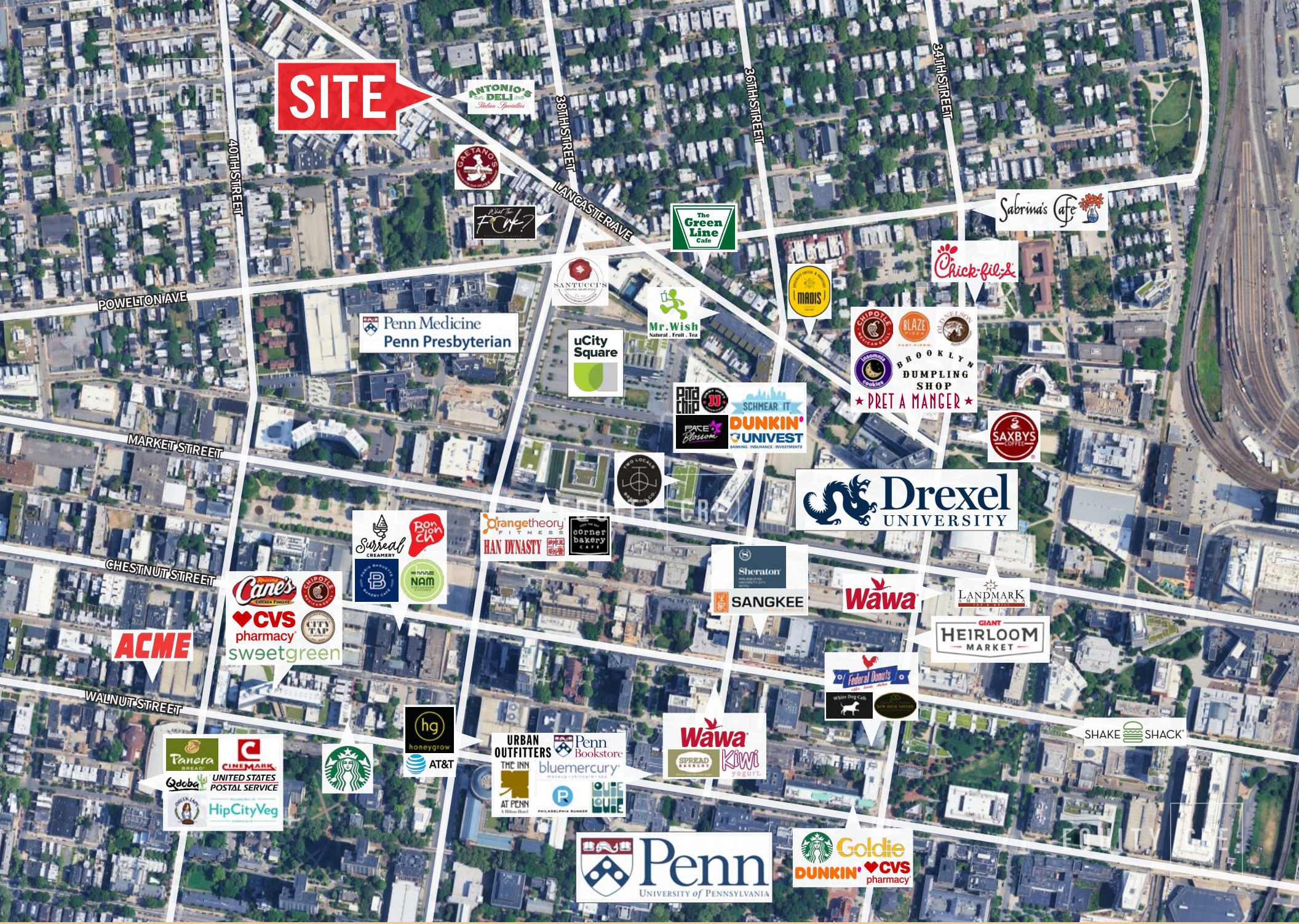
uCity Square
200
COMPANIES
10,000
EMPLOYEES

(University City District)

The right space. The right move.

RETAIL BROKERS NETWORK | ICSC | CMRE CAPITAL MARKETS REAL ESTATE NETWORK

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05/25



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