

MSC



AT THE UNIVERSITY OF PENNSYLVANIA

**3631 WALNUT ST.**

1,586 SF RETAIL AVAILABLE FOR LEASE



PHILADELPHIA, PA





Penn

1,586 SF RETAIL AVAILABLE FOR LEASE



# 3631 WALNUT ST.

**MATTHEW STEIN**  
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215.883.7407



- 1,586 SF in the heart of The University of Pennsylvania
- A+ co-tenants including Penn Bookstore, Inn at Penn, Louie Louie
- High energy location driven by students, faculty, restaurants, and retail

### STUDENTS

Full-time undergraduate: 9,962  
 Full-time graduate: 13,469  
 Total: 23,431

### EMPLOYMENT

Faculty and Staff: 16,500  
 UPenn Health System: 15,907  
 Total: 32,407

### UNIVERSITY CITY AT A GLANCE

Population: 48,589  
 Households: 17,169  
 Number of Housing Units: 19,027  
 Employees: 64,893  
 Students: 50,601

## JOIN THESE AREA TENANTS ON WALNUT STREET



**CVS**



*Philadelphia Runner*

bluemercury  
makeup · skincare · spa

**LOUIE LOUIE**



**modern eye**



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.

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Penn

INTERIOR PHOTO



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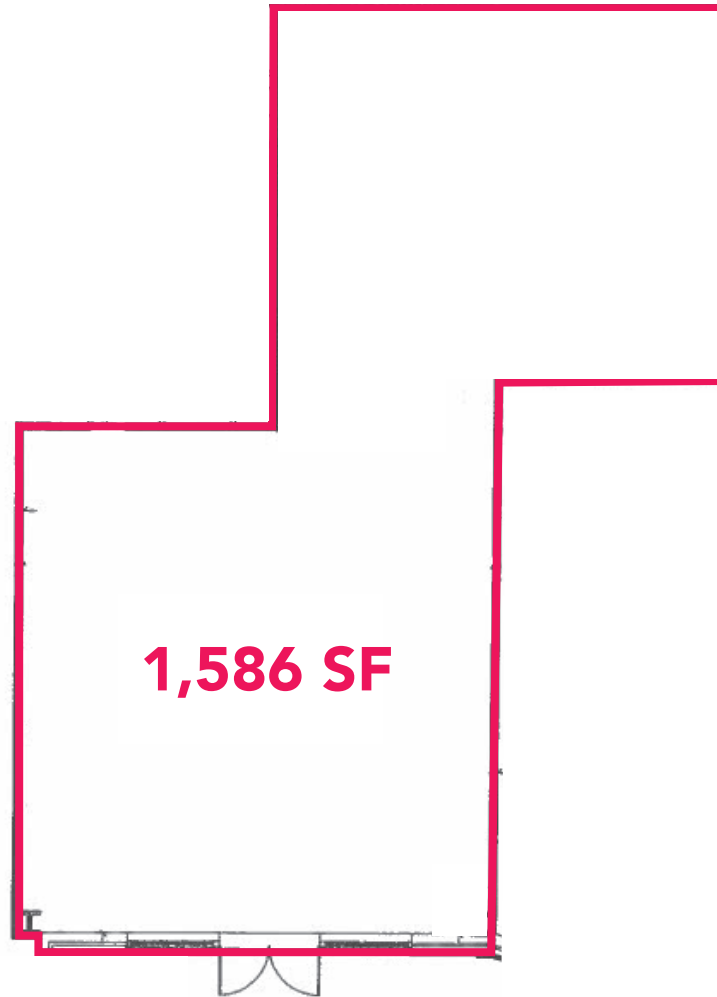
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**WALNUT STREET**





Penn

AERIAL



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