

MSC

UDR®

3401 CHESTNUT STREET

UNIVERSITY CITY | PHILADELPHIA, PA

MULTIPLE RETAIL SPACES AVAILABLE FOR LEASE

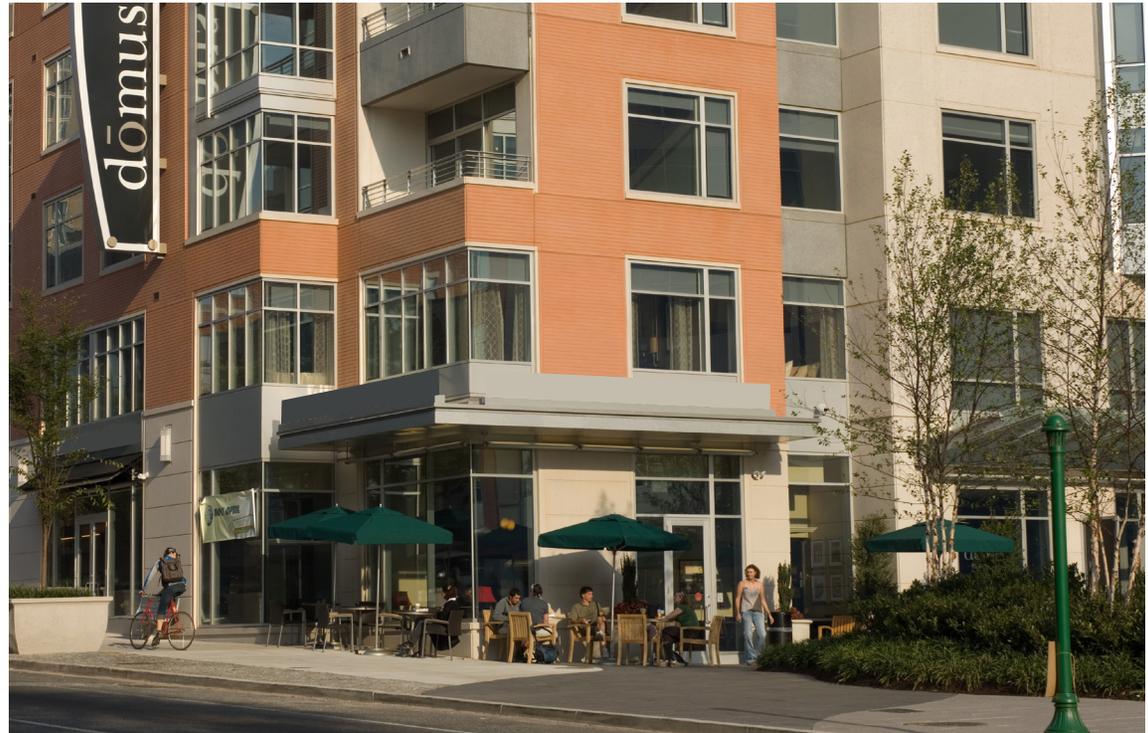


3401 CHESTNUT STREET

PROPERTY DETAILS

- ▶ Multiple small to mid-sized retail spaces available in the heart of University City
- ▶ Ground floor of a luxury 290-unit apartment mid-rise building
- ▶ Co-tenancy with Heirloom Market by Giant
- ▶ Conveniently serving both University of Pennsylvania and Drexel University students and employees
- ▶ Seeking fitness, F&B, medical, dry retail, and wellness
- ▶ Available immediately

JOIN THESE AREA TENANTS



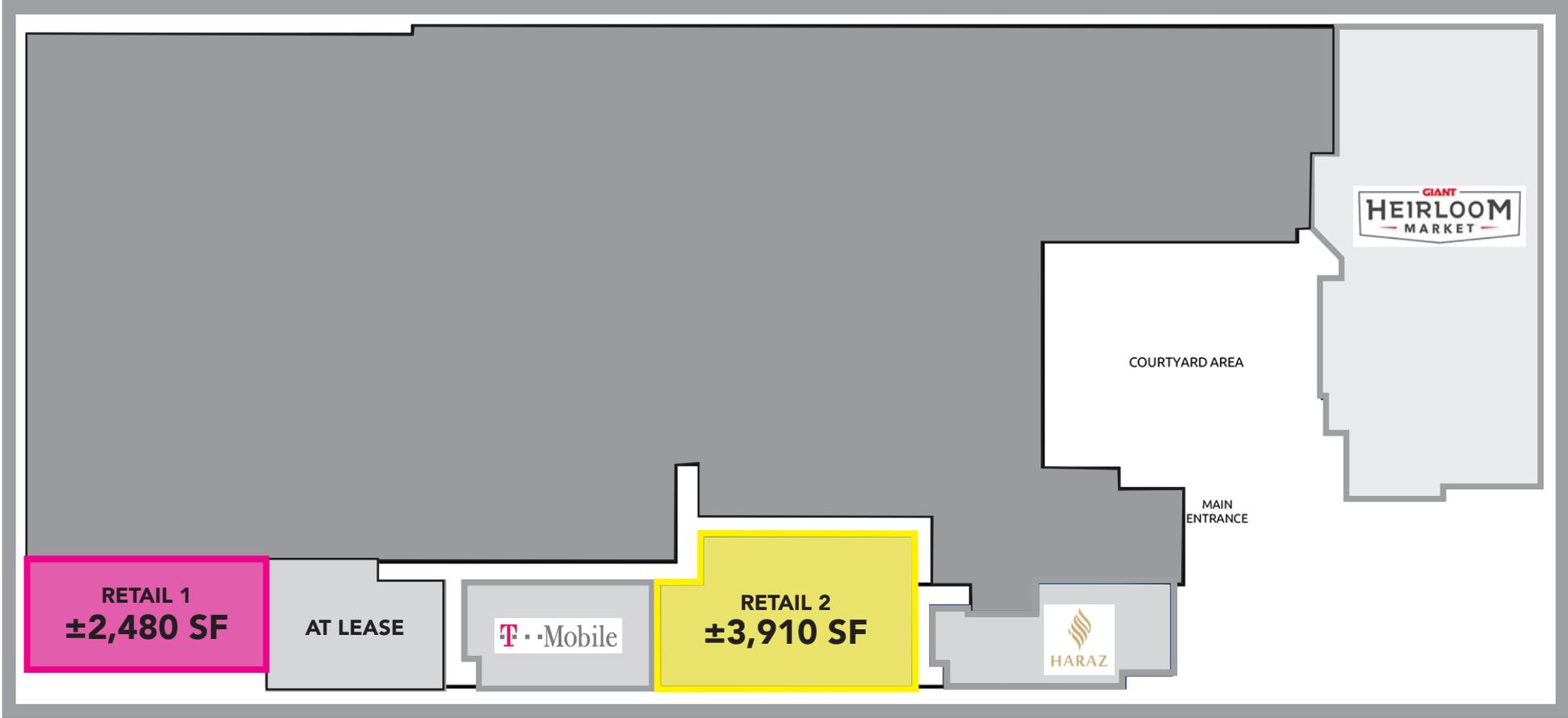
PENN UNDERGRAD ENROLLMENT 10,106
PENN GRAD ENROLLMENT 12,924
FACULTY & STAFF 18,000
PENN HEALTH SYSTEM WORKERS 28,443
DREXEL UNDERGRAD ENROLLMENT 14,367
DREXEL GRAD ENROLLMENT 8,850
FACULTY & STAFF 7,879



UNIVERSITY CITY AT A GLANCE

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

SITE PLAN

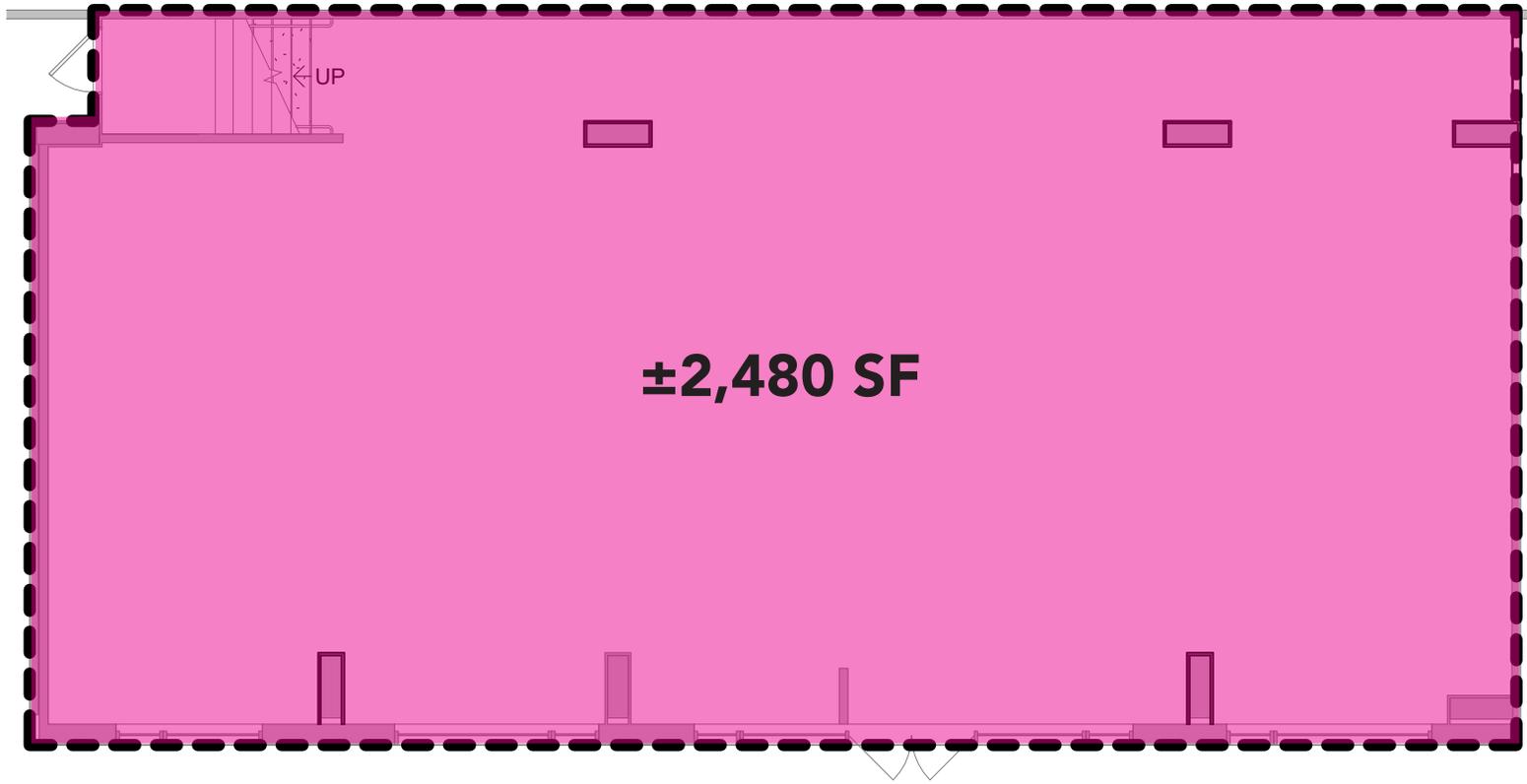


CHESTNUT STREET (14,271 AADT)

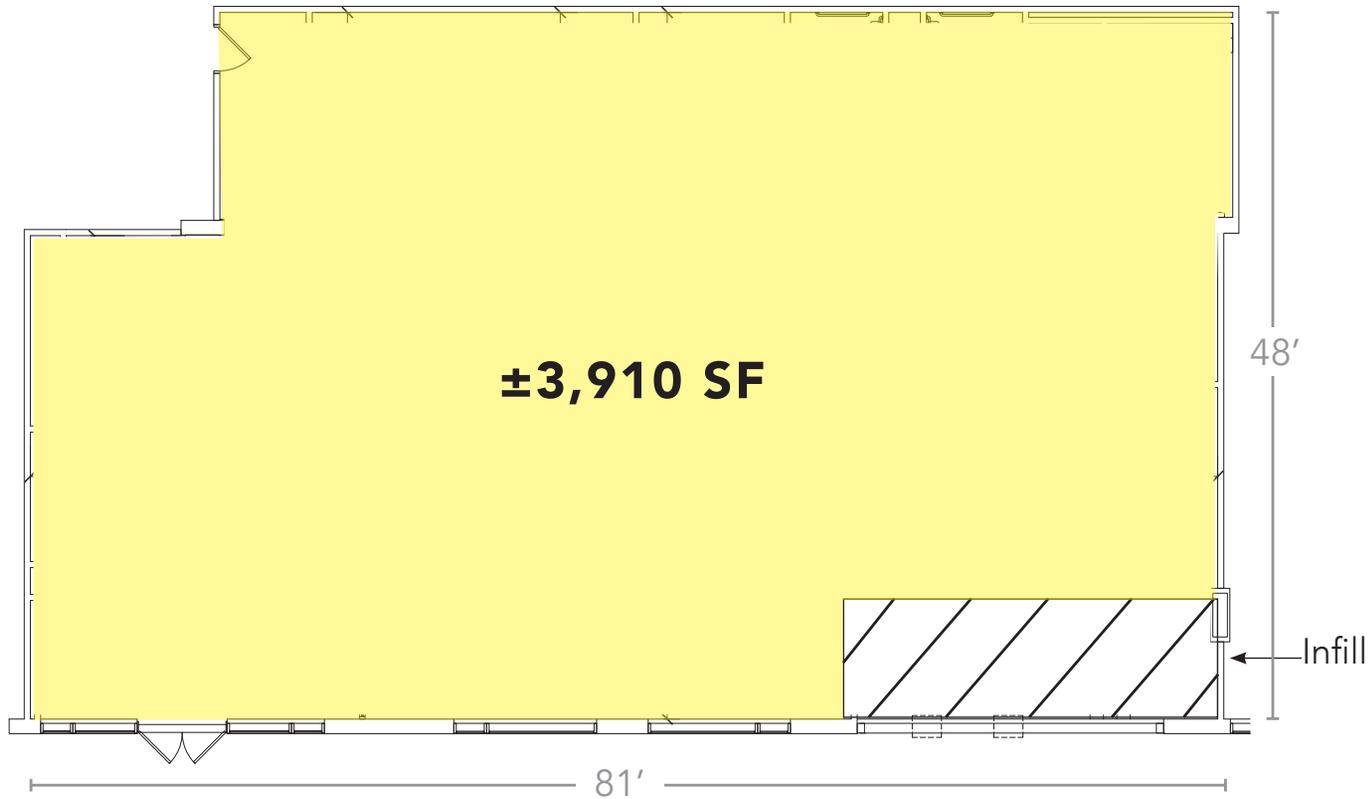
34TH STREET (6,843 AADT)

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.

RETAIL 1



RETAIL 2



UNIVERSITY CITY AERIAL



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