

3201 Cuthbert Street

MSC
X
Gattuso

**NEW CONSTRUCTION, CLASS A RETAIL SPACE
AVAILABLE FOR LEASE**

UNIVERSITY CITY | PHILADELPHIA, PA

3201 Cuthbert Street

33RD AND ARCH STREET CORNER RETAIL



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.

MSC

3201 Cuthbert Street



PROPERTY DETAILS

- ▶ Located at the center of the dynamic University City Life Science District, on Drexel University's campus and adjacent to the University of Pennsylvania
- ▶ Ground Floor of a 520,000 RSF Class A Life Science Building
- ▶ Great exposure along the highly pedestrian trafficked 33rd Street corridor
- ▶ 9,257 SF Retail Space Available
- ▶ Available Spring 2025

DEMOGRAPHICS

EST. MEDIAN AGE EST. MEDIAN HH INCOME

31.6

\$71,303

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

Students: 46,247

JOIN THESE AREA TENANTS



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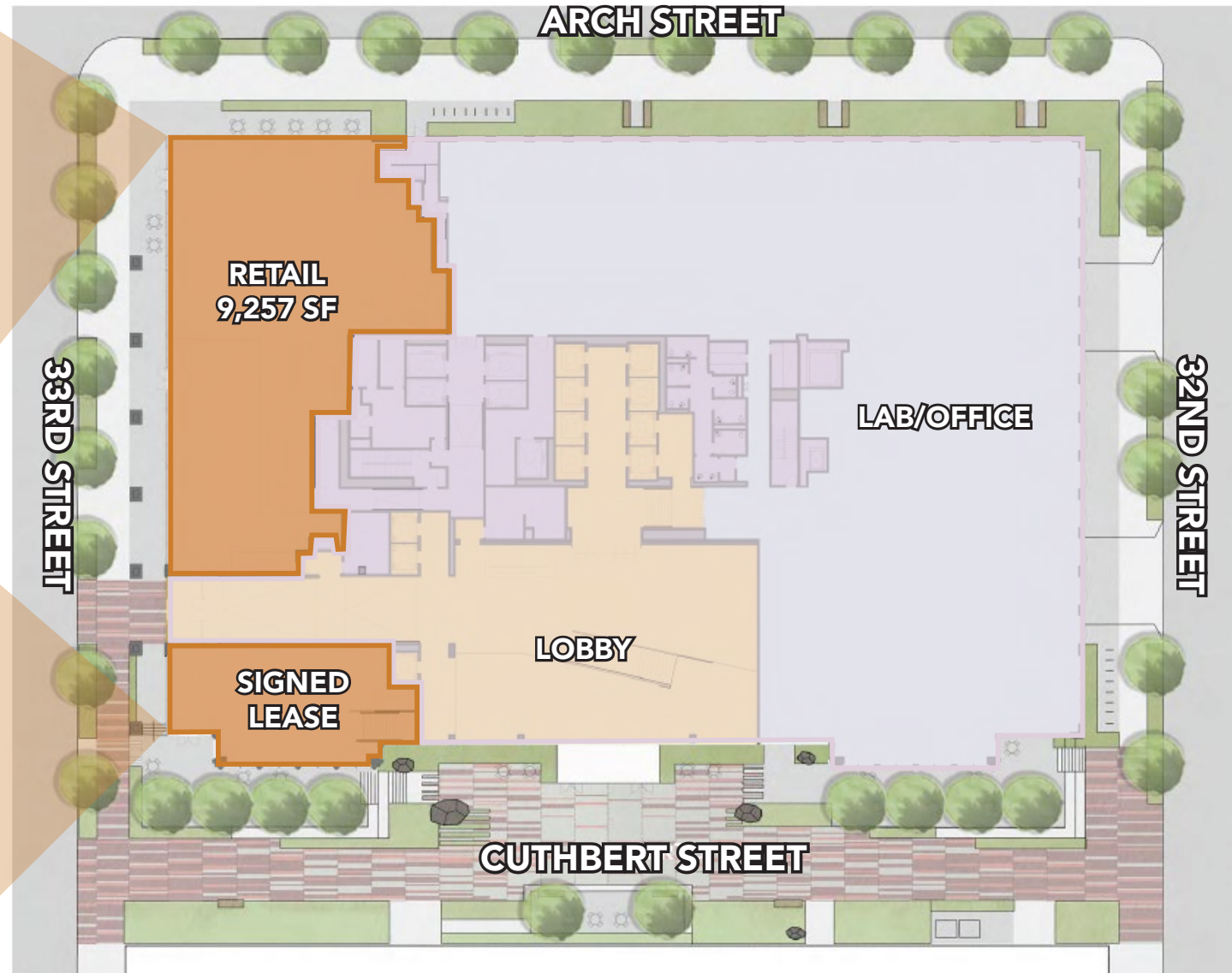
SITE PLAN



RETAIL CORNER



RETAIL CORNER



LEVEL 1 PLAN

3201
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Street

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AERIAL



3201
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33RD STREET LOOKING NORTH



3201
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Street

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CUTHBERT STREET
LOOKING WEST FROM 32ND



CUTHBERT STREET
LOOKING EAST FROM 33RD



33RD STREET FACADE



3201
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Street

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RESTAURANT RENDERING



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33RD STREET LOOKING NORTH FROM CUTHBERT



3201
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