

MSC

AN  V A

GMH  
COMMUNITIES

uCity Square

3700 LANCASTER AVENUE  
UNIVERSITY CITY | PHILADELPHIA, PA

±6,764 SF OF CONTIGUOUS RETAIL SPACE





## PROPERTY DETAILS

- ▶ Rare large-format retail space on ground floor of luxury mixed-use building- situated in the heart of uCity Square
- ▶ Ideally located between two major area-universities, UPenn and Drexel, and Penn Presbyterian Medical Center comprising 50k university students
- ▶ Densely populated with over 1,000 Class-A multifamily units in the direct vicinity, as well as 9k daytime employees from the surrounding lab/office, university, and biotech communities
- ▶ All uses permitted, including vented food
- ▶ Join Santucci's at a prime location on heavily trafficked Lancaster Avenue

## DEMOGRAPHICS



**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

### EST. POPULATION

1 mi **60,418**

3 mi **543,833**

### EST. AVG HH INCOME

1 mi **\$73,376**

3 mi **\$105,712**

### EST. EMPLOYEES

1 mi **31,456**

3 mi **307,567**

### EST. MED AGE

1 mi **27.3**

3 mi **34**

### UNIVERSITY CITY AT A GLANCE

Population: 48,589

Households: 17,169

Number of Housing Units: 19,027

Employees: 64,893

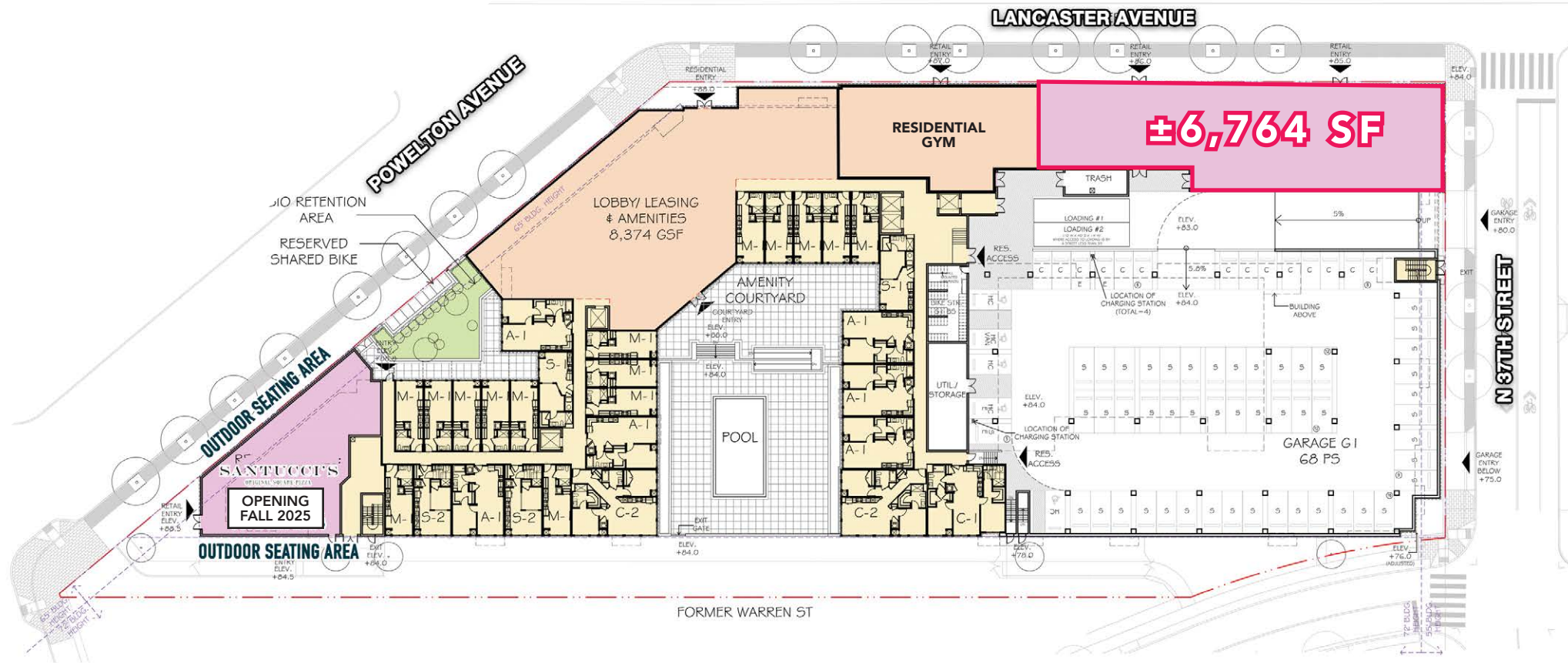
Students: 46,247

## JOIN NEIGHBORING TENANTS



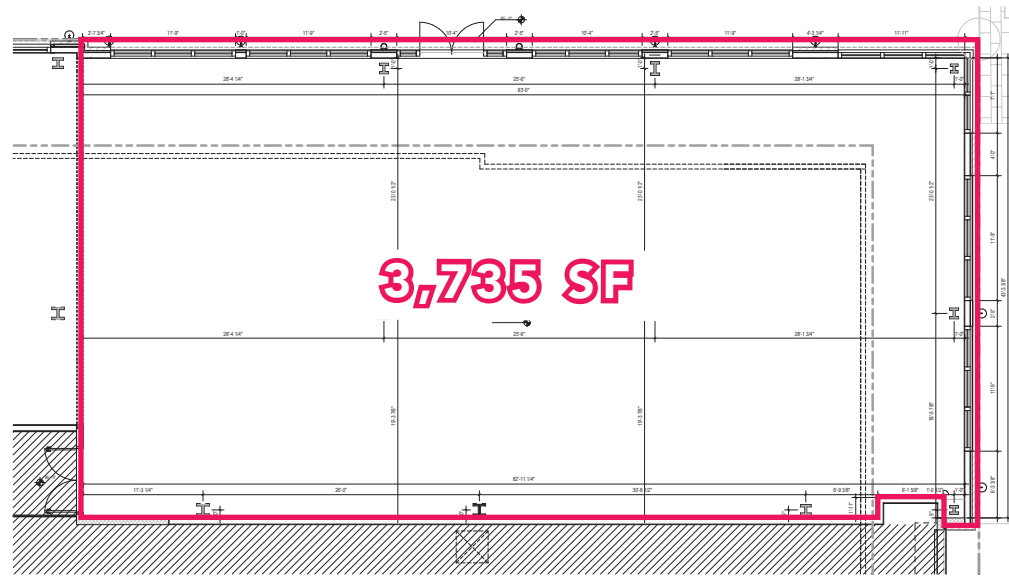


# FLOOR PLAN



# POSSIBLE DEMISING PLAN

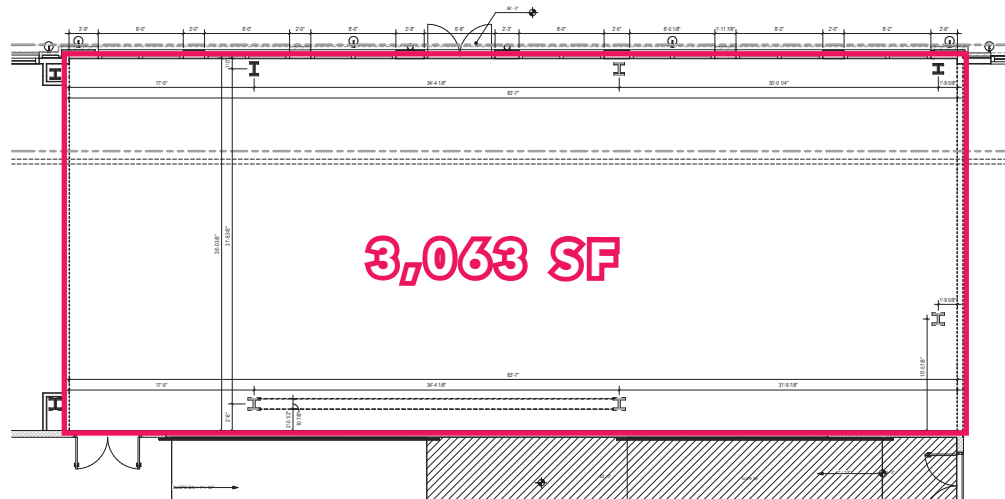
LANCASTER AVE



1ST FLOOR RETAIL #4 PLAN  
Scale: 1/4" = 1'-0"

37TH STREET

LANCASTER AVE



1ST FLOOR RETAIL #3 PLAN  
Scale: 1/4" = 1'-0"

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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# AN VA

uCity Square

CENTER  
CITY

30TH STREET  
STATION

DREXEL

POWELTON  
VILLAGE

SEPTA  
TROLLEY  
STOP

UPENN

UNIVERSITY OF  
PENNSYLVANIA  
HOSPITAL

UCITY SQUARE

PENN  
PRESBYTERIAN  
MEDICAL CENTER

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