

MSC

SPRUCE STREET

UNIVERSITY CITY
PHILADELPHIA, PA

1,172 SF RETAIL AVAILABLE AT
UNIVERSITY OF PENNSYLVANIA

3724 SPRUCE STREET



PROPERTY DETAILS

- ▶ 1,172 SF Café/Retail in the heart of Penn's campus
- ▶ Surrounded by students, faculty & hospital staff – nonstop foot traffic
- ▶ Perfect for coffee, grab-and-go food, dry goods, or services
- ▶ Prime visibility with full glass frontage
- ▶ Steps from Penn Medical School & Quad student housing
- ▶ Available October 1, 2025

DEMOGRAPHICS

EST. MEDIAN HH INCOME

\$71,303

EST. MEDIAN AGE

31.6

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 NEIGHBORING TENANTS

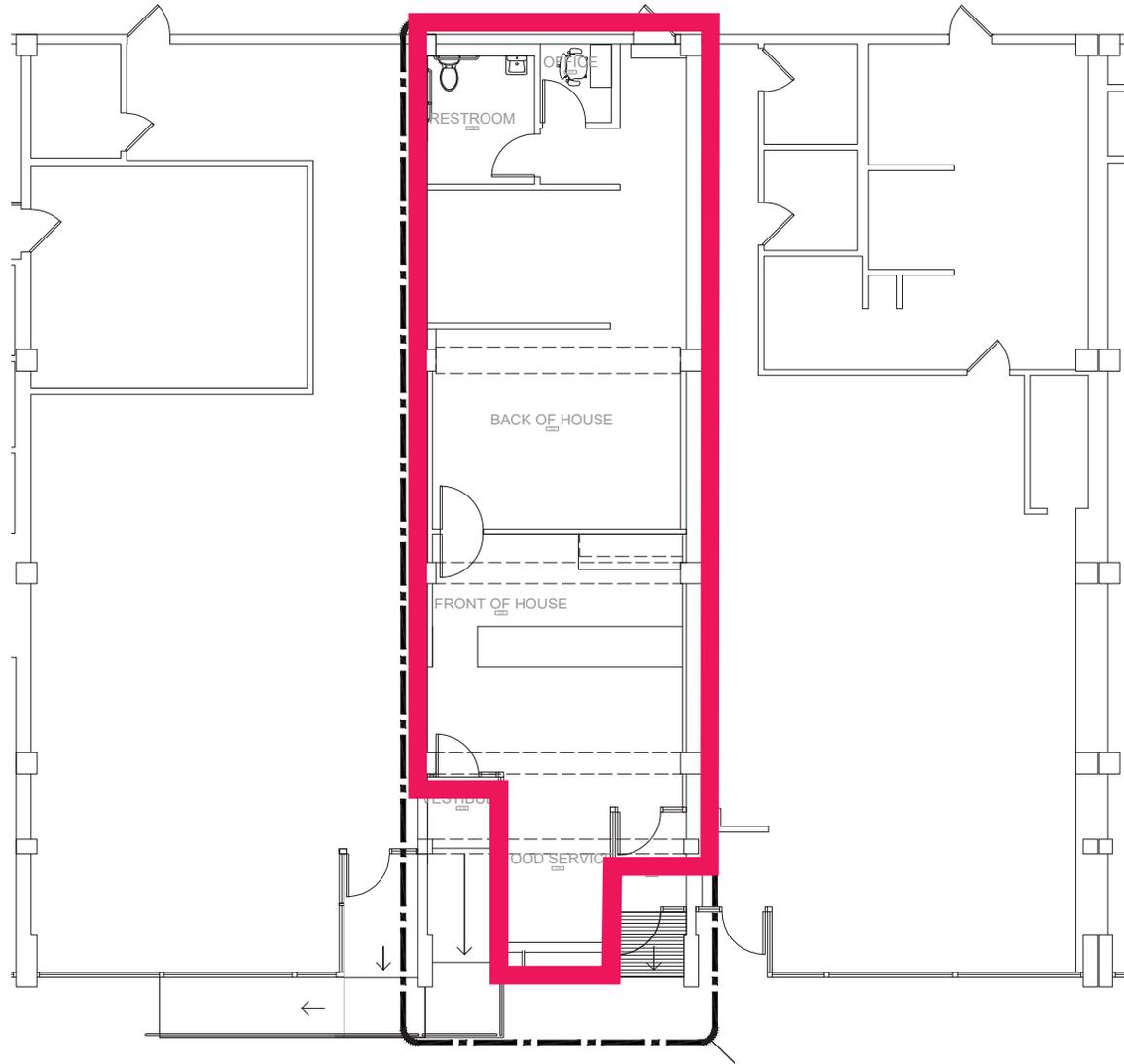


FIVE GUYS

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.

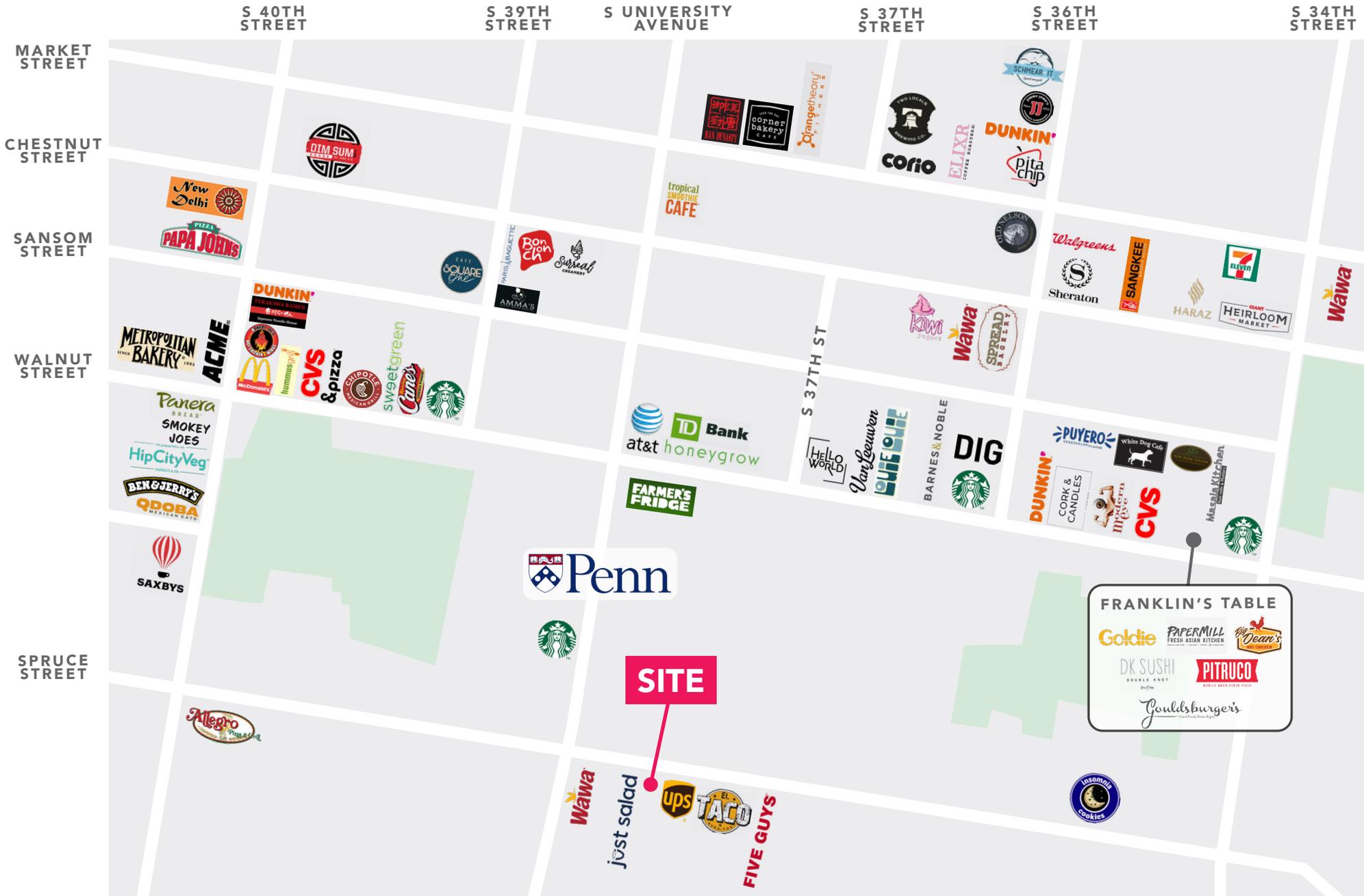


FLOOR PLAN



SPRUCE STREET

AERIAL



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