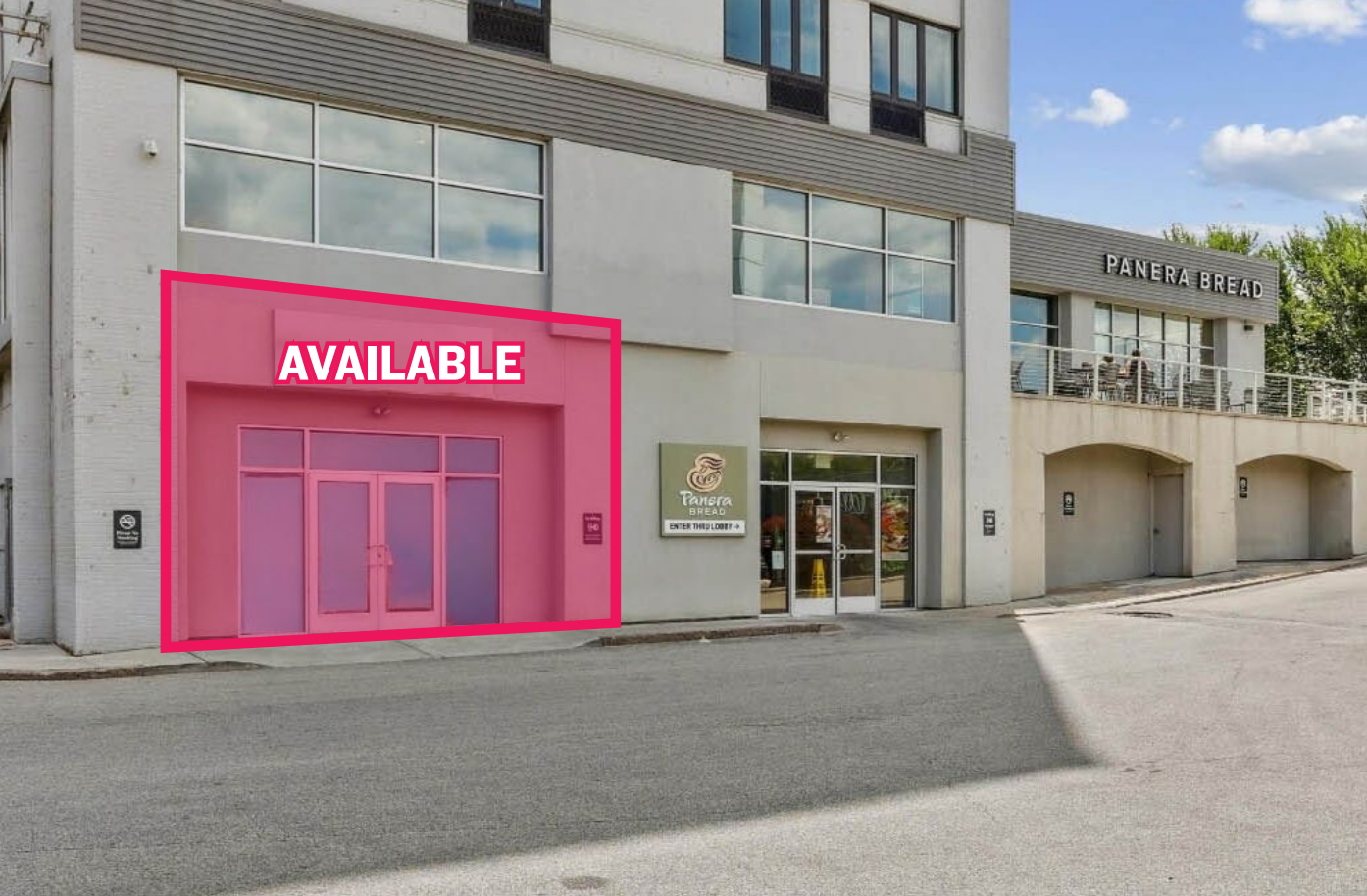


MSC

PRESIDENTIAL CITY

3900 CITY AVENUE
PHILADELPHIA, PA

2,756 SF OF PREMIER RETAIL SPACE ON CITY AVENUE



PRESIDENTIAL CITY

DEMOGRAPHICS

EST. POPULATION

1 mi **19,690**
3 mi **252,522**
5 mi **935,614**

EST. EMPLOYEES

1 mi **20,344**
3 mi **89,769**
5 mi **420,352**

EST. AVG HH INCOME

1 mi **\$122,717**
3 mi **\$99,972**
5 mi **\$105,628**

EST. MEDIAN AGE

1 mi **40.0**
3 mi **36.5**
5 mi **35.3**

PROPERTY DETAILS

- ▶ Join Panera Bread and F45 Training in a rare second-generation restaurant space along this high-traffic retail corridor.
- ▶ 37,500+ vehicles per day on the morning side of City Avenue. 72 dedicated retail spaces for easy customer access.
- ▶ Minutes to Center City, the Main Line, and major employers with thousands of daytime employees.
- ▶ \$122K average household income within one mile; young, active population.
- ▶ 1,000+ recently renovated residential units on-site

JOIN THESE AREA TENANTS



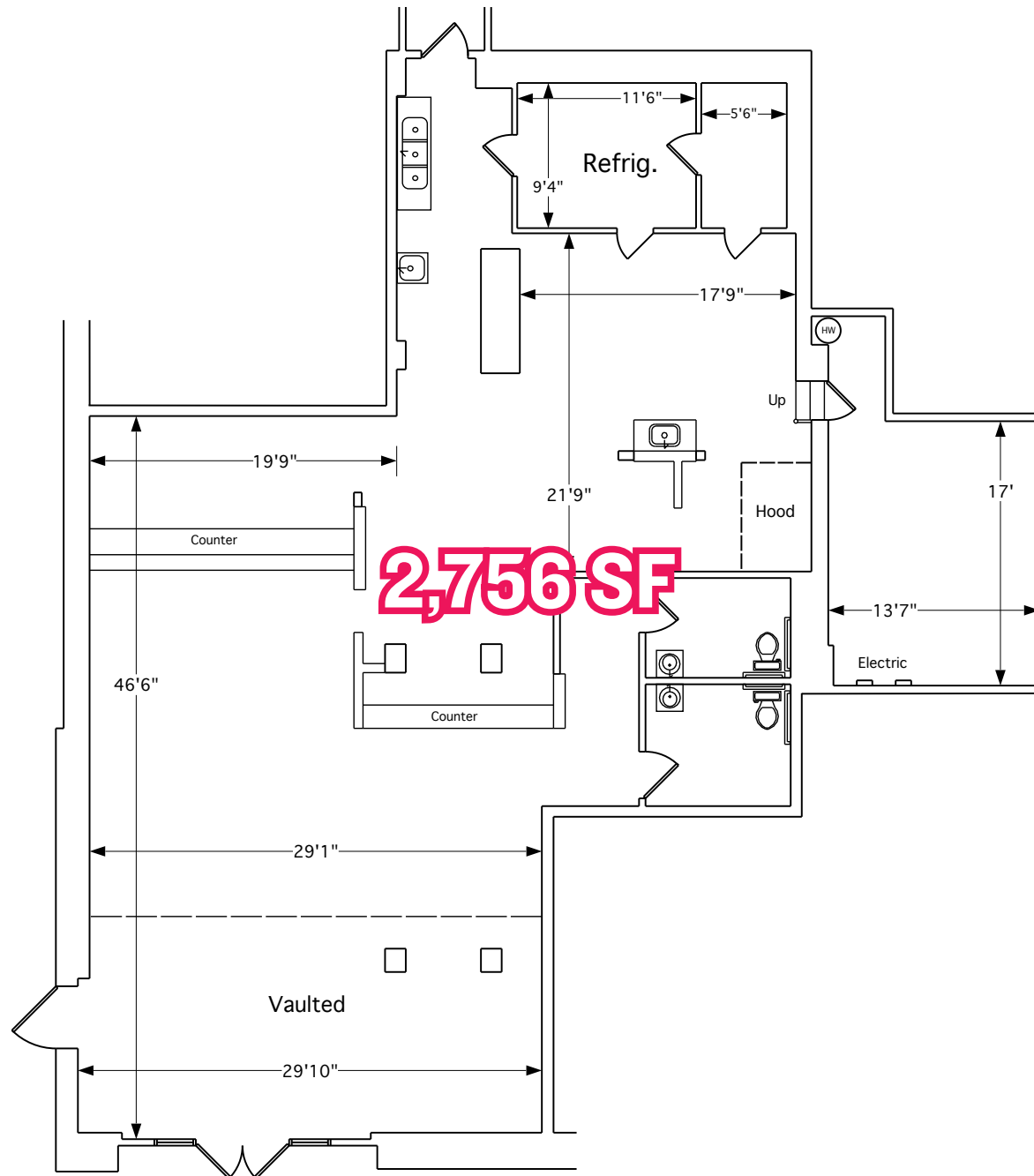
PHOTO



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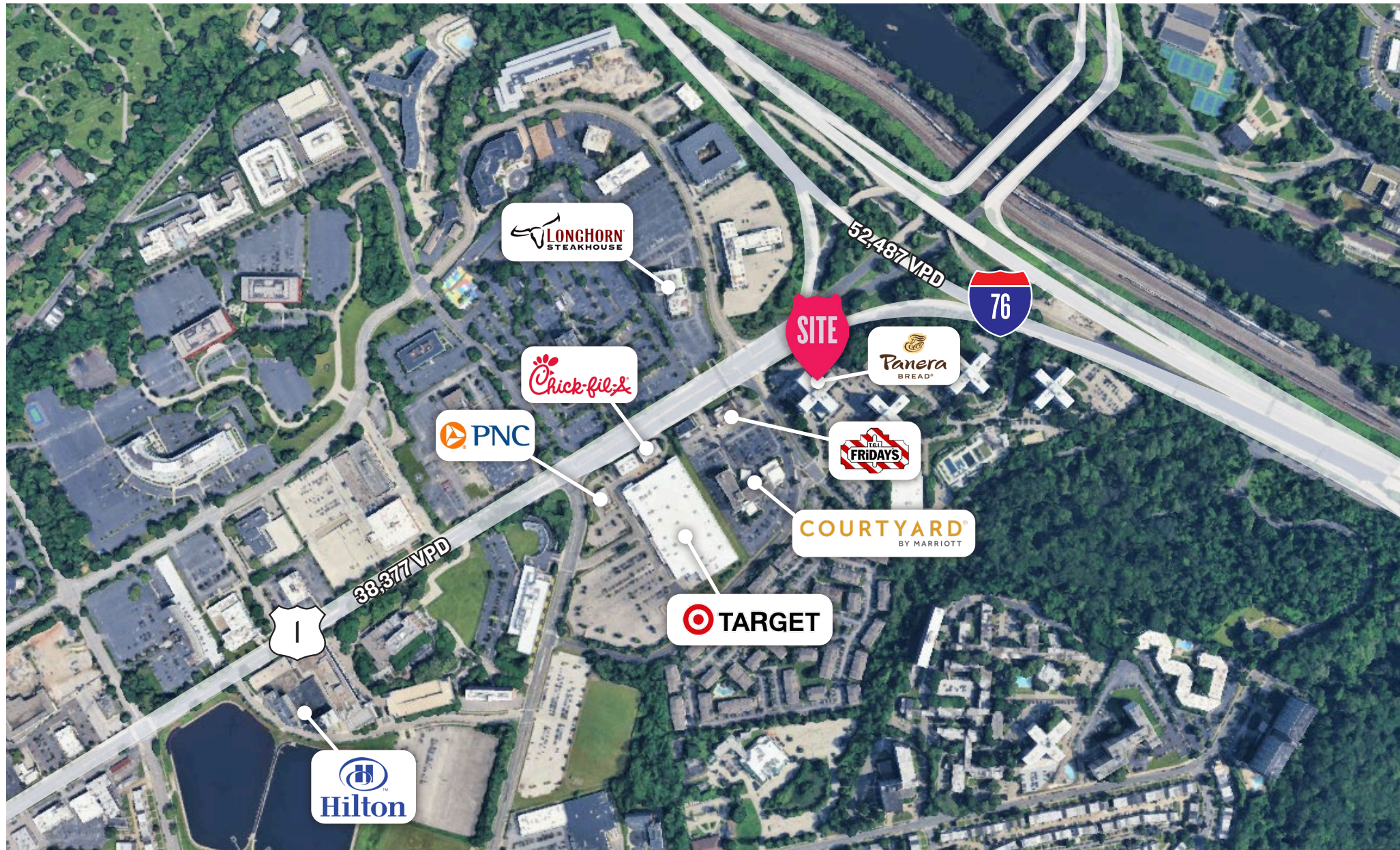
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SITE PLAN

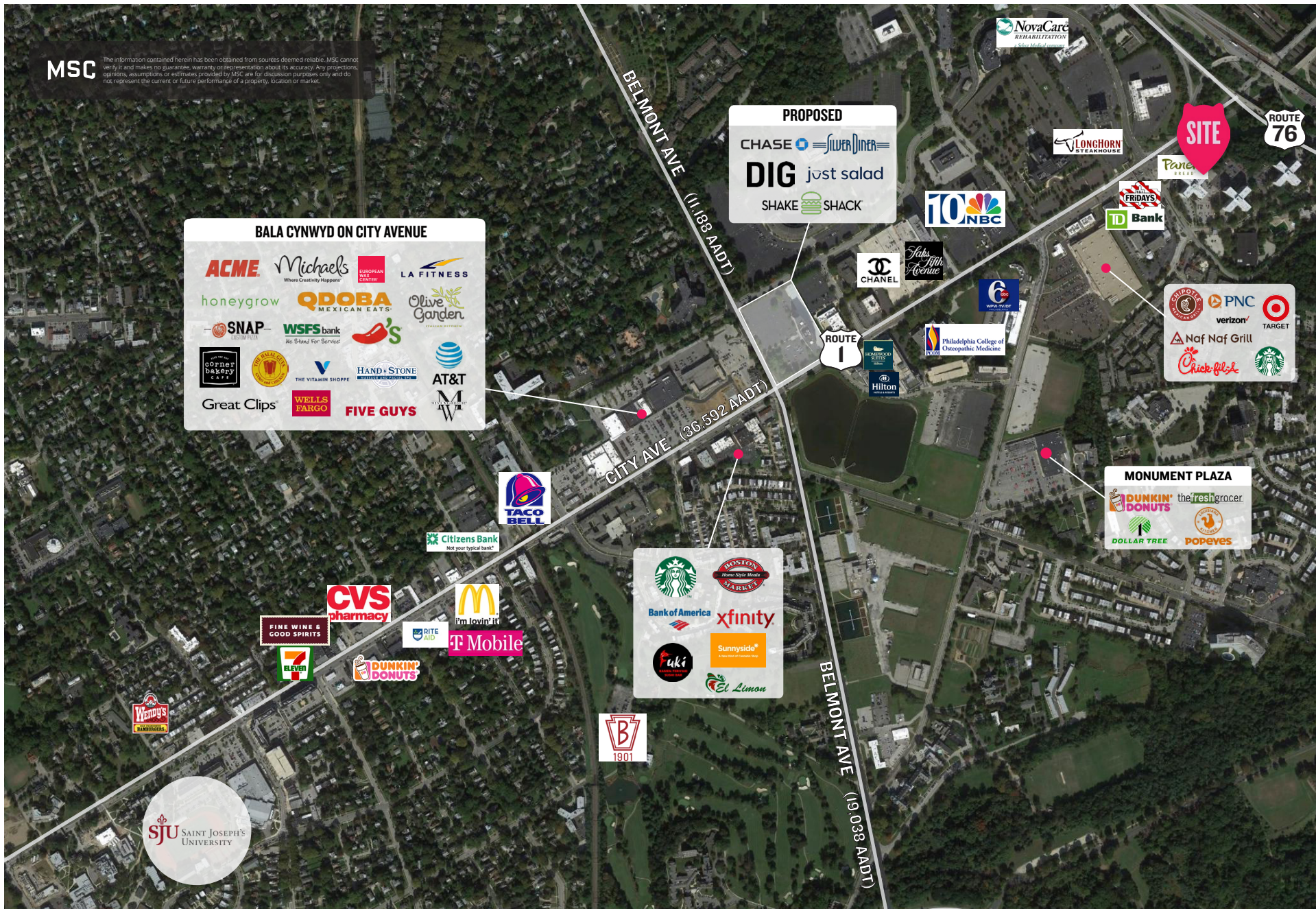


2,756 SF

ZOOMED AERIAL



AERIAL



MSC

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