

MSC

# 40<sup>TH</sup> AND LUDLOW STREETS

22-24 S 40TH STREET, PHILADELPHIA, PA

4,170 RSF FITNESS/RETAIL/OFFICE FOR LEASE



# 40<sup>TH</sup> AND LUDLOW STREETS

JOIN NEIGHBORING TENANTS

CHASE



ACME

PARIS BAGUETTE

## PROPERTY DETAILS

- ▶ 4,170 RSF for lease on ground floor of mixed-use building in University City
- ▶ Former physical therapy office, with substantial improvements
- ▶ Excellent signage potential and visibility
- ▶ Located adjacent to the University City Science City and Presbyterian Hospital
- ▶ Available immediately

## DEMOGRAPHICS

EST. POPULATION

1 mi **69,671**

EST. MED HH INCOME

1 mi **\$48,483**

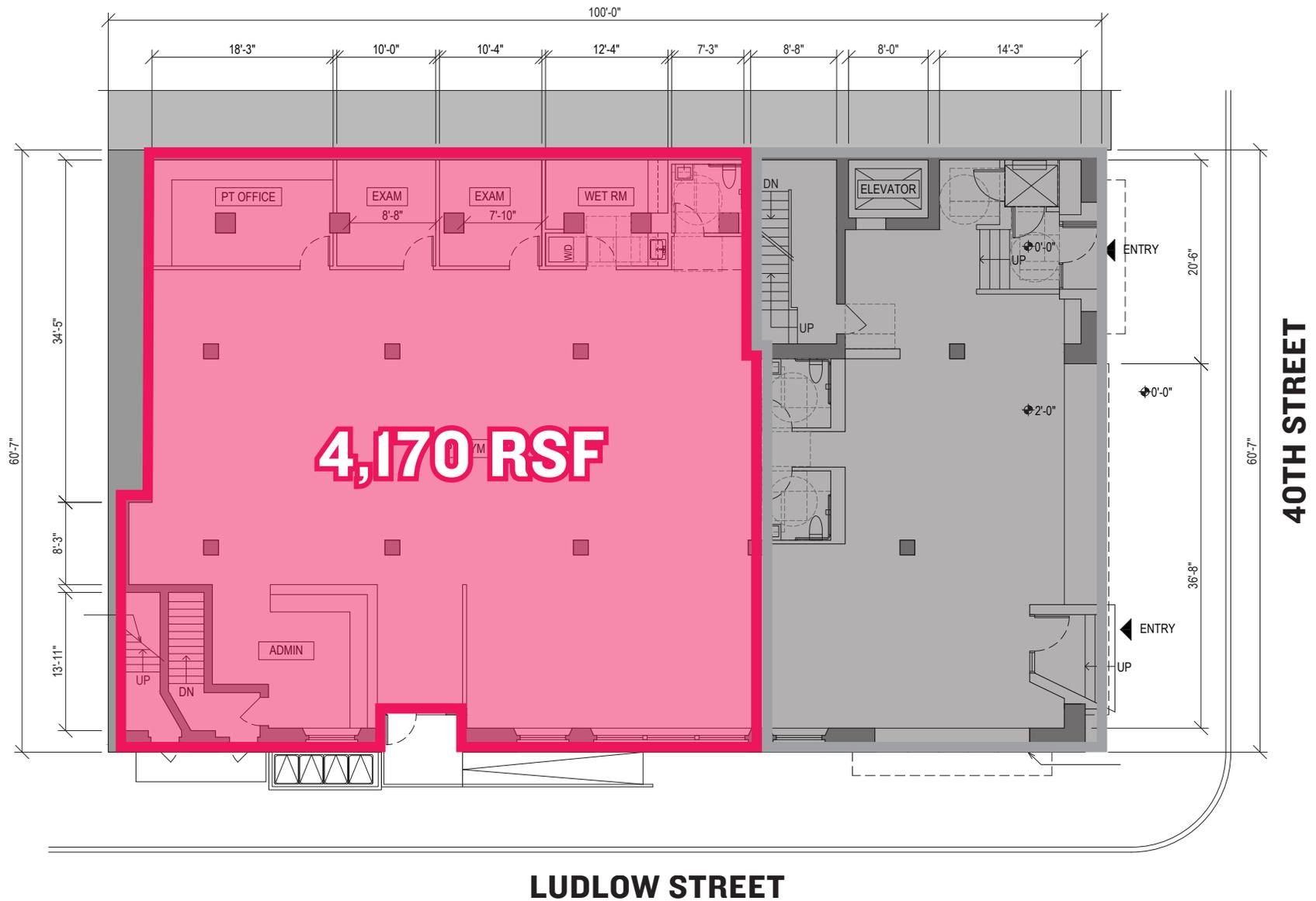
EST. MEDIAN AGE

1 mi **28.0**

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.

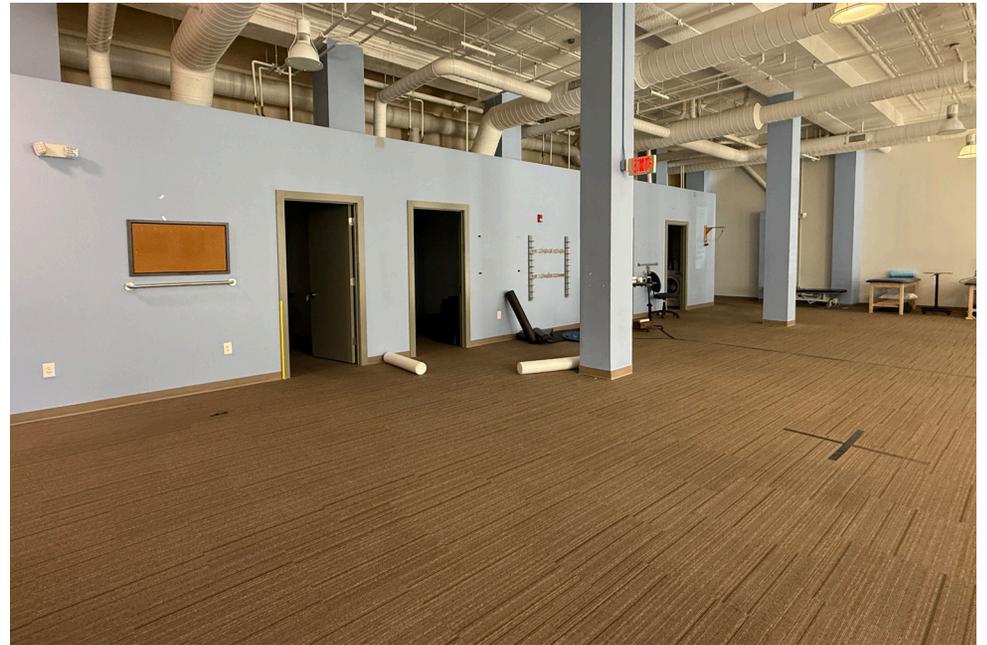
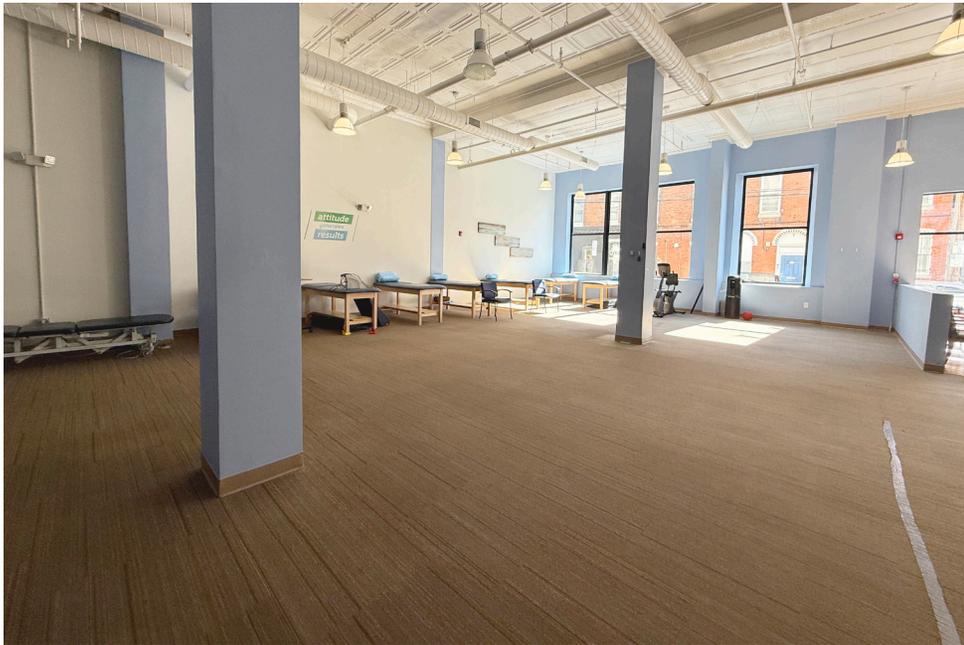
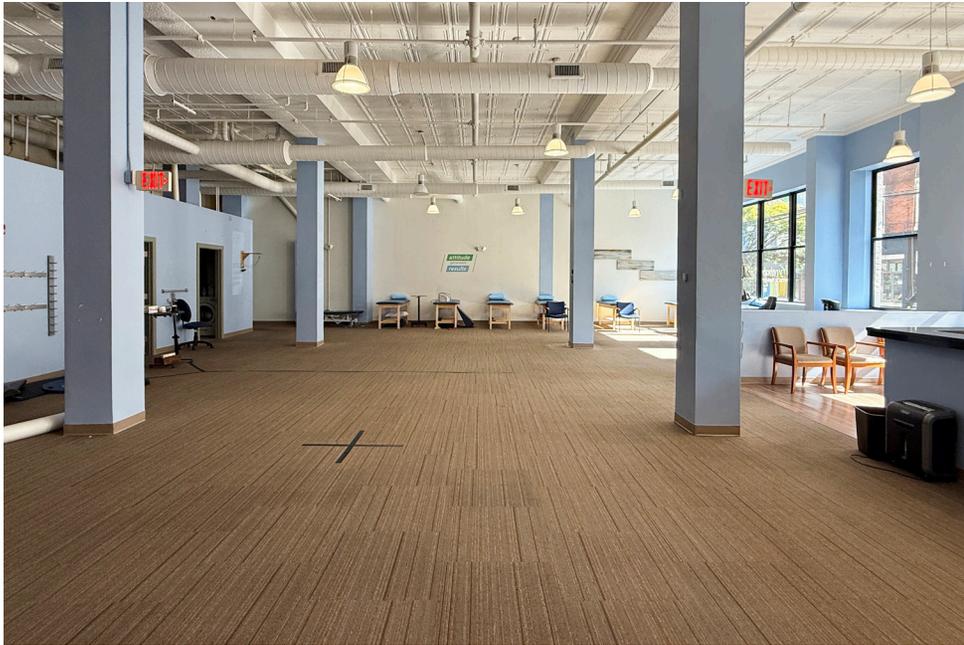
**MSC**

FLOOR PLAN



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# PHOTOS



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# AERIAL



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