



MSC

WALNUT STREET

UNIVERSITY CITY
PHILADELPHIA, PA

2ND GENERATION RESTAURANT
FOR LEASE IN UNIVERSITY CITY



3131 WALNUT STREET

DEMOGRAPHICS

EST. POPULATION

1 mi 73,246

3 mi 551,973

5 mi 973,700

EST. EMPLOYEES

1 mi 79,383

3 mi 314,825

5 mi 469,654

EST. AVG HH INCOME

1 mi \$76,488

3 mi \$70,813

5 mi \$65,220

PROPERTY DETAILS

- ▶ 1,100 SF second generation restaurant on ground floor of The Left Bank apartment community (282 units)
- ▶ Includes liquor license
- ▶ Ideal for takeout and third party delivery
- ▶ Adjacent outdoor patio
- ▶ Conveniently located at the convergence of the University of Pennsylvania, Drexel University and University of the Sciences
- ▶ In immediate proximity to FMC Tower, Chestnut Square (mixed-use development), Evo at Cira Centre South (luxury apartment building) and walking distance to Center City South

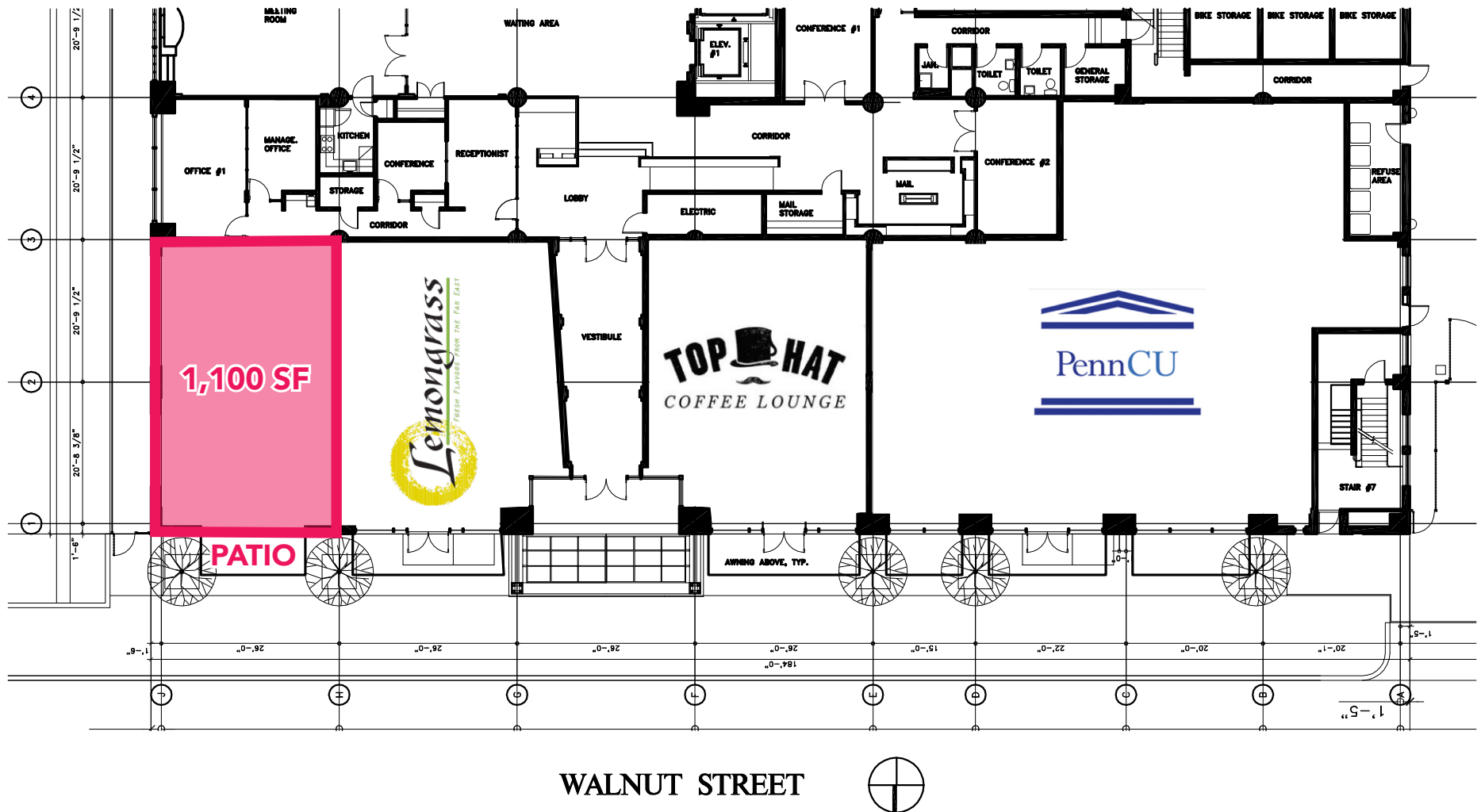
JOIN NEIGHBORING TENANTS



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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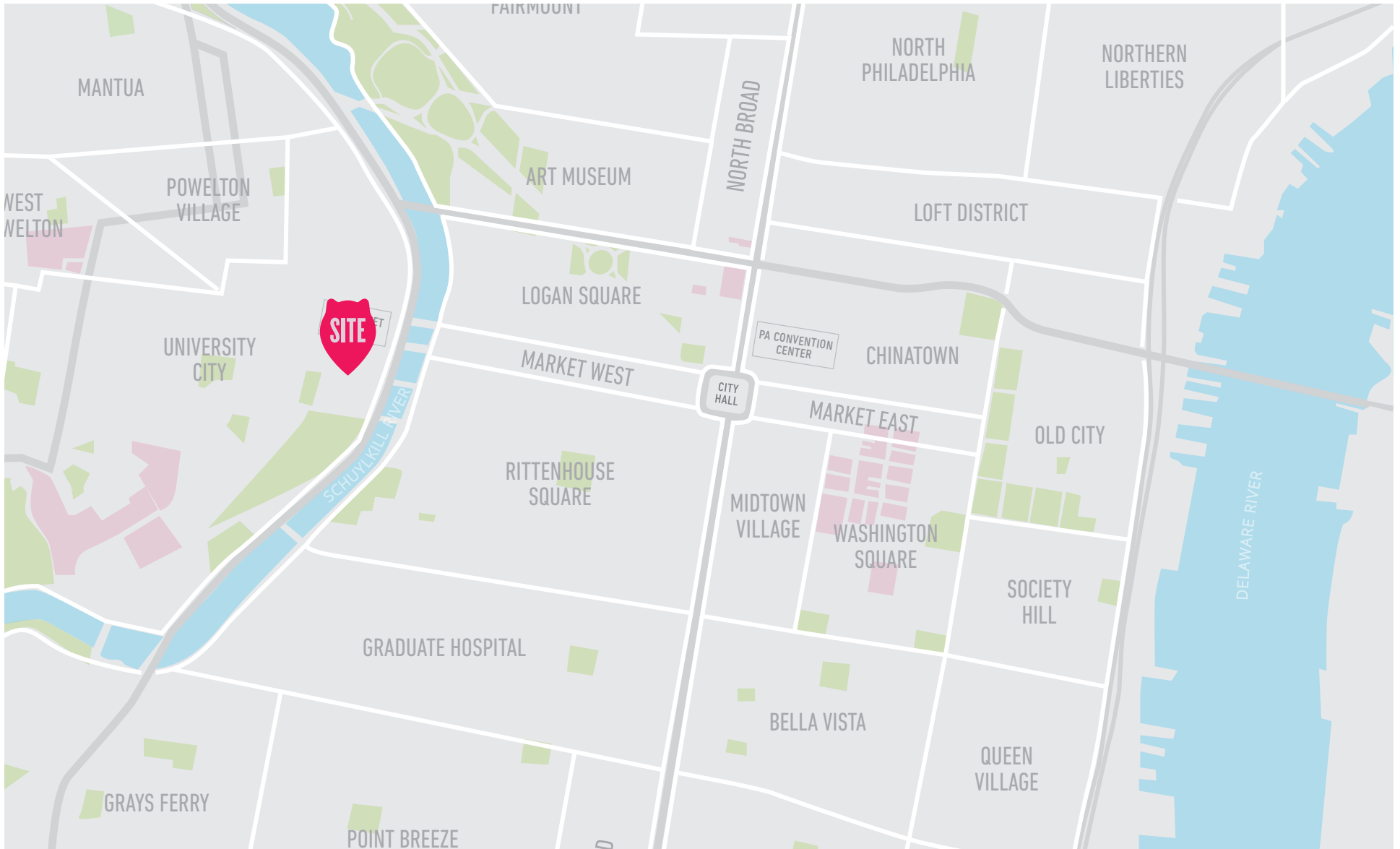
FLOOR PLAN



PHOTOS



PHILADELPHIA NEIGHBORHOOD MAP



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AERIAL



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