

FOR LEASE: UNIVERSITY CITY NEW CONSTRUCTION RETAIL/OFFICE SPACE

3729 Lancaster Ave, Philadelphia, PA 19104

EQUITY RETAIL BROKERS



LOCATION OVERVIEW

3729 Lancaster Ave is located in University City near the intersection of 38th St & 37th St and Lancaster Ave & Powelton Ave (a major commuter route in and out of the city).

Penn Presbyterian Hospital & Cancer Center (5,771+ employees) sits across the street on the corner of 38th & Powelton. Located on the other corner is U City Square, a UPenn & Drexel University joint development (under construction) mixed-use project which includes over 1 million SF of life sciences lab space, office space & 463 apartments.



PROPERTY FEATURES & DETAILS

- 1,400 SF + basement
- New Construction
- Perfect for office or retail boutique
- Walking distance to Drexel University & UPenn



9,000 SF
Total Building Size



CMX-2
Zoning

CONTACT

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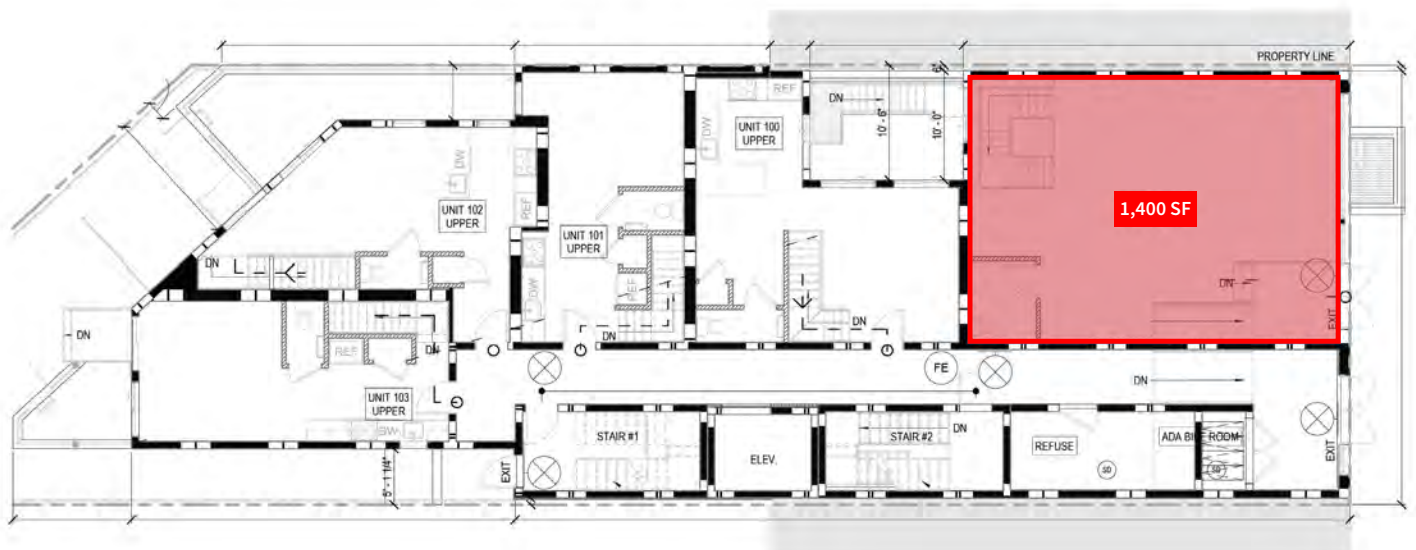
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FLOOR PLAN



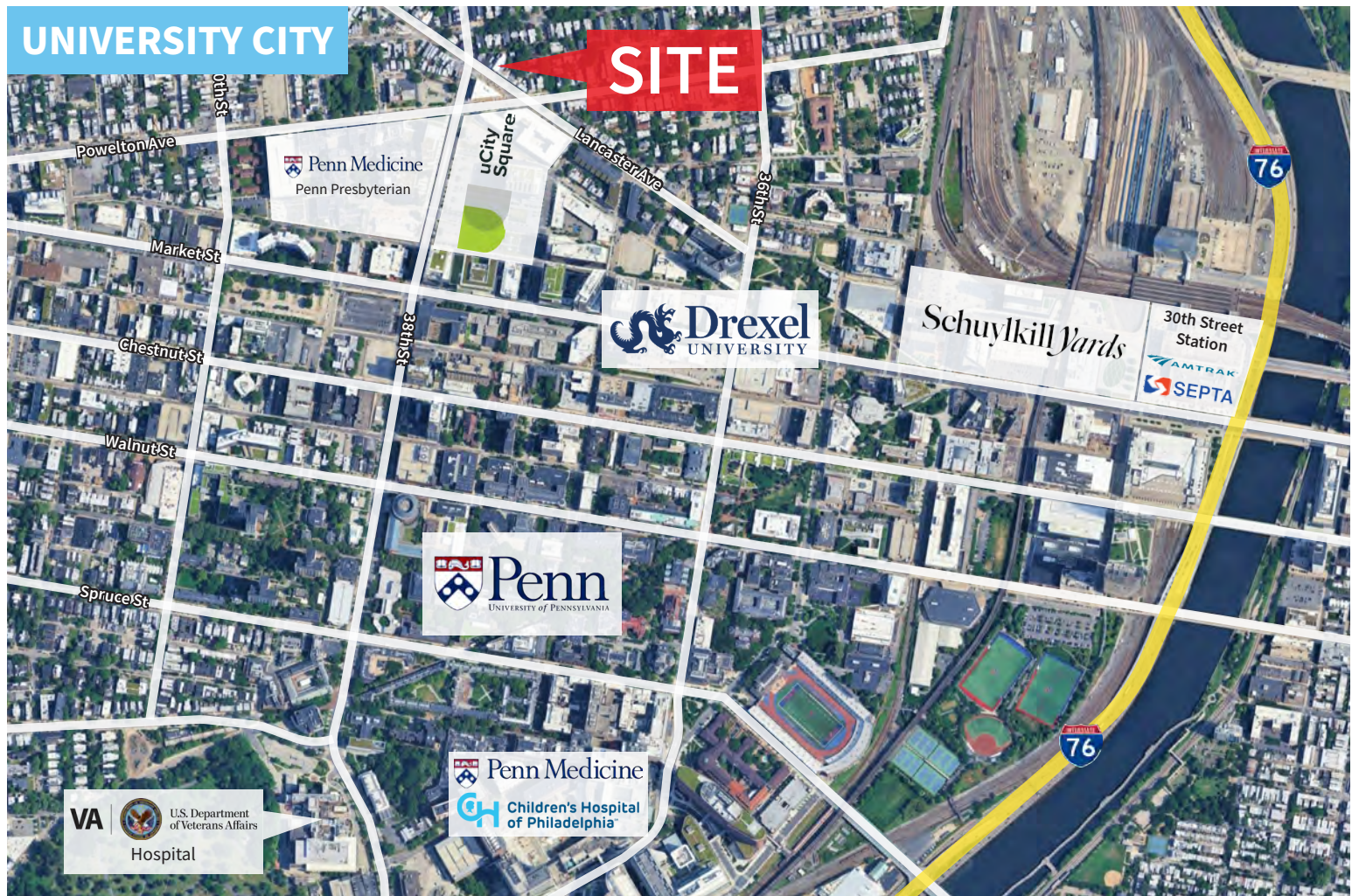
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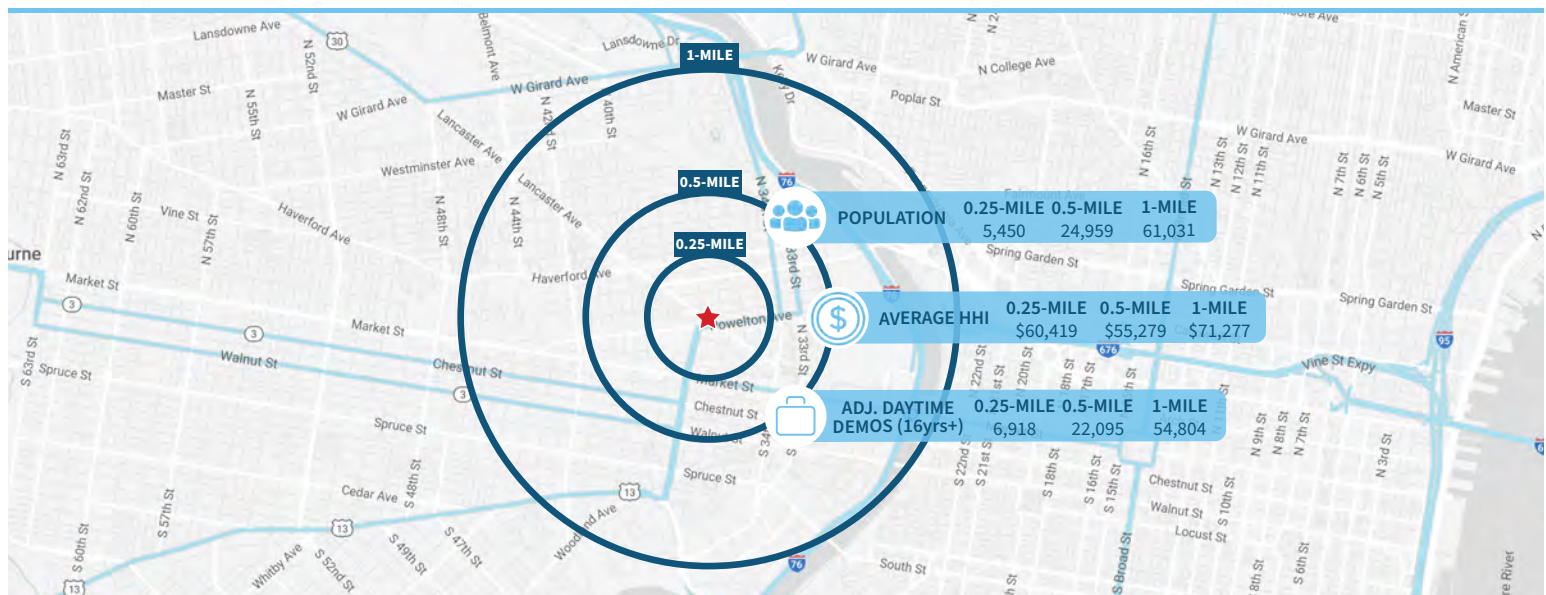
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UNIVERSITY CITY

SITE



Demographic Overview (0.25, 0.5, 1-mile radius)



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RETAIL/OFFICE SPACE**

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EQUITY RETAIL BROKERS

University City Key Facts

2024

55,953

RESIDENTIAL
POPULATION



16,000+
EMPLOYEES



The Children's Hospital
of Philadelphia

18,000+
EMPLOYEES



3,500+
EMPLOYEES

15.4%

VACANCY RATE
FOR OFFICE SPACE

2.5

Million

SF OF
DEVELOPMENT
UNDER
CONSTRUCTION

\$710

Million

VALUE OF NEWLY
COMPLETED
CONSTRUCTION
PROJECTS

\$1.9

Billion

IN RESEARCH &
DEVELOPMENT
FUNDING

78,000

JOBS IN
UNIVERSITY CITY

3.3

Million

SF OF LIFE SCIENCE
LAB SPACE



28,711
STUDENTS

20,780
FACULTY & STAFF



22,344
STUDENTS

10,000+
FACULTY & STAFF



200
COMPANIES

10,000
EMPLOYEES

(University City District)

The right space. The right move.



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04/25

MARKET AERIAL

3729 Lancaster Ave, Philadelphia, PA 19131

SITE



Aerial Source: Google Earth Pro & Traffic Count Source: Regis ('24)