

ANOVA

uCity Square



3700 LANCASTER AVENUE - PHILADELPHIA, PA
±6,764 SF RETAIL SPACE
JOIN SANTUCCI'S – OPENING 2024



Developed by:



get in touch.

SCOTT BENSON

office 215.893.0300
direct 215.282.0153
sbenson@metrocommercial.com

ANDREW SHIPGEL

office 215.893.0300
direct 215.282.0153
ashpigel@metrocommercial.com



35,047

POPULATION
WITHIN 15 MINUTES
WALKING DISTANCE



Urban Retail integrated
with **Luxury Living**

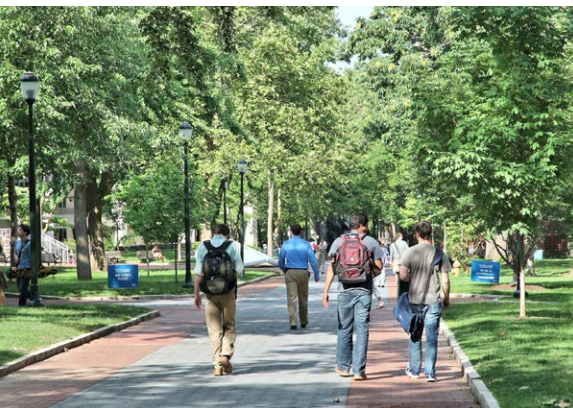


10,000

SQUARE FEET OF
SPECIALTY RETAIL

460

LUXURY
RESIDENTIAL UNITS



**Vibrant Food, Music, &
Night Life Scene**



±10,000

LIFE SCIENCE &
BIOTECH
EMPLOYEES
WITHIN uCITY
SQUARE PROJECT

ANOVA

uCity Square

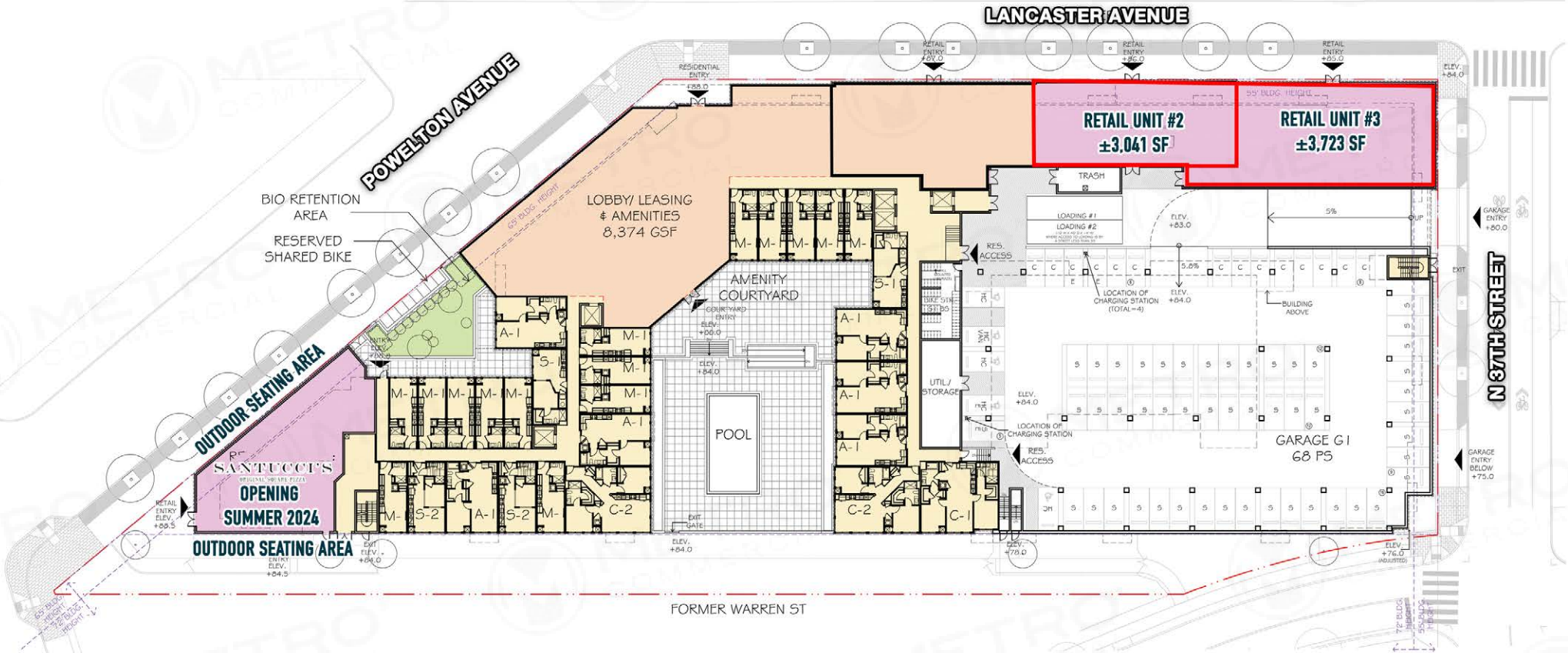


2020 Demographics	5 Minute	10 Minute	15 Minute
Est. Population	5,566	20,395	35,047
Est. Daytime Population	10,759	27,357	53,678
Total Students			82,714

- uCity Square is a 6.5 million-square-foot mixed-use community consisting of retail, residential, clinical, office, and laboratory space
- Wedged between Penn Medical Center, 7M SF of premier life science space in Philadelphia’s “Cellicon Valley”, and two dominant area universities UPenn and Drexel.
- 10,000 SF available with unique access to vibrant residential population, dense medical/office/lab space, and surrounding university community.
- Strategically positioned to take advantage of continued westward commercial/residential development of University City, Powelton Village, Spruce Hill, etc.
- Ideal uses include restaurants, convenient service retailers, boutique fitness, coffee operators, etc.

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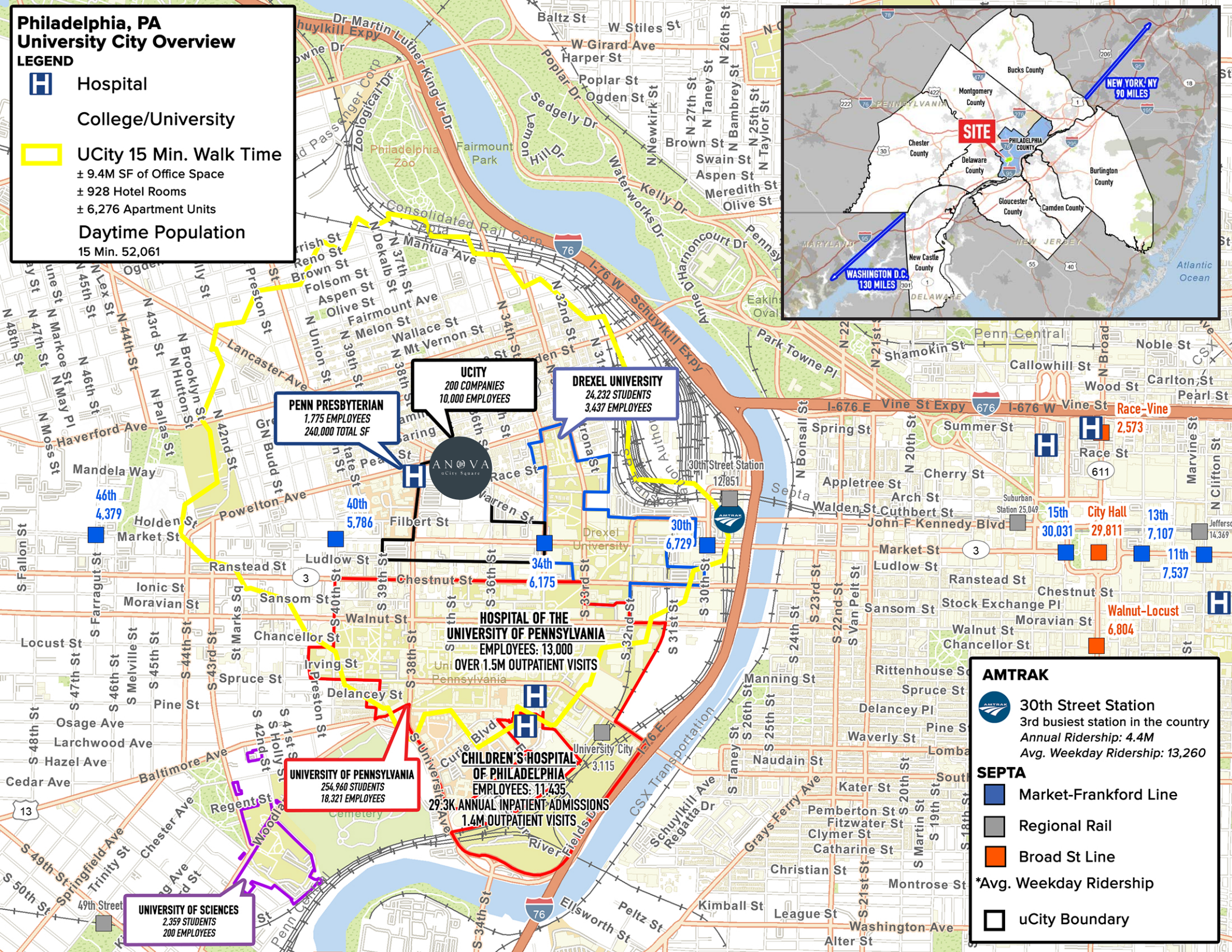
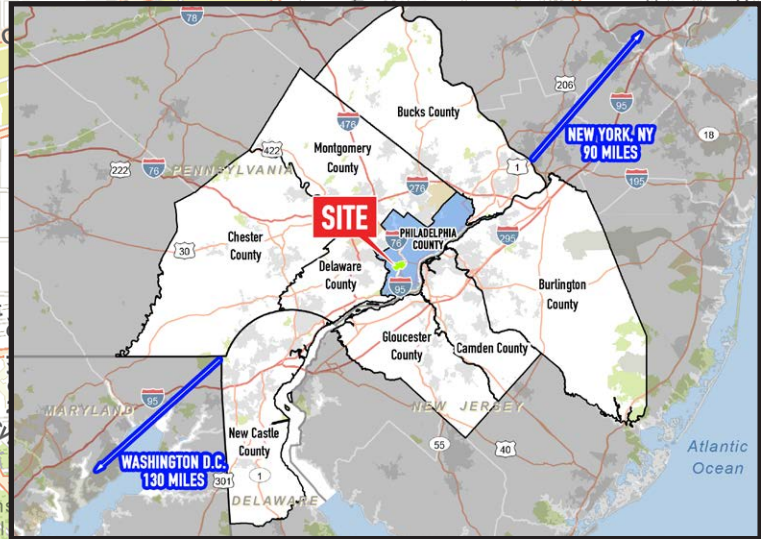
PROPOSED RETAIL CONFIGURATION



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Philadelphia, PA University City Overview

- LEGEND**
- Hospital
 - College/University
 - uCity 15 Min. Walk Time
 - ± 9.4M SF of Office Space
 - ± 928 Hotel Rooms
 - ± 6,276 Apartment Units
 - Daytime Population**
15 Min. 52,061



PENN PRESBYTERIAN
1,775 EMPLOYEES
240,000 TOTAL SF

UCITY
200 COMPANIES
10,000 EMPLOYEES

DREXEL UNIVERSITY
24,232 STUDENTS
3,437 EMPLOYEES

ANOVA
uCity Square

46th 4,379

40th 5,786

30th 6,729

34th 6,175

2,573

15th 30,031
City Hall 29,811
13th 7,107
11th 7,537

Walnut-Locust 6,804

HOSPITAL OF THE UNIVERSITY OF PENNSYLVANIA
EMPLOYEES: 13,000
OVER 1.5M OUTPATIENT VISITS

UNIVERSITY OF PENNSYLVANIA
254,960 STUDENTS
18,321 EMPLOYEES

CHILDREN'S HOSPITAL OF PHILADELPHIA
EMPLOYEES: 11,435
29.3K ANNUAL INPATIENT ADMISSIONS
1.4M OUTPATIENT VISITS

UNIVERSITY OF SCIENCES
2,359 STUDENTS
200 EMPLOYEES

AMTRAK

30th Street Station
3rd busiest station in the country
Annual Ridership: 4.4M
Avg. Weekday Ridership: 13,260

SEPTA

- Market-Frankford Line
- Regional Rail
- Broad St Line

*Avg. Weekday Ridership

uCity Boundary



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±10,279 SF OF GROUND FLOOR RETAIL
 SANTUCCI'S ±3,515 SF
 RETAIL UNIT #2 ±3,041 SF
 RETAIL UNIT #3 ±3,723 SF



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