

4224 BALTIMORE AVE

PHILADELPHIA, PA

±8,000 SF AVAILABLE FOR LEASE (DIVISIBLE)

PHILADELPHIA MSA

NEW CONSTRUCTION GROUND FLOOR RETAIL OPPORTUNITY



MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

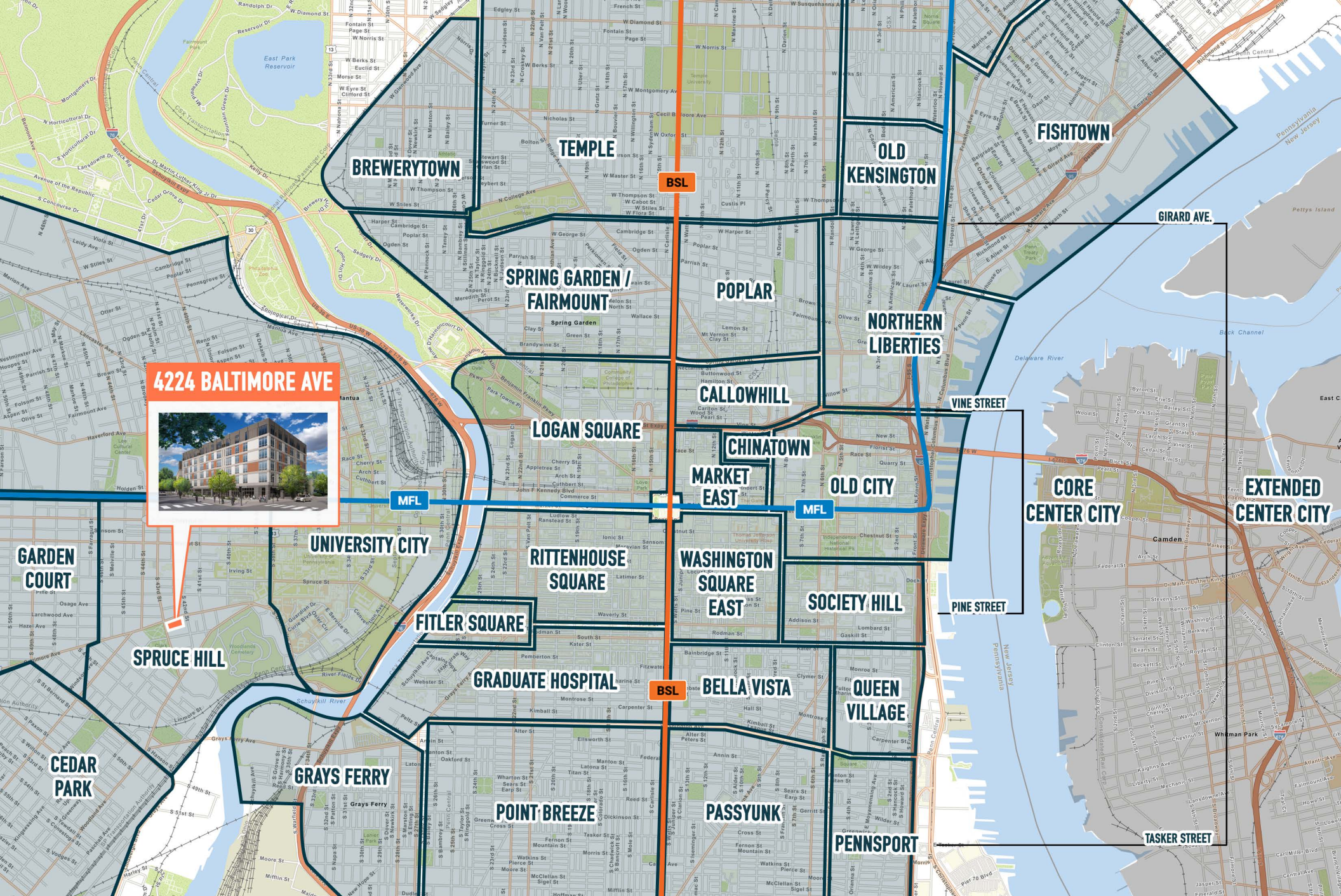
get in touch.

SHANE HART

office 215.893.0300
direct 215.282.0151
shart@metrocommercial.com

SCOTT BENSON

office 215.893.0300
direct 215.282.0158
sbenson@metrocommercial.com



4224 BALTIMORE AVE



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.16.24

4224 BALTIMORE AVE
PHILADELPHIA, PA

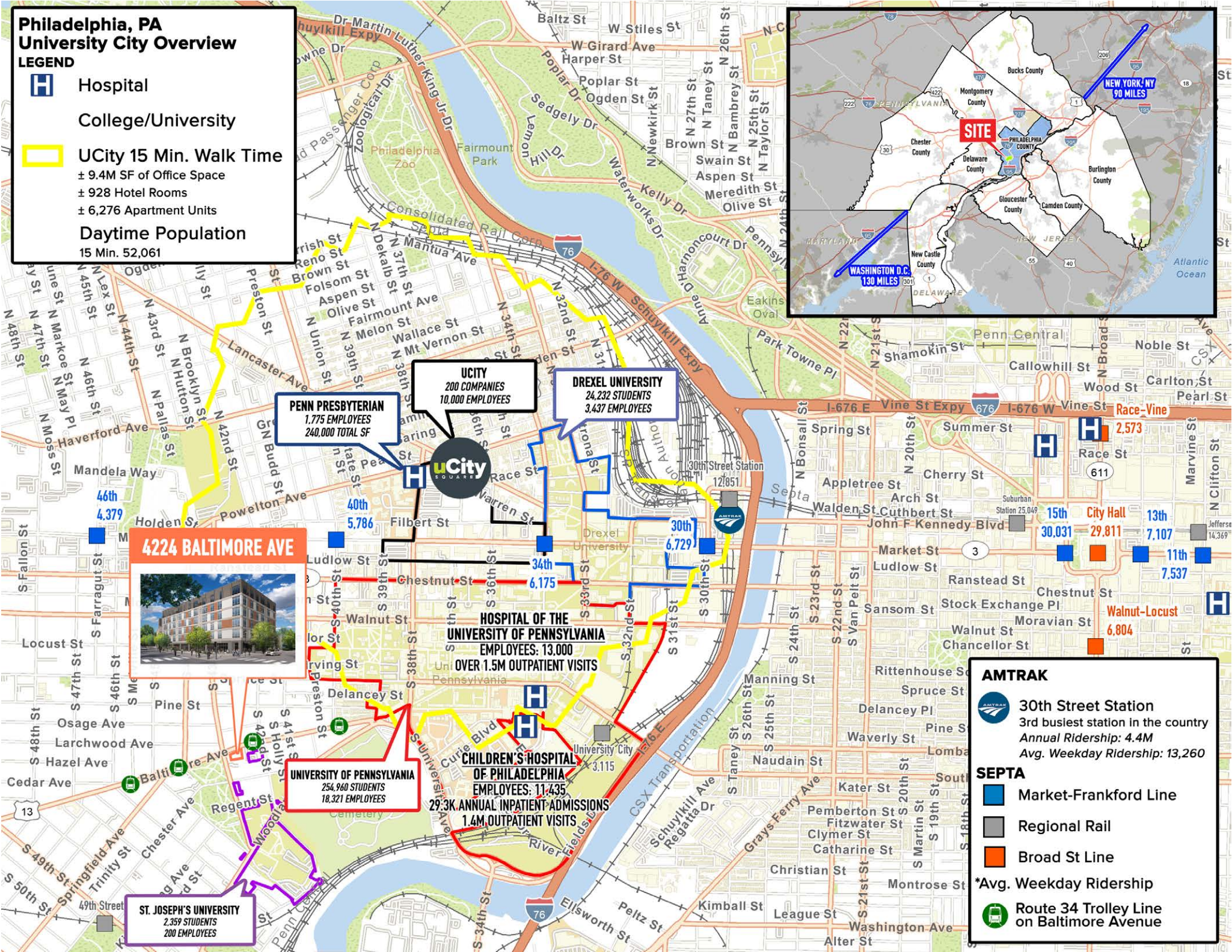
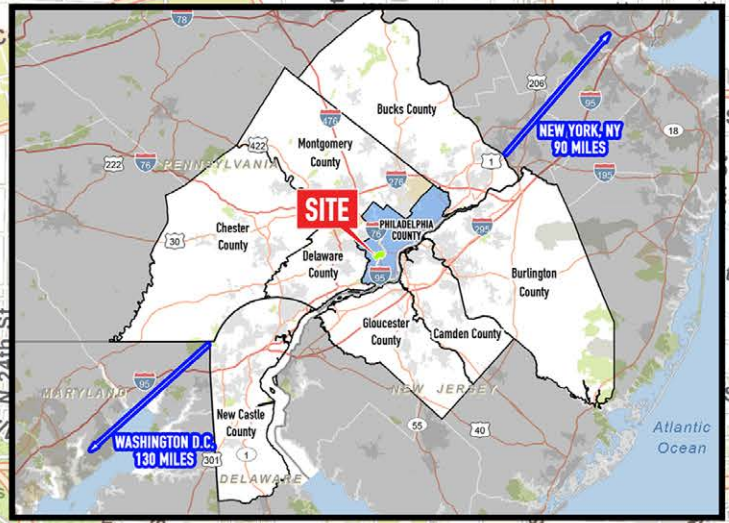


MetroCommercial.com

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

4224 BALTIMORE AVE

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

ST. JOSEPH'S UNIVERSITY
2,359 STUDENTS
200 EMPLOYEES

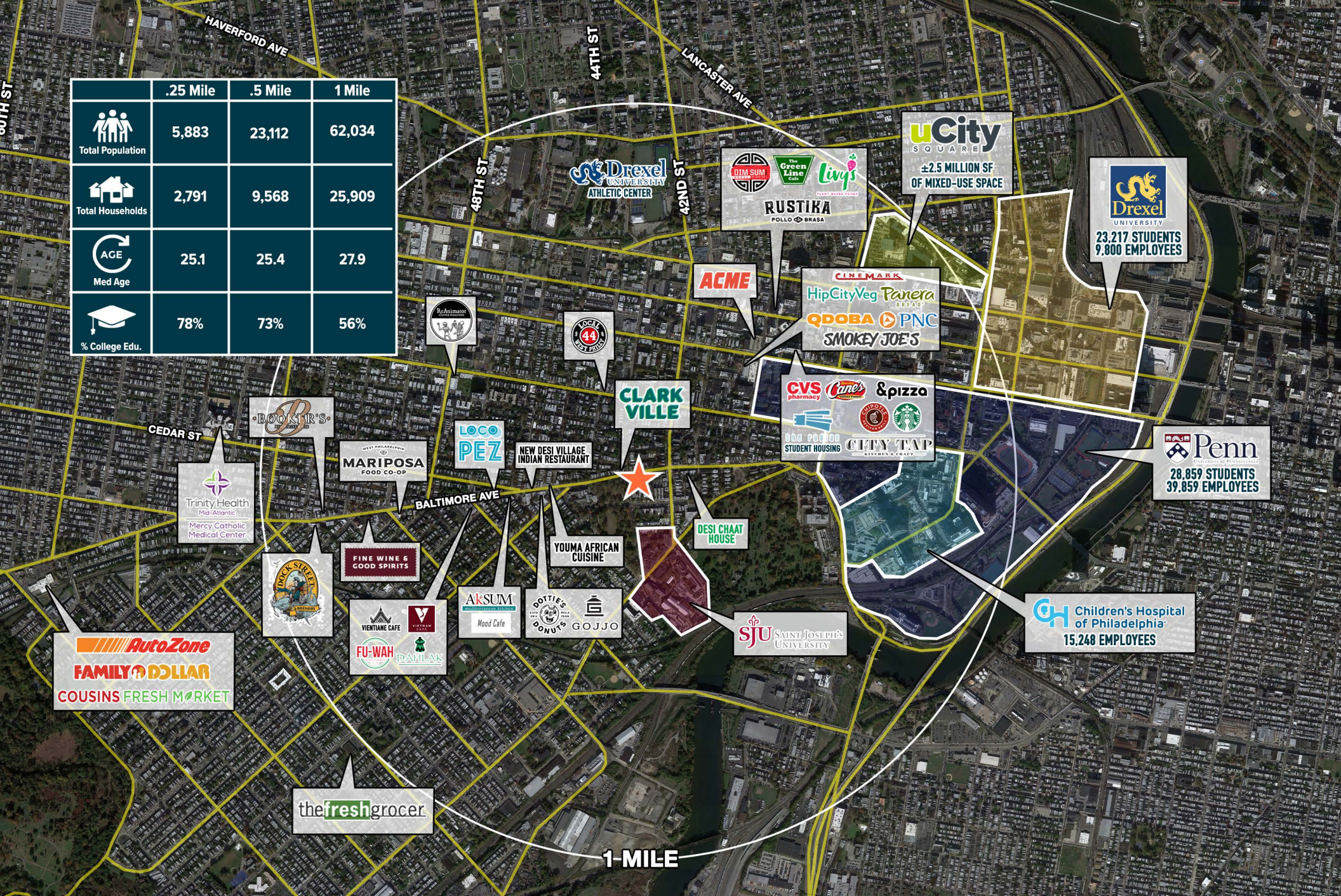
AMTRAK

- 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
Route 34 Trolley Line on Baltimore Avenue

	.25 Mile	.5 Mile	1 Mile
Total Population	5,883	23,112	62,034
Total Households	2,791	9,568	25,909
Med Age	25.1	25.4	27.9
% College Edu.	78%	73%	56%



Drexel University
23,217 STUDENTS
9,800 EMPLOYEES

Penn
UNIVERSITY OF PENNSYLVANIA
28,859 STUDENTS
39,859 EMPLOYEES

CH Children's Hospital of Philadelphia
15,248 EMPLOYEES

uCity SQUARE
±2.5 MILLION SF OF MIXED-USE SPACE

RUSTIKA
POLLO BRASA

CINEMARK
HipCityVeg Panera
QDOBA PNC
SMOKEY JOE'S

CVS pharmacy **Cane's** **&pizza**
STUDENT HOUSING **CITY TAP**

Drexel University ATHLETIC CENTER

CLARK VILLE

SJU SAINT JOSEPH'S UNIVERSITY

LOCO PEZ

NEW DESI VILLAGE INDIAN RESTAURANT

YOUMA AFRICAN CUISINE

DESI CHAAT HOUSE

MARIPOSA FOOD CO-OP

FINE WINE & GOOD SPIRITS

FU-WAH DAHLAK

AKSUM
Wood Cafe

DOTTIE'S DONUTS **GOJJO**

Trinity Health Mid-Atlantic
Mercy Catholic Medical Center

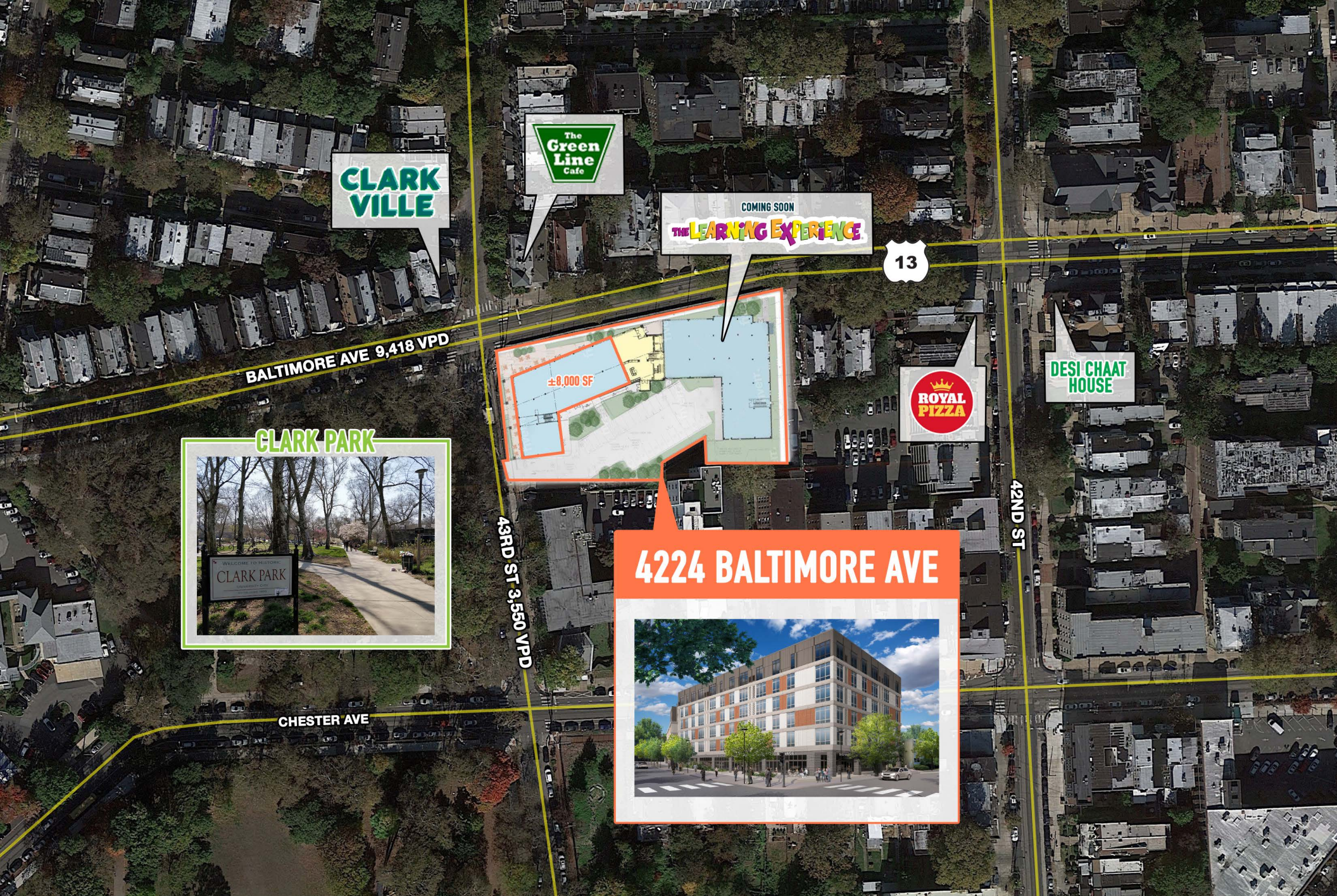
DOCK STREET

AutoZone
FAMILY DOLLAR
COUSINS FRESH MARKET

thefreshgrocer

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 10.16.24

4224 BALTIMORE AVE
PHILADELPHIA, PA



CLARK VILLE



COMING SOON
THE LEARNING EXPERIENCE



BALTIMORE AVE 9,418 VPD



43RD ST 3,550 VPD



DESI CHAAT HOUSE

42ND ST

4224 BALTIMORE AVE



CHESTER AVE

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.23.20

4224 BALTIMORE AVE
PHILADELPHIA, PA



MetroCommercial.com

BALTIMORE AVE

43RD STREET

ST. MARK'S STREET

CLARK PARK

±8,000 SF

COMING SOON

THE LEARNING EXPERIENCE

4224 BALTIMORE AVE
PHILADELPHIA, PA



MetroCommercial.com

The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. 11.23.20