

PHILADELPHIA, PA

4040 CITY AVENUE

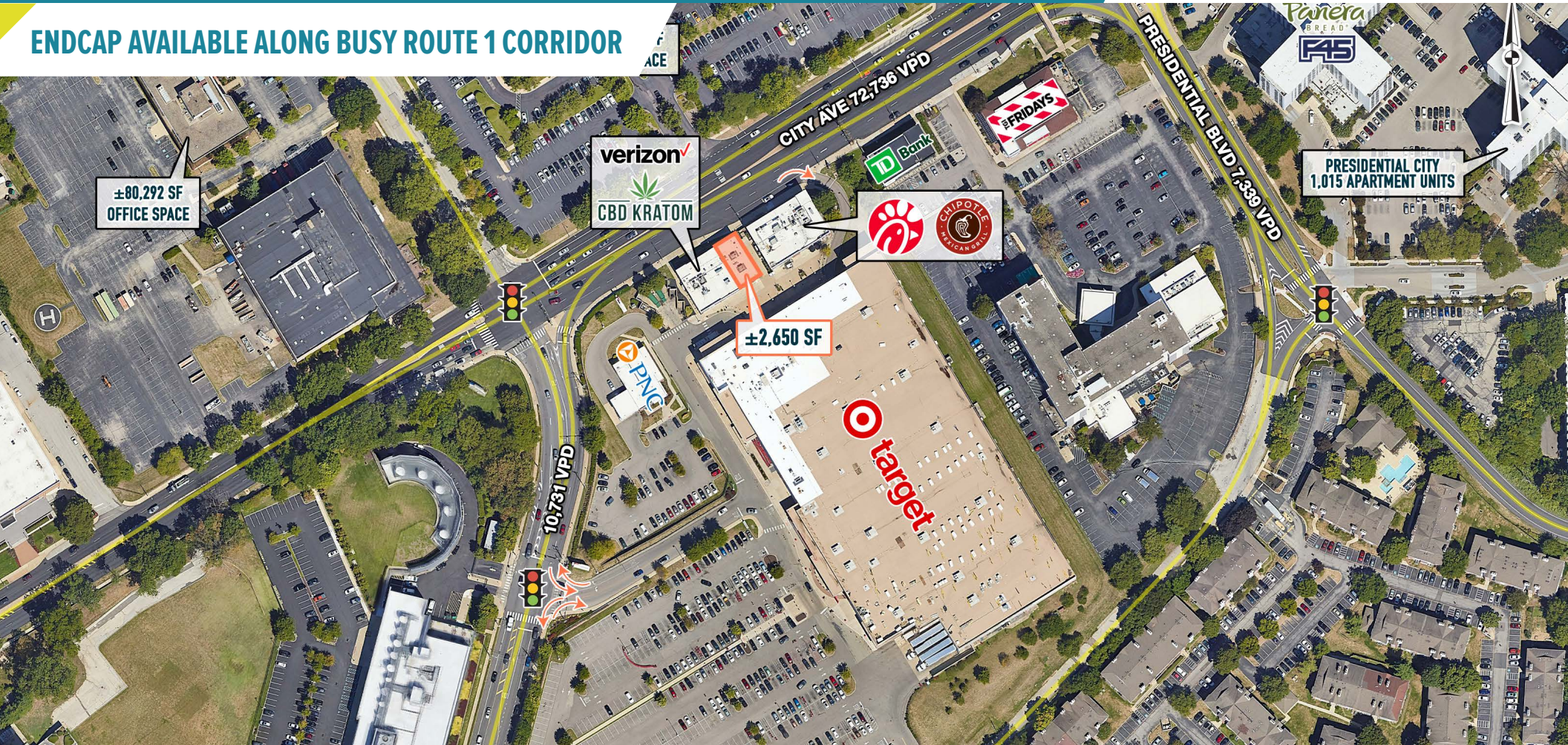
±2,650 SF AVAILABLE FOR LEASE

PHILADELPHIA MSA

JOIN



ENDCAP AVAILABLE ALONG BUSY ROUTE 1 CORRIDOR



get in touch.



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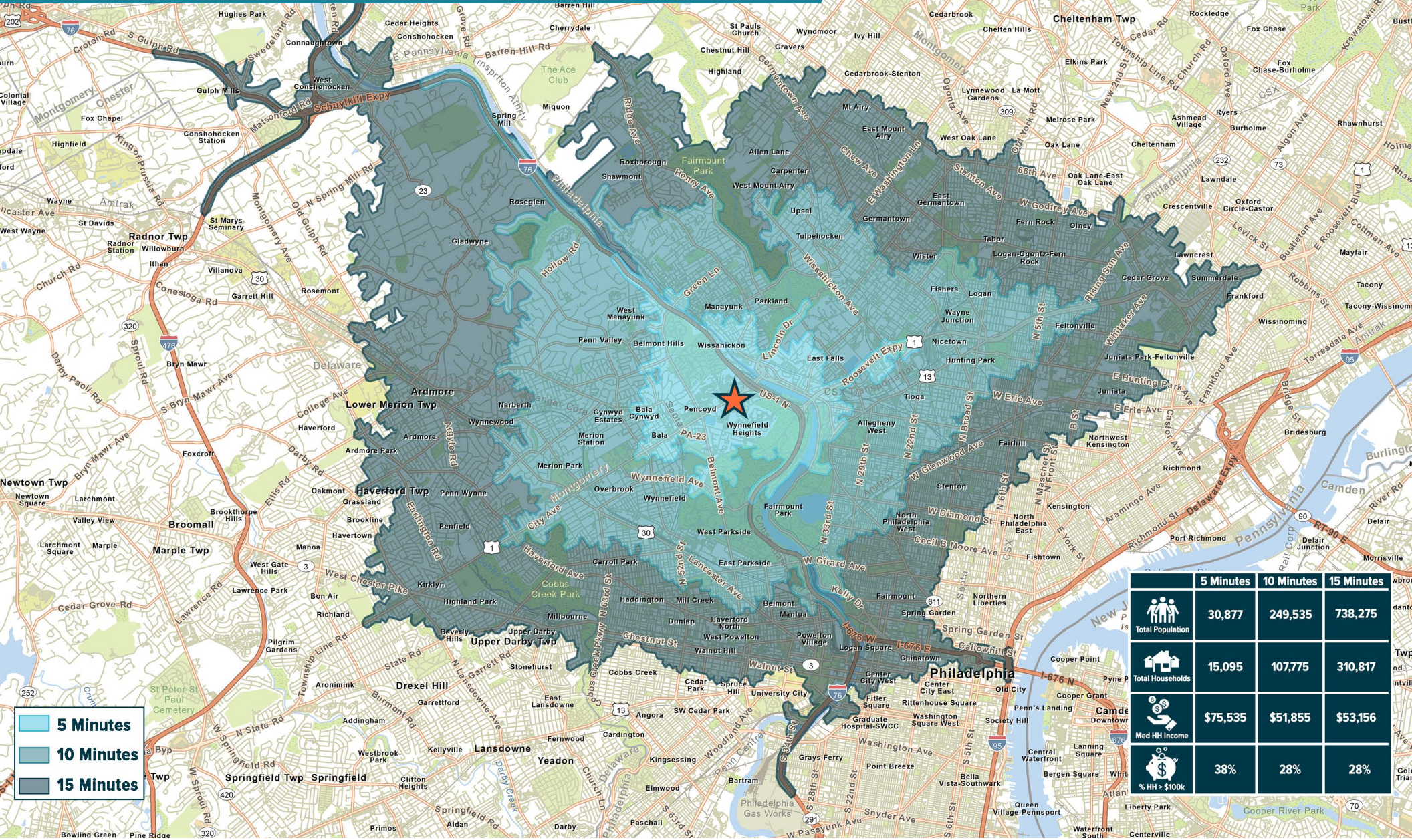
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107,775 TOTAL HOUSEHOLDS WITHIN A 10 MINUTE DRIVE TIME



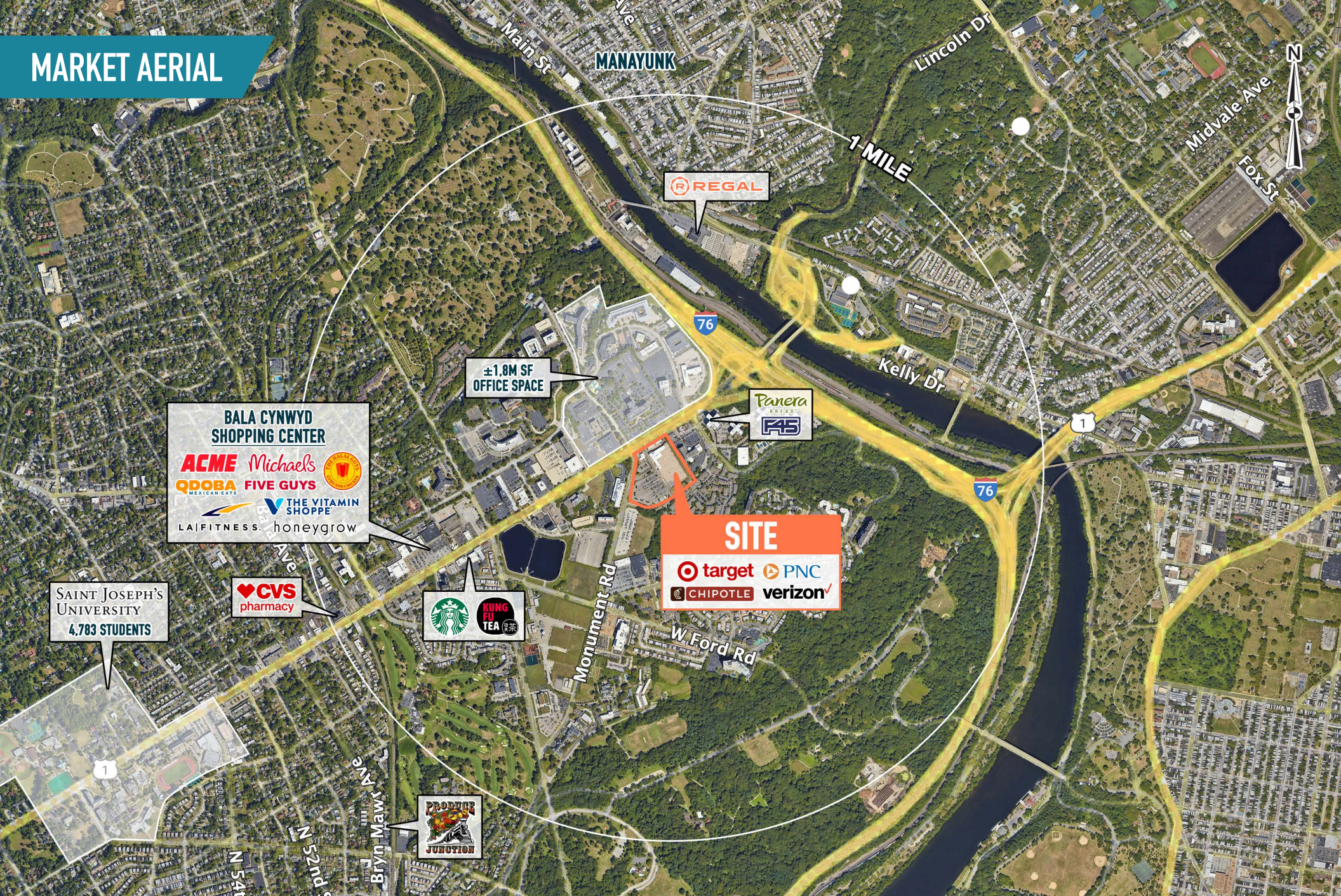
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4040 CITY AVE



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MARKET AERIAL



±1.8M SF OFFICE SPACE

BALA CYNWYD SHOPPING CENTER

ACME **Michaels** **QDOBA** **FIVE GUYS** **THE VITAMIN SHOPPE** **LAIFITNESS** **honeygrow**

SITE

target **PNC** **CHIPOTLE** **verizon**

SAINT JOSEPH'S UNIVERSITY
4,783 STUDENTS

CVS pharmacy

Starbucks **KUNG FU TEA**

PRODUCT JUNCTION

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METRO
COMMERCIAL

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±400,000 SF
OFFICE SPACE

±80,292 SF
OFFICE SPACE

verizon
CBD KRATOM

±2,650 SF

PRESIDENTIAL CITY
1,015 APARTMENT UNITS

CITY AVE 72,736 VPD

PRESIDENTIAL BLVD 7,389 VPD

10,731 VPD

MONUMENT RD

HIGH DAILY TRAFFIC COUNTS: 72,736 VPD ON CITY AVE

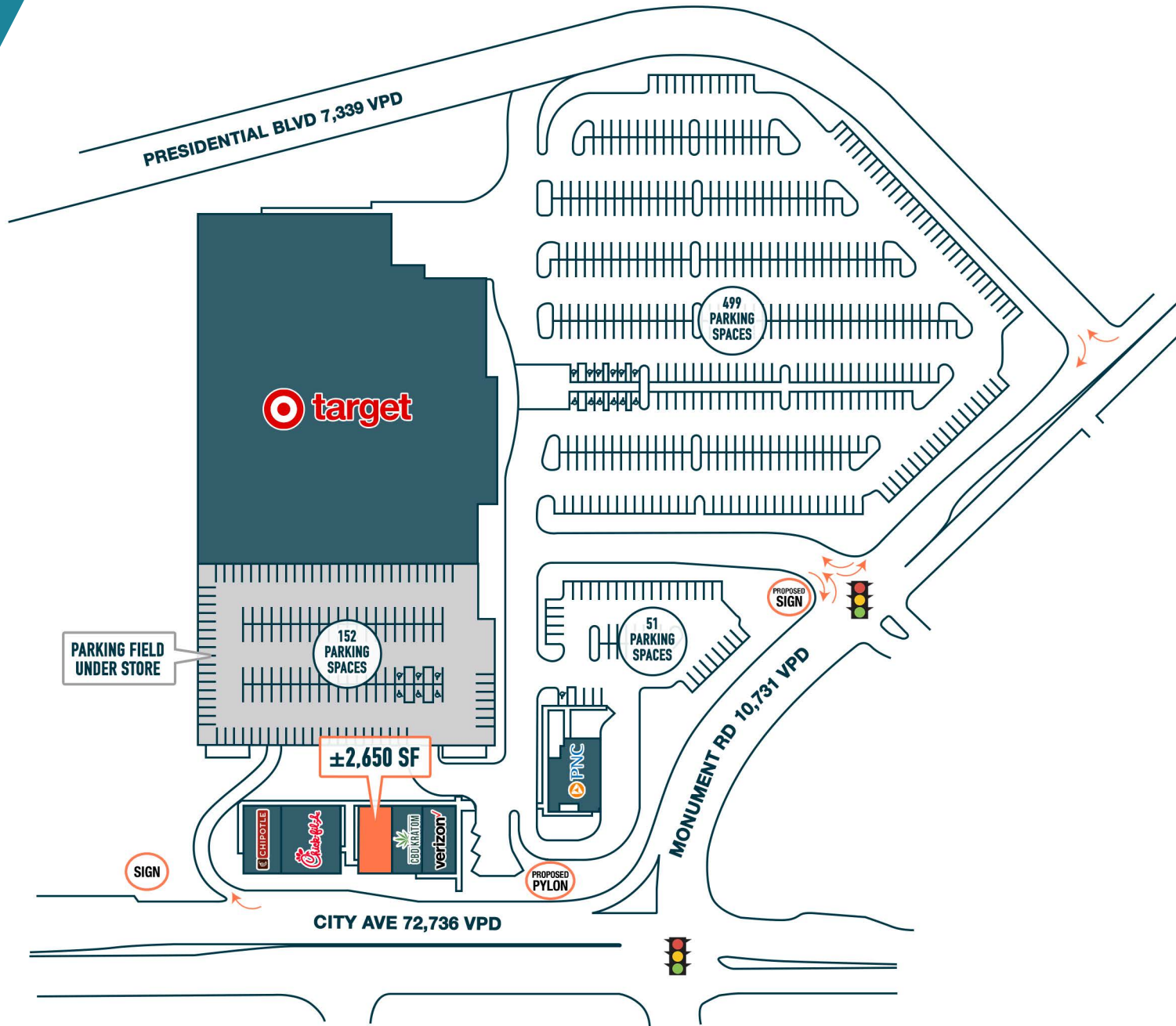
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SITE PLAN



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FLOOR PLAN



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