

MSC
PINE
STREET
GARDEN COURT

SPRUCE HILL
PHILADELPHIA, PA

FIVE RETAIL/RESTAURANT
SPACES AVAILABLE FOR LEASE



4701 PINE STREET

DEMOGRAPHICS

EST. POPULATION

1.5 mi **148,069**

EST. EMPLOYEES

1.5 mi **42,084**

EST. AVG HH INCOME

1.5 mi **\$66,124**

EST. MEDIAN AGE

1.5 mi **32.1**

PROPERTY DETAILS

- ▶ **Five Ground Floor spaces available:**
(Combinable spaces (1-3) can provide up to a 4,110 SF flagship/anchor corner opportunity)
 - ▶ Space 1: 2,190 +/- SF
 - ▶ Space 2: 1,024 +/- SF
 - ▶ Space 3: 896 +/- SF
 - ▶ Space 4: 2,395 SF
 - ▶ Space 5: 684 SF
- ▶ **Five ground floor retail/restaurant opportunities at the base of the redeveloped historic Garden Court Towers**
- ▶ **Located in the heart of University City, steps from major institutions like the University of Pennsylvania and Drexel University**
- ▶ **Situated beneath 412 high-end, fully amenitized residential units**
- ▶ **Potential outdoor or garden seating available**

JOIN THESE TENANTS

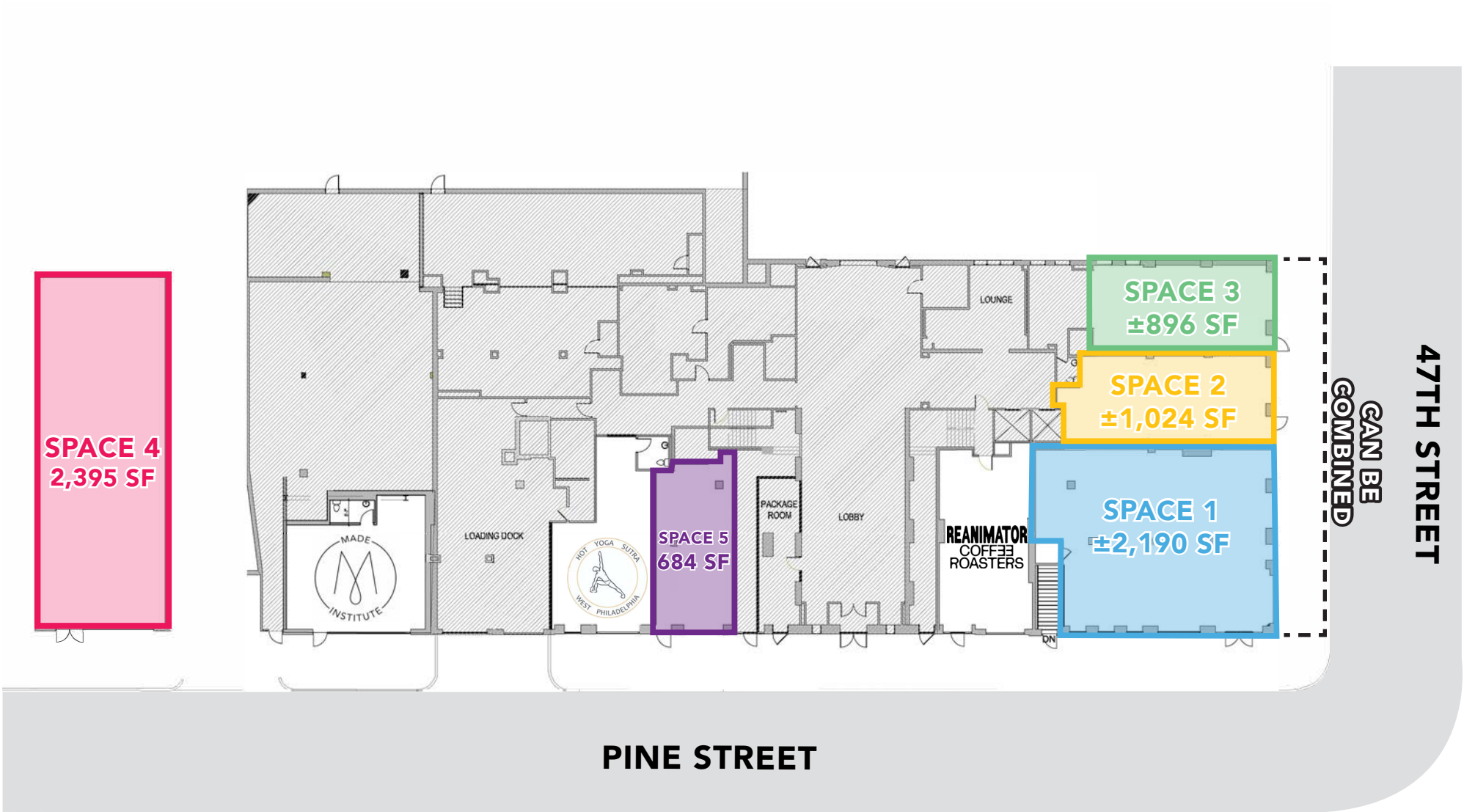
**REANIMATOR
COFFEE
ROASTERS**



JOIN NEIGHBORING TENANTS

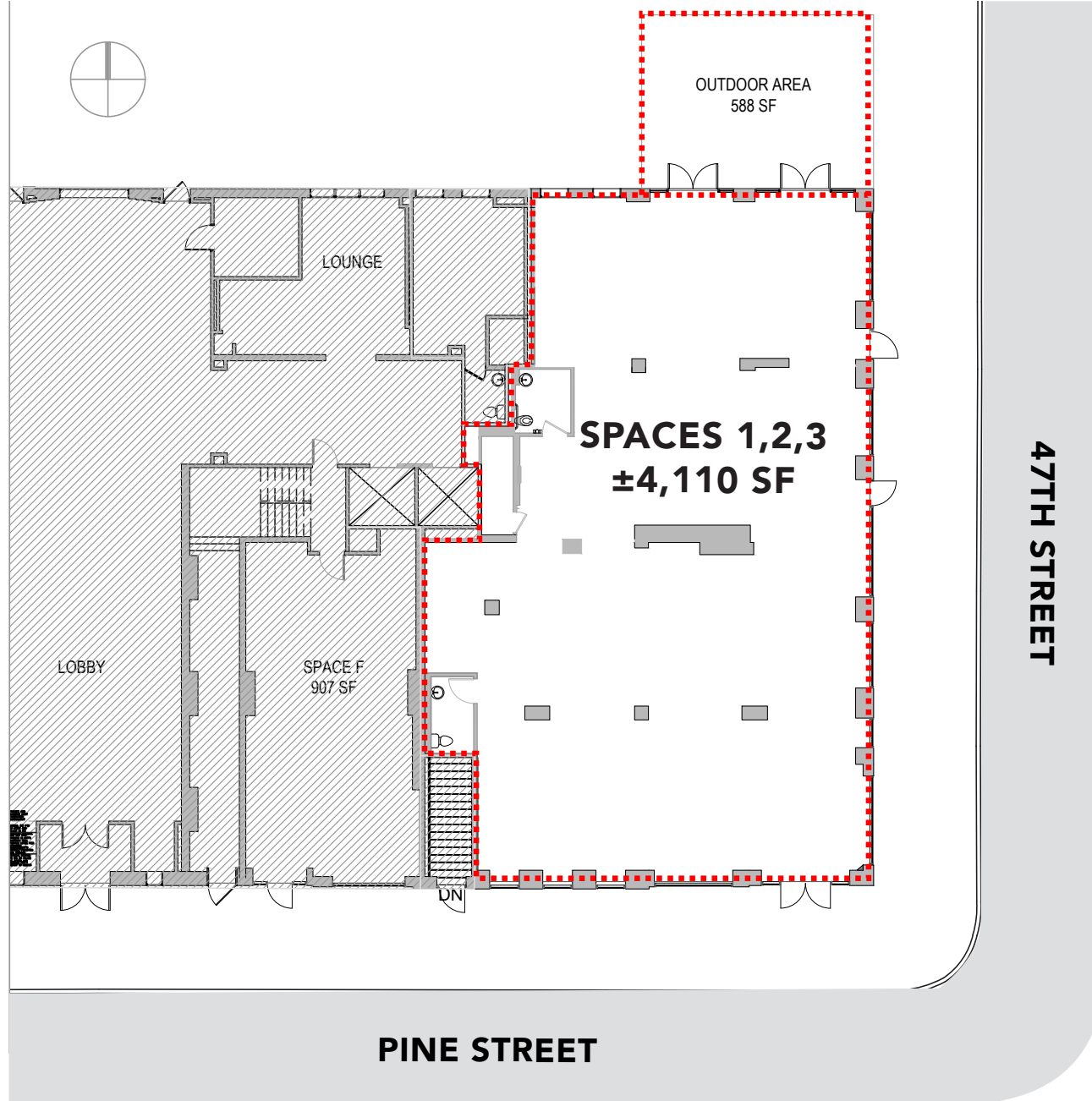


SITE PLAN



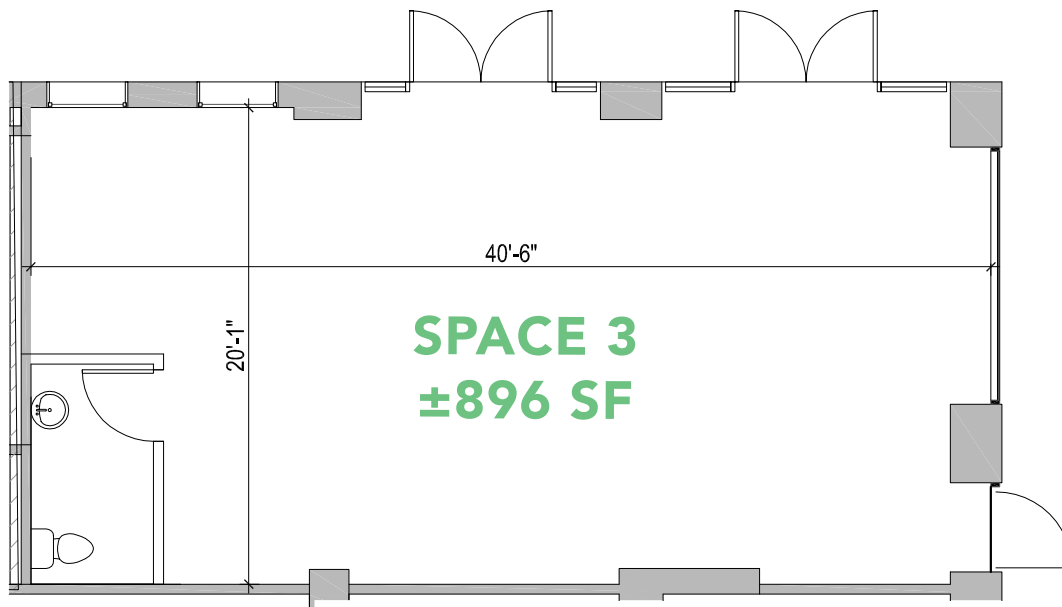
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FLOOR PLANS

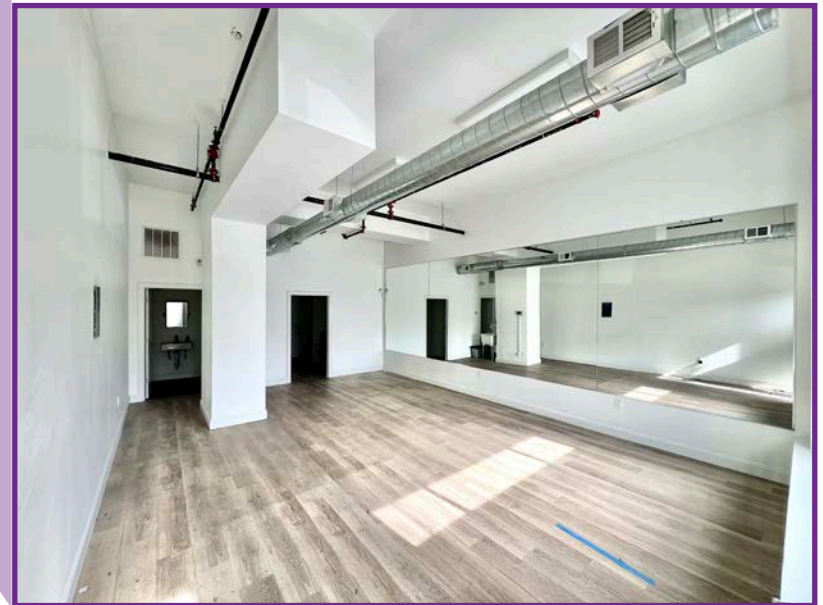
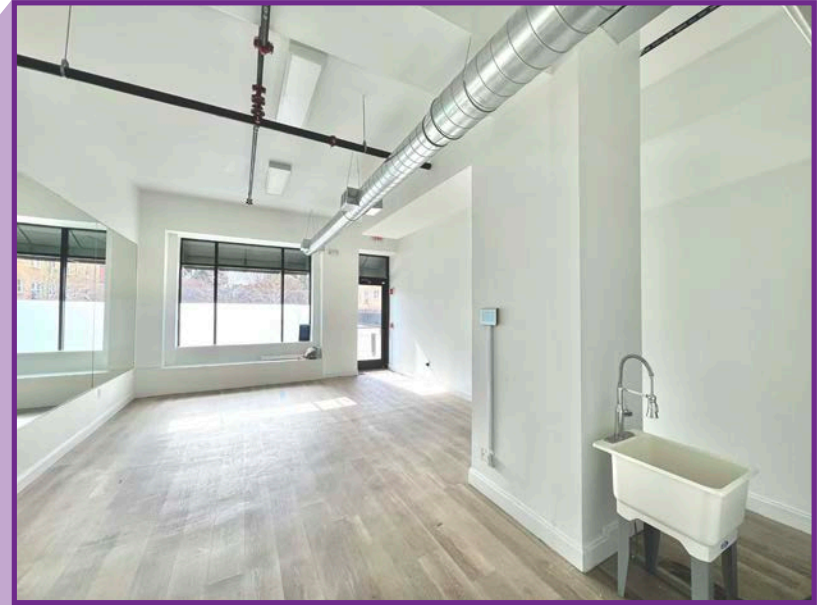
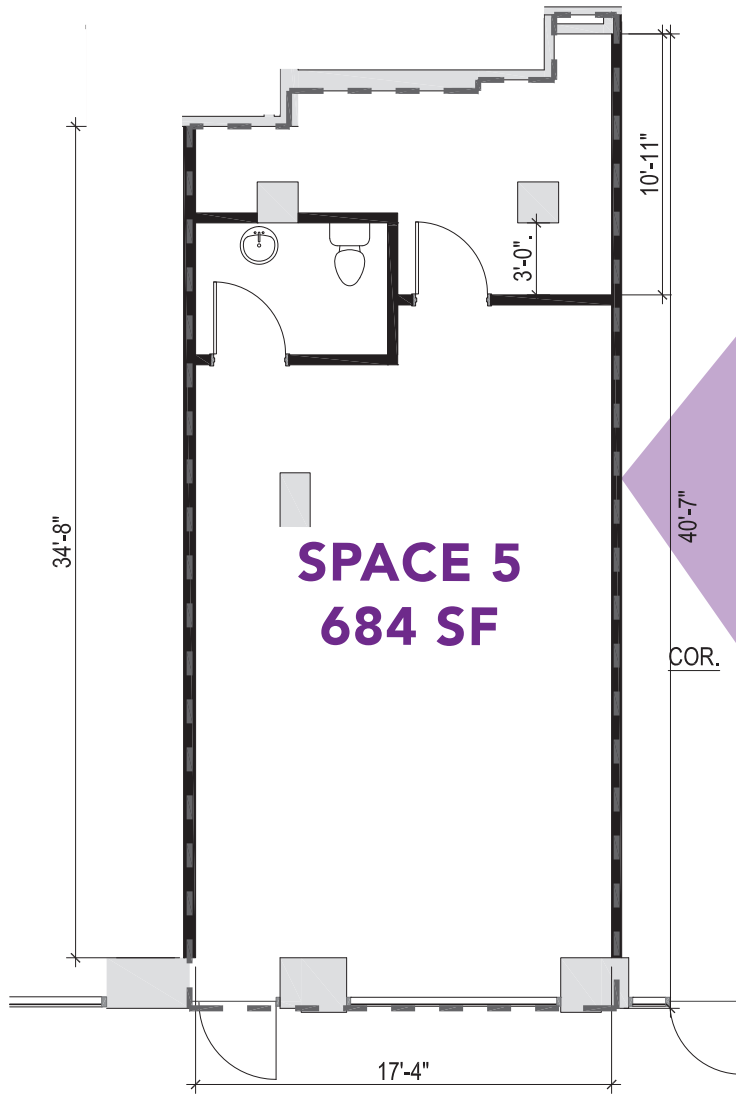


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FLOOR PLANS



FLOOR PLAN



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