

4701 PINE STREET

MSC



GARDEN COURT | WEST PHILADELPHIA

±684 - 3,980 SF Ground Floor Retail Available for Lease



GARDEN COURT PLAZA

4701 PINE STREET | GARDEN COURT | WEST PHILADELPHIA, PA

±684 - 3,980 SF GROUND FLOOR RETAIL AVAILABLE FOR LEASE

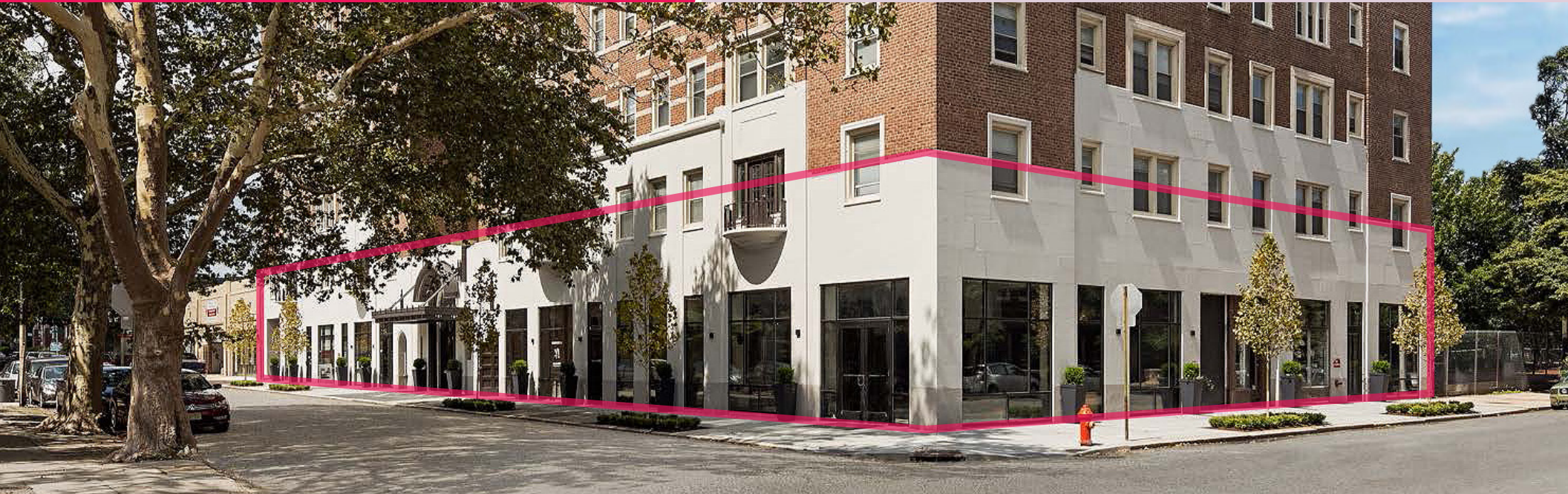
CONTACT

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JOIN THESE AREA RETAILERS



FINE WINE &
GOOD SPIRITS

WEST PHILADELPHIA
MARIPOSA
FOOD CO-OP



PROPERTY DETAILS

- Newly renovated mixed-use apartment complex with 170 existing luxury units above, plus 220 additional unit overbuild delivering 4Q22
- Situated at the highly visible corner of 47th and Pine Street at the nexus of the Garden Court, Spruce Hill and Cedar Park neighborhoods, just west of University City
- Ground-floor commercial spaces ideal for serving the local community comprising working professionals, students and faculty from the nearby medical and educational institutions including University City's 50,000 undergrad and graduate students
- Newly renovated store fronts & parking available on site

DEMOGRAPHICS



EST. POPULATION

1/8 mi 1,537 | 1/4 mi 6,180 | 1/2 mi 22,572



EST. TOTAL EMPLOYEES

1/8 mi 806 | 1/4 mi 1006 | 1/2 mi 4,864



EST. AVG HH INCOME

1/8 mi \$88,209 | 1/4 mi \$88,827 | 1/2 mi \$72,965

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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RENDERING OF 3,935 SF RESTAURANT - OUTDOOR ON 47TH STREET

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SITE PLAN

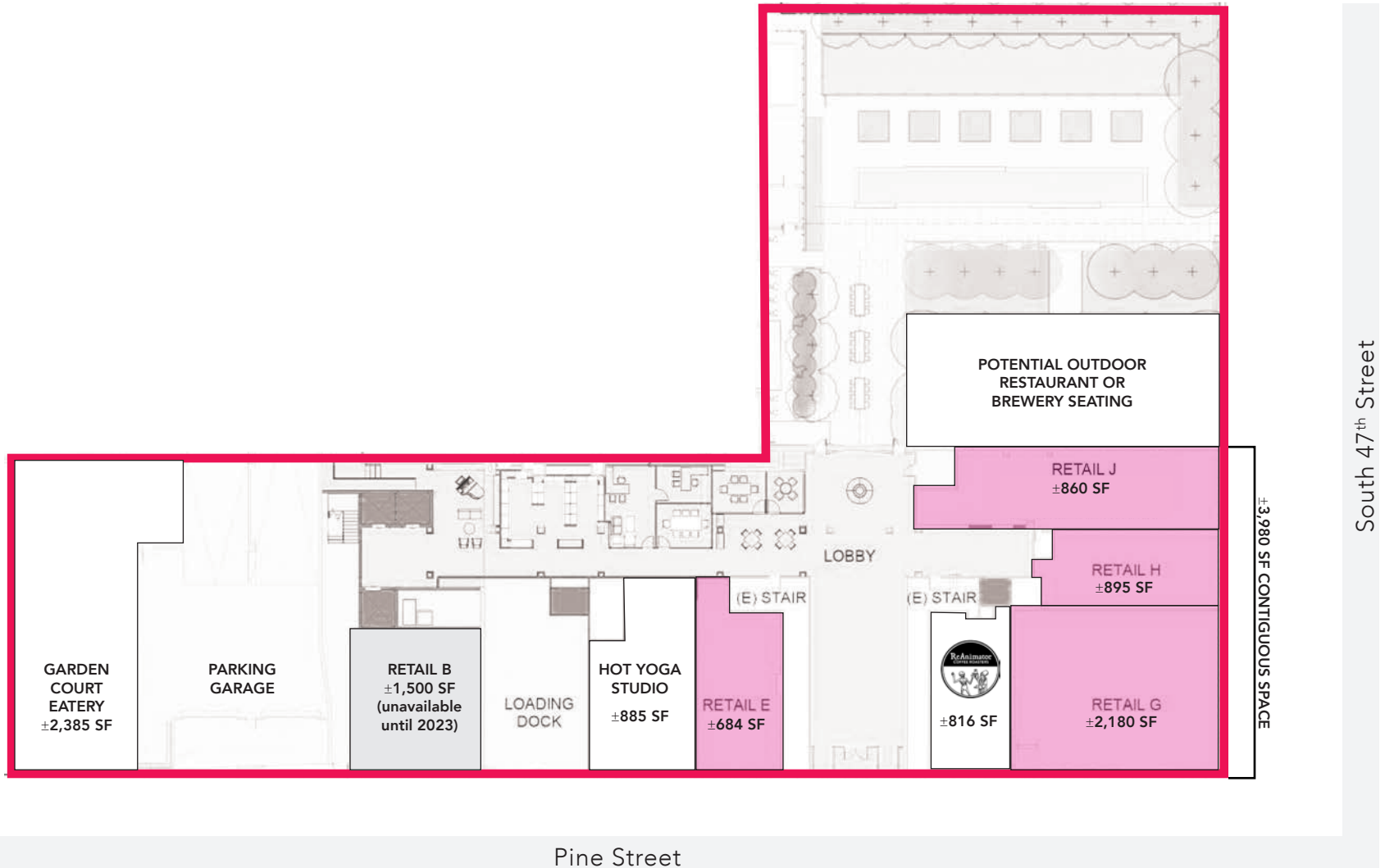
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GARDEN COURT PLAZA

4701 PINE STREET | GARDEN COURT | WEST PHILADELPHIA, PA

RENDERING OF NEW DEVELOPMENT'S 220 UNITS FACING
NORTHEAST ON PINE STREET

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GARDEN COURT PLAZA

4701 PINE STREET | GARDEN COURT | WEST PHILADELPHIA, PA

RENDERING OF NEW DEVELOPMENT'S 220 UNITS + COURTYARD
FACING WEST ON S 47TH STREET

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GARDEN COURT PLAZA

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VIEW FROM 48TH AND PINE STREET FACING EAST

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BALTIMORE AVE AERIAL

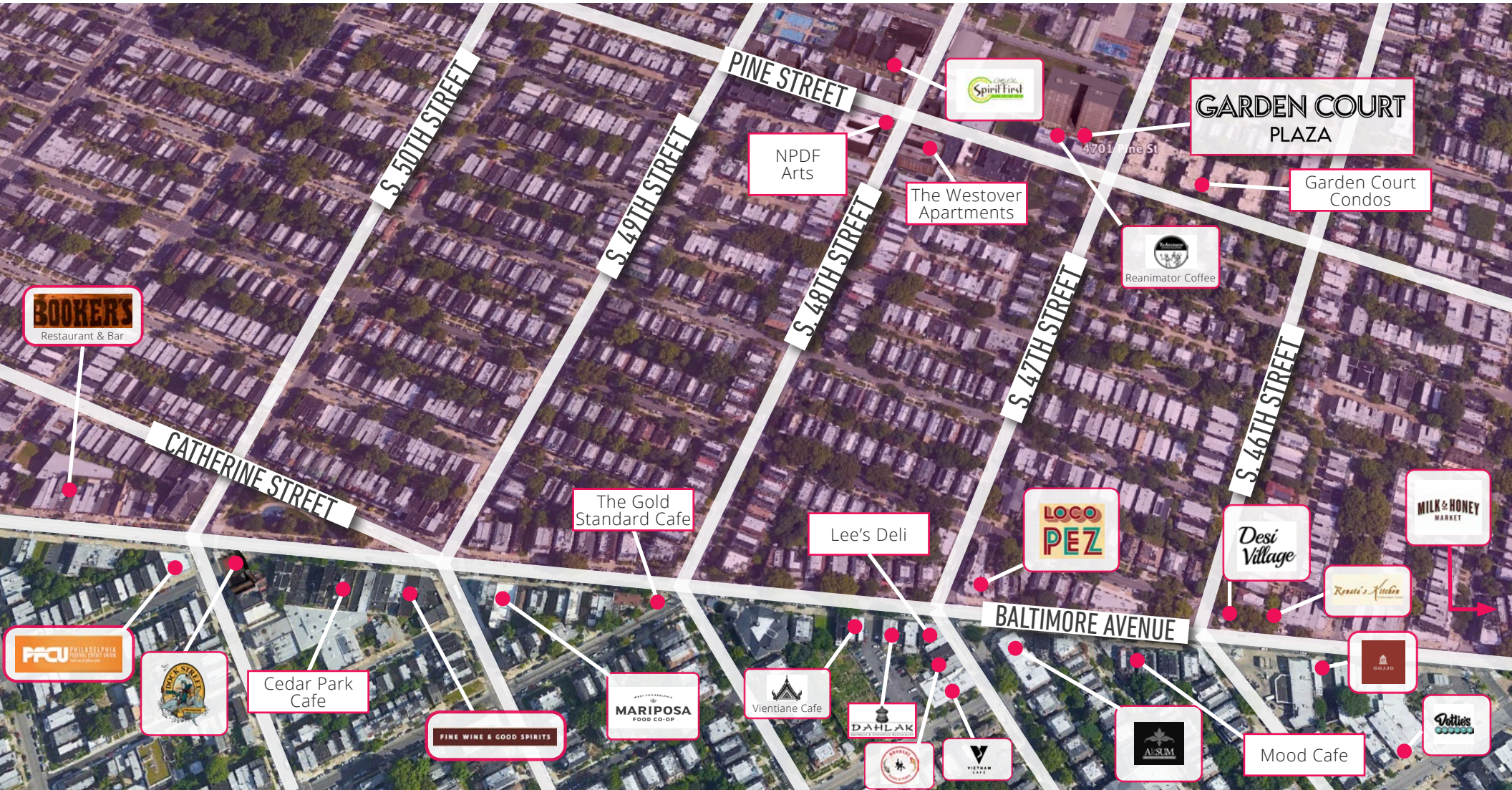
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 Residential

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UNIVERSITY CITY AERIAL

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