

THE CHILDREN'S HOSPITAL OF PHILADELPHIA

3500 CIVIC CENTER BOULEVARD, PHILADELPHIA, PA

±2,125 SF RETAIL CORNER AVAILABLE FOR LEASE



property highlights.

- Rare retail corner located at nexus of University of Pennsylvania Hospital and The Children's Hospital of Philadelphia
- CHOP, HUP and Philadelphia Veterans Affairs Medical Center combine to employ ±25,000 people
- Heavy pedestrian traffic make it the best available retail space in the neighborhood



The Children's Hospital
of Philadelphia®



METRO®
COMMERCIAL
REAL ESTATE, INC.

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

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GROUND FLOOR



EAST SERVICE DRIVE

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Penn Medicine
HOSPITAL OF UNIVERSITY OF PENNSYLVANIA
 36,737 ADMISSIONS
 9,995 EMPLOYEES
 1,404,608 OUTPATIENT VISITS
 13,777 INPATIENT SURGERIES
 11,695 OUTPATIENT SURGERIES
 61,436 EMERGENCY ROOM VISITS

CH
The Children's Hospital of Philadelphia®
 29,468 ADMISSIONS
 12,120 EMPLOYEES
 129,688 OUTPATIENT VISITS
 7,872 INPATIENT SURGERIES
 20,752 OUTPATIENT SURGERIES
 93,187 EMERGENCY ROOM VISITS

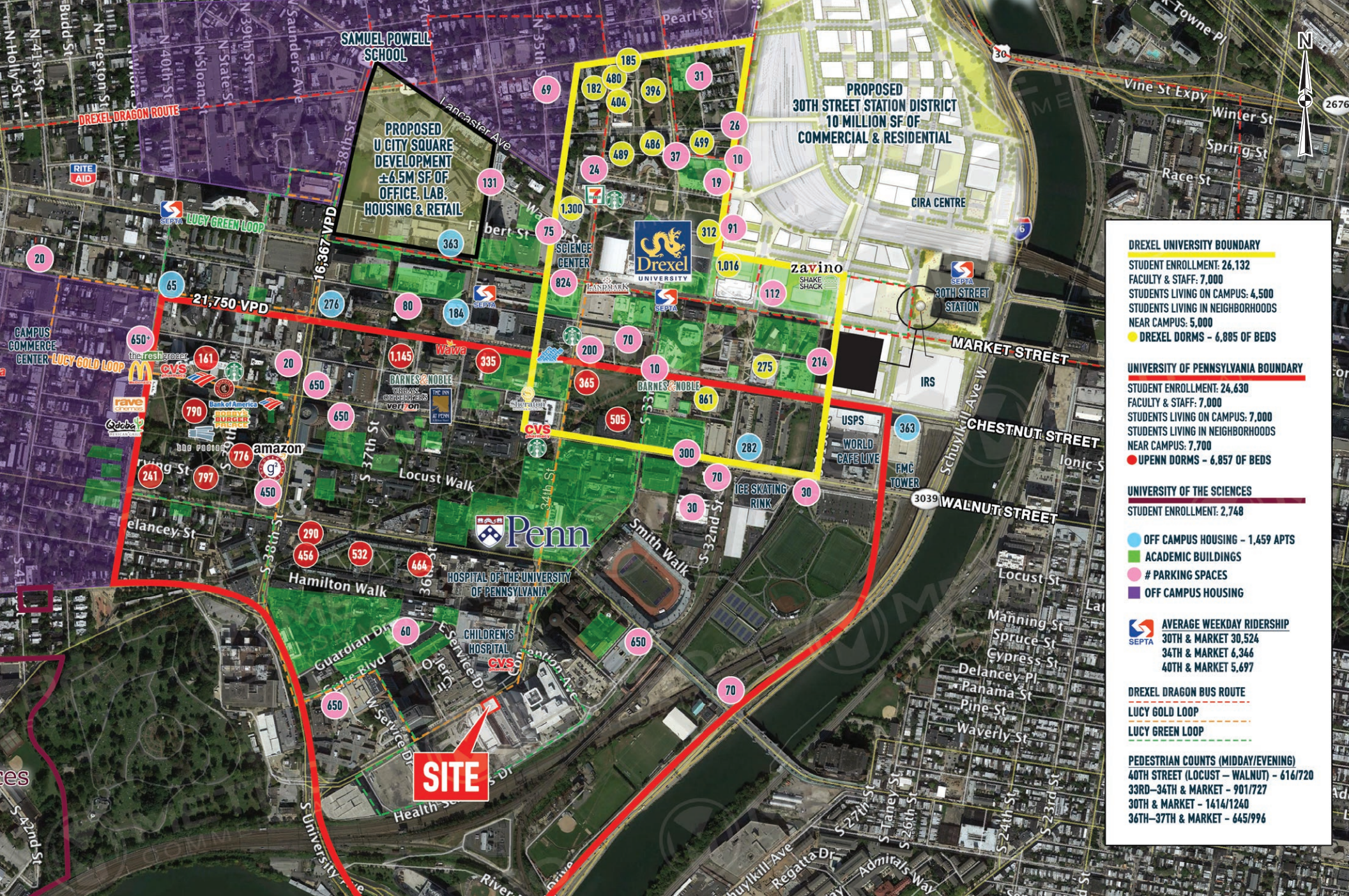
PHILADELPHIA VETERAN AFFAIRS MEDICAL CENTER
 6,726 ADMISSIONS
 2,471 EMPLOYEES
 676,412 OUTPATIENT VISITS
 1,765 INPATIENT SURGERIES
 2,611 OUTPATIENT SURGERIES
 23,418 EMERGENCY ROOM VISITS

SITE

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**3500 CIVIC CENTER BOULEVARD
 PHILADELPHIA, PA**





DREXEL UNIVERSITY BOUNDARY
 STUDENT ENROLLMENT: 26,132
 FACULTY & STAFF: 7,000
 STUDENTS LIVING ON CAMPUS: 4,500
 STUDENTS LIVING IN NEIGHBORHOODS NEAR CAMPUS: 5,000
 ● DREXEL DORMS - 6,805 OF BEDS

UNIVERSITY OF PENNSYLVANIA BOUNDARY
 STUDENT ENROLLMENT: 24,430
 FACULTY & STAFF: 7,000
 STUDENTS LIVING ON CAMPUS: 7,000
 STUDENTS LIVING IN NEIGHBORHOODS NEAR CAMPUS: 7,700
 ● UPENN DORMS - 6,857 OF BEDS

UNIVERSITY OF THE SCIENCES
 STUDENT ENROLLMENT: 2,748

● OFF CAMPUS HOUSING - 1,459 APTS
 ■ ACADEMIC BUILDINGS
 ● # PARKING SPACES
 ■ OFF CAMPUS HOUSING

AVERAGE WEEKDAY RIDERSHIP
 SEPTA
 30TH & MARKET 30,524
 34TH & MARKET 6,346
 40TH & MARKET 5,697

DREXEL DRAGON BUS ROUTE
 LUCY GOLD LOOP
 LUCY GREEN LOOP

PEDESTRIAN COUNTS (MIDDAY/EVENING)
 40TH STREET (LOCUST - WALNUT) - 616/720
 33RD-34TH & MARKET - 901/727
 30TH & MARKET - 1414/1240
 36TH-37TH & MARKET - 645/996

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