



 **JLL** SEE A BRIGHTER WAY

For lease

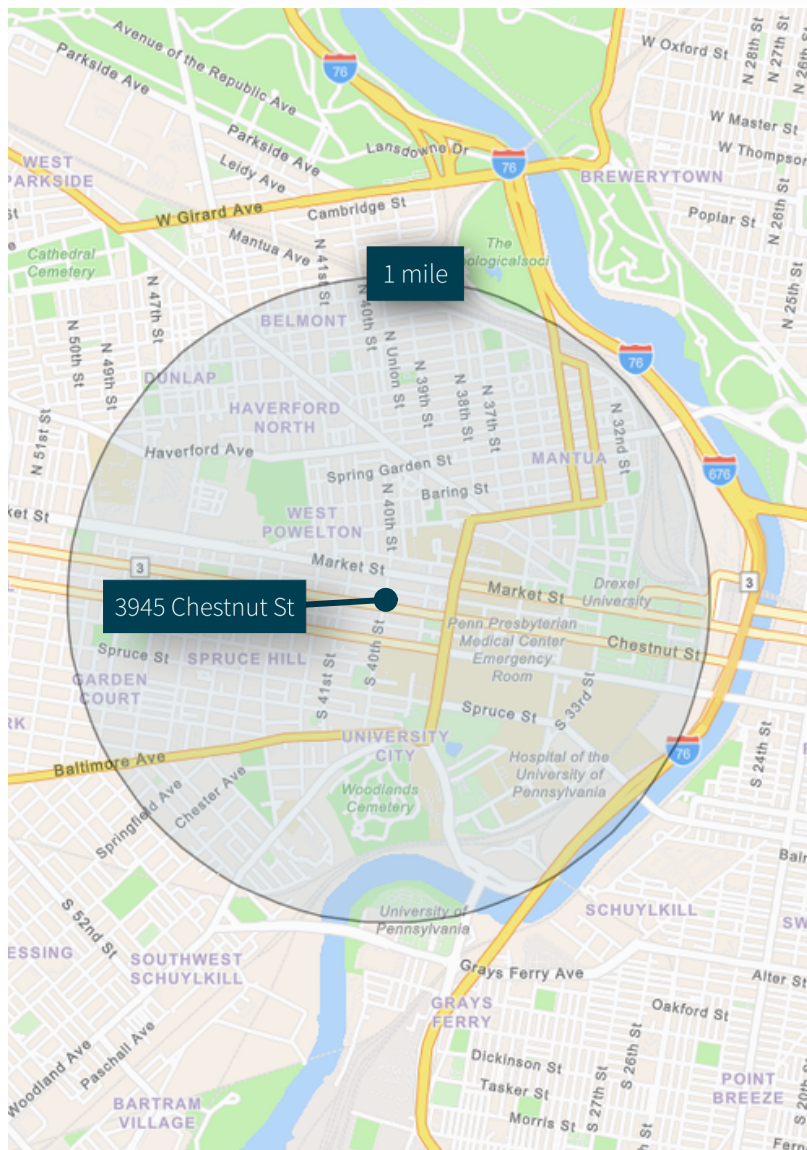
Large Box Retail Opportunity
in the Heart of University City

20,234 SF Available

3945 Chestnut Street Philadelphia, PA 19104

Property Highlights

- 20,234 SF large box retail space (3 floors)
- Located in the heart of University City, steps from UPenn and Drexel University campuses
- Massive window line on the corner of Chestnut Street and 40th Street
- Signage opportunity
- Loading dock



Demographics

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Total Population

1 mile	2 miles	3 miles
72,056	257,979	417,656

Total Daytime Population

1 mile	2 miles	3 miles
116,711	375,275	690,945

Average Household Income

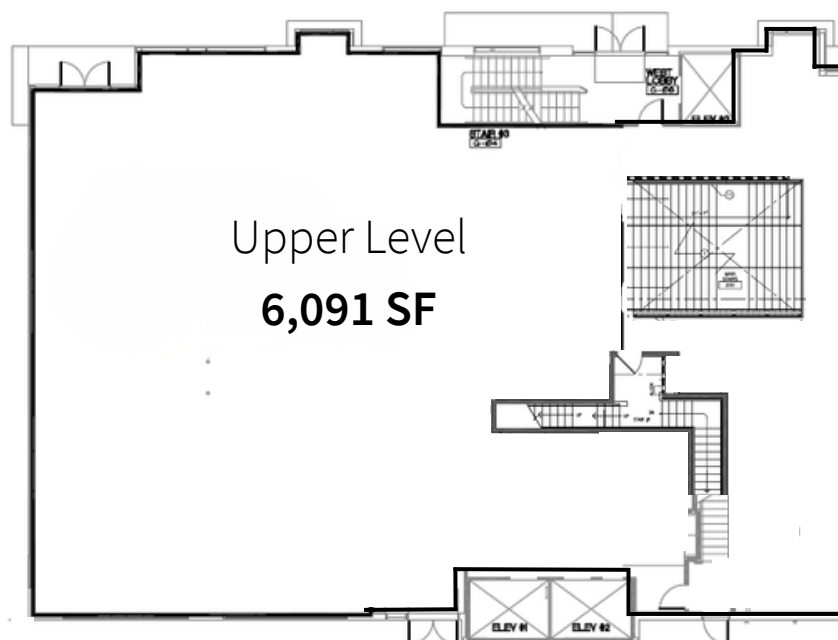
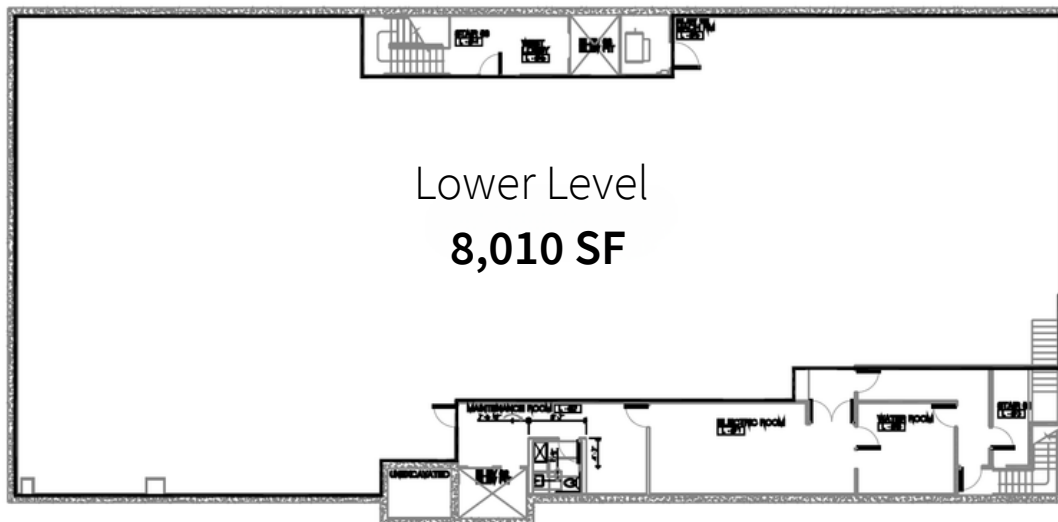
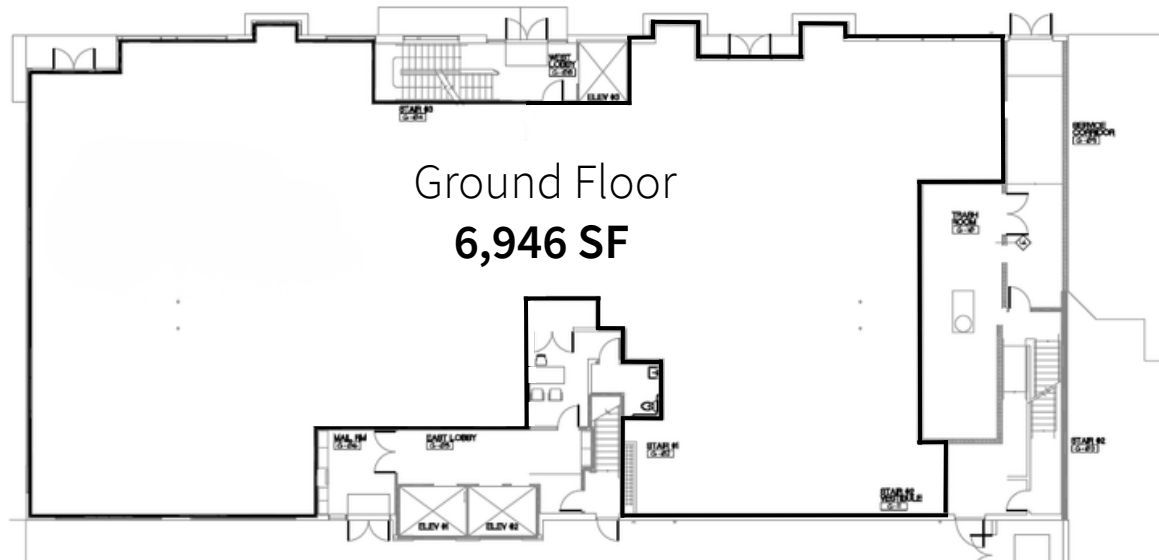
1 mile	2 miles	3 miles
\$77,450	\$110,317	\$103,798

Total Workforce

1 mile	2 miles	3 miles
37,417	143,425	288,196

Bachelor's Degree or Higher

1 mile	2 miles	3 miles
56.8%	55.9%	49.5%





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