

SDG | RE



3820 Lancaster Ave | Philadelphia, PA 19104

OFFERING MEMORANDUM

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01 | LISTING DESCRIPTION

SUMMARY

Introducing 3820 Lancaster Avenue, a turnkey mixed-use investment opportunity in the heart of University City, just steps from Drexel University's campus. The ground floor is occupied by Gaetano's Pizza & Steaks, a well-established and recognizable neighborhood staple providing consistent commercial presence and strong street-level visibility along the highly trafficked Lancaster Avenue corridor.

Above the commercial space are three residential units, offering an excellent and diverse unit mix: (1) One-bedroom, one-bath unit (1) Studio apartment (1) Two-bedroom, two-bath unit This thoughtful configuration appeals directly to the strong and consistent rental demand driven by Drexel University, University of Pennsylvania, and the surrounding medical and academic institutions. Located in one of Philadelphia's most dynamic and rapidly growing neighborhoods, the property benefits from: Immediate proximity to Drexel University Easy access to UPenn and major hospitals Walkability to retail, dining, and public transportation Strong student and young professional rental pool 3820 Lancaster Ave presents an exceptional opportunity for investors seeking stable mixed-use income in a high-demand University City location.



Investment Snapshot

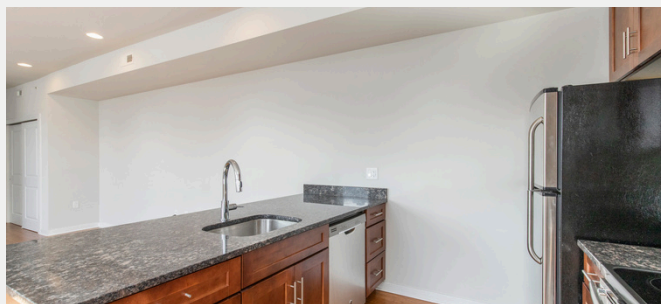
Asset Type	Multi-Family Over Storefront
Unit Count	4 Units (1 Commercial + 3 Residential)
Building Size	4,980 Sq Ft
Price Per Sq Ft	\$240.96
Year Built	1920
Zoning	Fee Simple



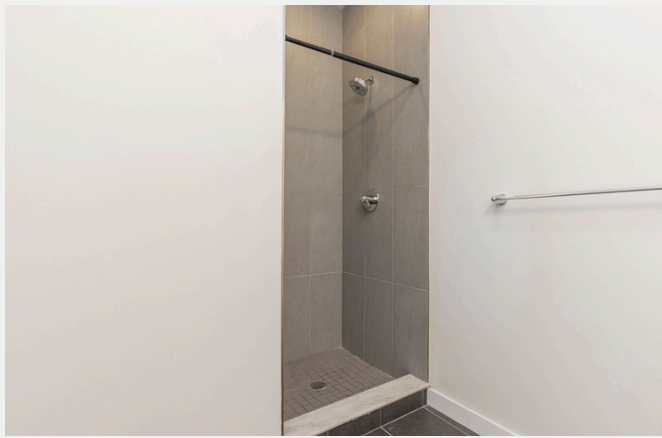
01 | LISTING DESCRIPTION



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NEIGHBORHOOD SUMMARY

3820 Lancaster Ave is situated in the dynamic and evolving West Philadelphia neighborhood at the edge of University City and West Powelton/Mantua, one of Philadelphia's most active urban corridors. The property benefits from immediate access to the highly trafficked Lancaster Avenue corridor, known for its diverse mix of retail, dining, cultural venues, and transit options. This area is a focal point for both daily activity and long-term investment, anchored by proximity to major academic and medical institutions including Drexel University and the University of Pennsylvania — creating a consistent demand drivers for both residential and commercial uses.

The surrounding neighborhood exhibits strong walkability and transit connectivity, with access to SEPTA trolley and bus lines and easy routes into Center City and regional destinations. University City's blend of educational institutions, employment centers, entertainment options, and healthcare facilities contributes to a stable rental market and diverse population of students, professionals, and long-term residents.

West Powelton and adjacent Mantua areas are also experiencing renewed interest through streetscape improvements and neighborhood investment, reflecting broader revitalization trends while maintaining an authentic Philadelphia urban character. The Lancaster Avenue corridor continues to attract new businesses and mixed-use development, strengthening the long-term value proposition of properties in this high-demand location.



02 | MAP

03 | FINANCIALS

FINANCIAL SUMMARY

Unit	Unit Type	Status	Lease Expiration	Monthly Rent
STE-100	Commercial	Occupied (Gaetano's)	4/27/2026	\$3,864.28
3820-2F	1 Bed / 1 Bath	Occupied	7/27/2026	\$1,479.00
3820-2R	Studio	Occupied	8/27/2026	\$1,375.00
3820-3	2 Bed / 2 Bath	Occupied	4/27/2026	\$1,970.00
Total				\$8,688.28

- Gross Monthly Income: \$8,688.28
- Gross Annual Income: \$104,259.36
- Annual Real Estate Taxes: \$3,846.00
- Occupancy: 100% Occupied

04 | THE TEAM

Meet the Team



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