

MSC

RETAIL



ONE BELMONT AVENUE

BALA CYNWYD, PA 19004

5,400 SF RETAIL/RESTAURANT
SPACE AVAILABLE FOR LEASE



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CONTACT

GABE AMZALLAG

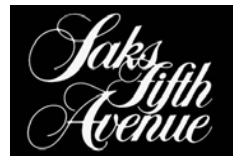
gamzallag@MSCretail.com
215.883.7406

JOSEPH RANISZEWSKI

jraniszewski@MSCretail.com
215.883.7390



JOIN THESE AREA TENANTS



PROPERTY DETAILS

- Located in the heart of Bala Cynwyd office market (±4.2M SF within 1 mile), surrounded by a dense residential community
- Frontage, signage and entrance on City Ave
- Ideal for banks, restaurants, fitness, retail and medical

DEMOGRAPHICS

- EST. POPULATION**
1 mi 18,733 | 3 mi 239,188 | 5 mi 857,119
- DAYTIME POPULATION (EMPLOYEES)**
1 mi 21,404 | 3 mi 77,930 | 5 mi 457,903
- AVERAGE HOUSEHOLD INCOME**
1 mi \$77,406 | 3 mi \$73,359 | 5 mi \$71,758



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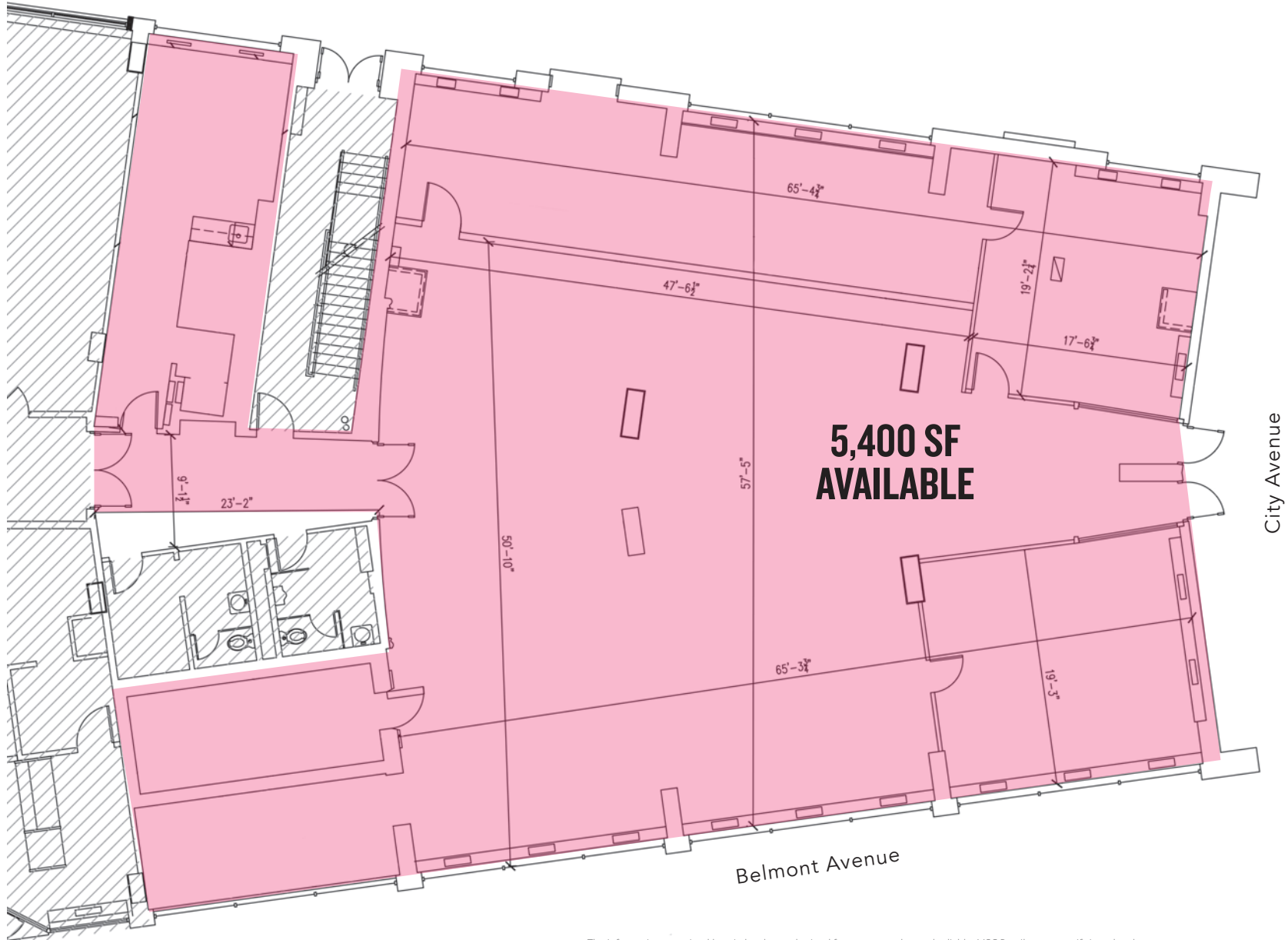
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St Asaphs Rd 15,669 AADT

Belmont Ave 17,664 AADT

City Ave 44,265 AADT

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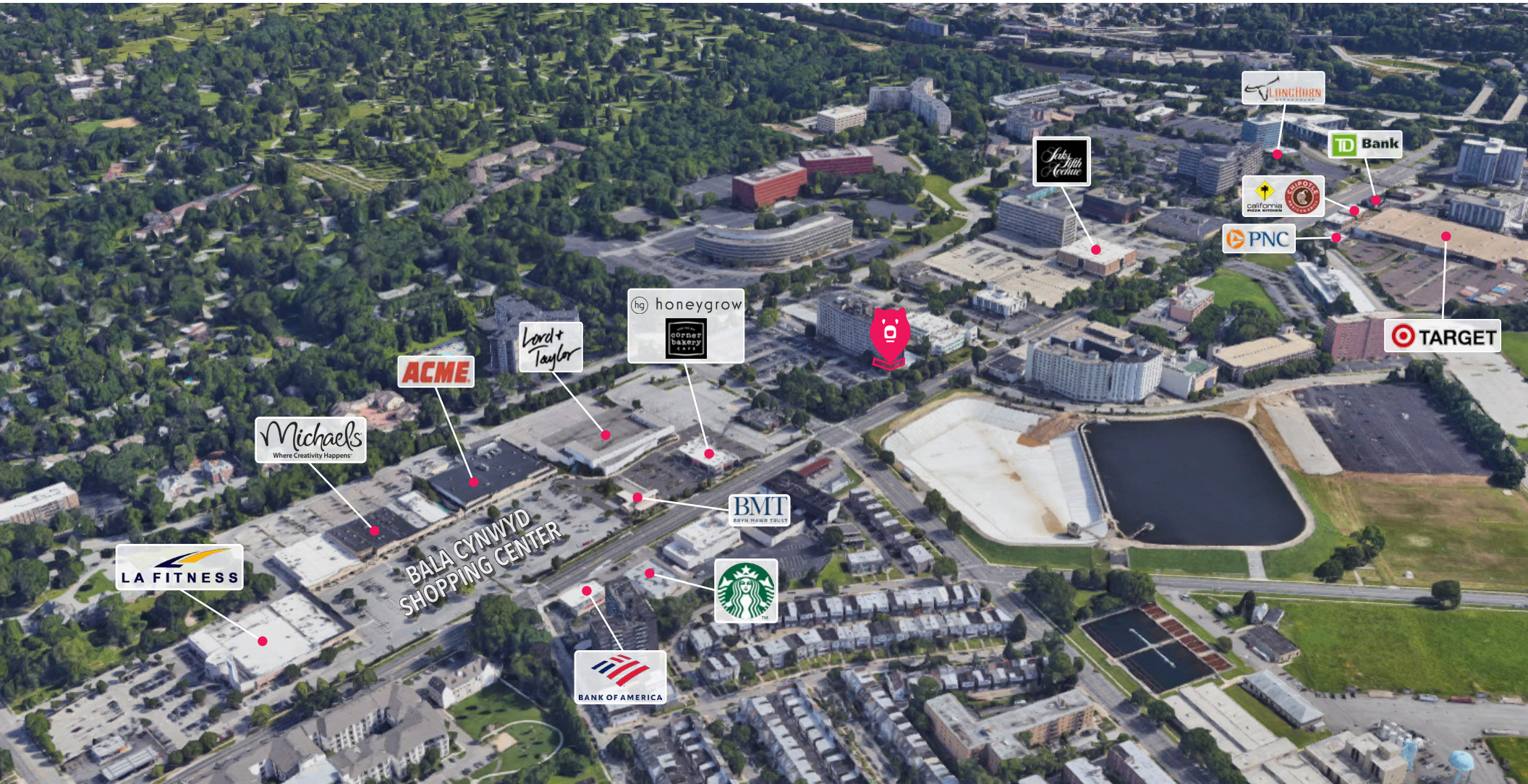
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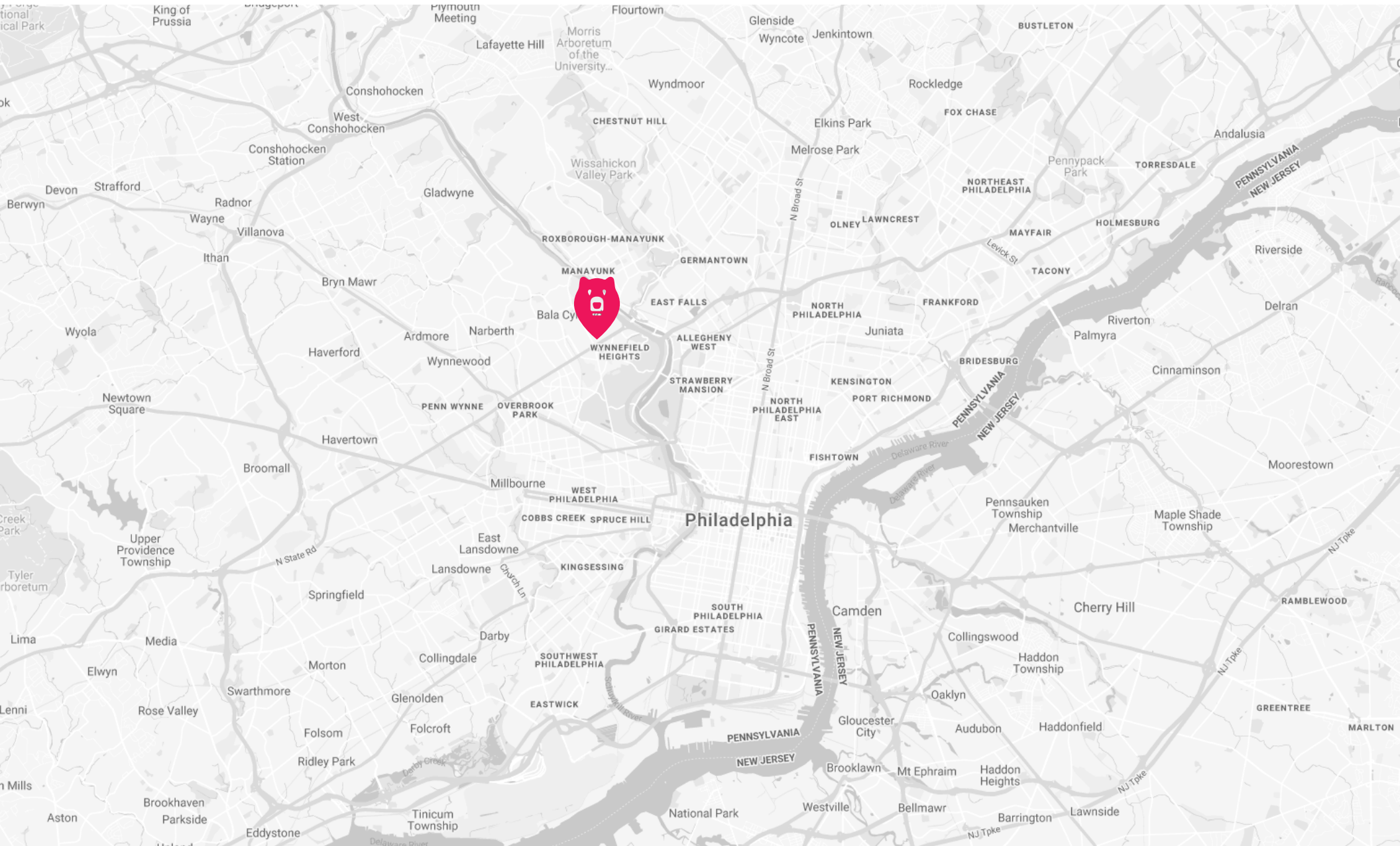
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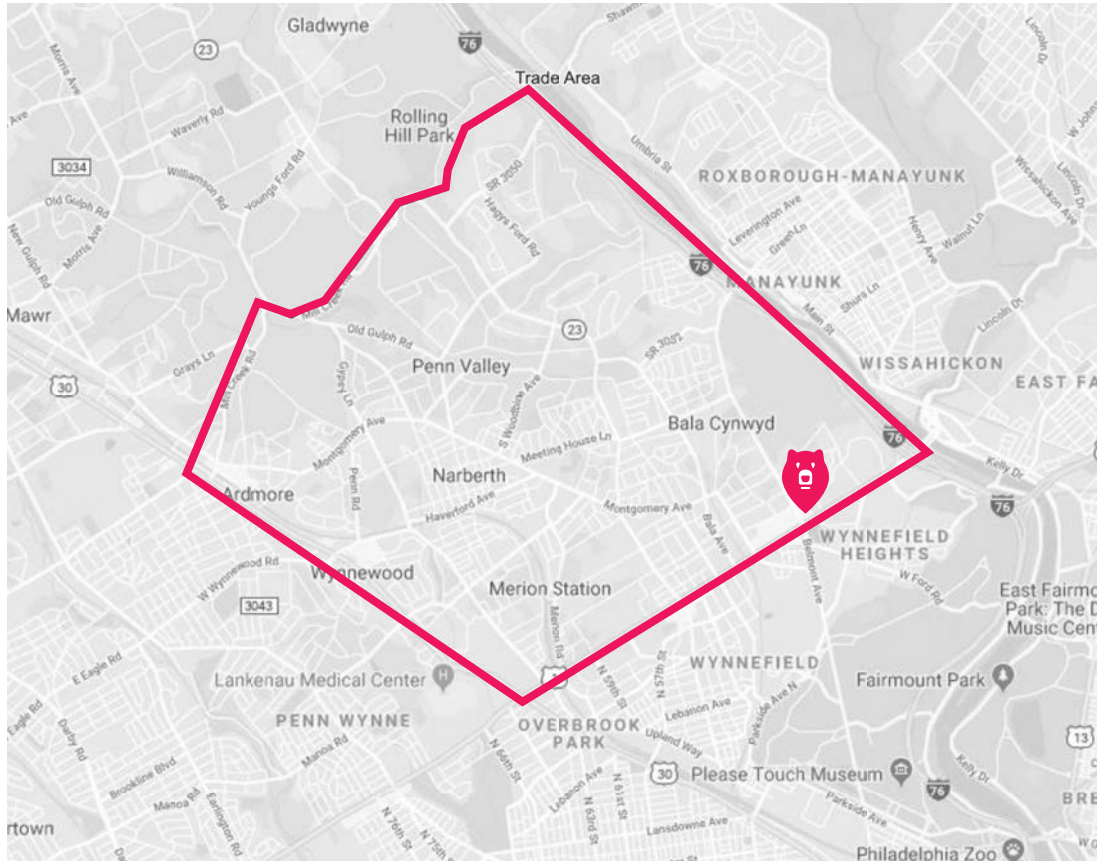
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DEMOGRAPHICS

Eastern Main Line Trade Area		Est. Population
	Est. Population	1 mi 18,733
		3 mi 239,188
	32,334	5 mi 857,119
	Est. Avg HH Income	Est. Total Employees
	\$220,862	1 mi 21,404
		3 mi 77,930
	Est. Total Employees	5 mi 457,903
	3,059	Est. Avg HH Income
		1 mi \$77,406
		3 mi \$73,359
		5 mi \$71,758

