

# MSC



## 701 MONTGOMERY AVENUE

THE MAIN LINE | NARBERTH, PA

±6,800 SF RETAIL/OFFICE/MEDICAL  
SPACE AVAILABLE FOR LEASE



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## CONTACT



### DOUGLAS GREEN

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## JOIN THESE AREA TENANTS



**ACME**

**pure barre**  
lift • tone • burn



**STAPLES**



## PROPERTY DETAILS

- Situated with unmatched visibility at the heavily trafficked and high-profile Main Line intersection of Montgomery Avenue (17,500 AADT) and Meeting House Lane
- Conveniently located with adjacency and easy access to dense and ultra affluent residential population
- Rare opportunity for significant off-street parking on the Main Line
- Prominent pylon signage available on Montgomery Avenue (17,500 AADT)

## DEMOGRAPHICS



### EST. POPULATION

1 mi 15,126 | 2 mi 56,088 | 3 mi 171,244 | 5 mi 579,779



### EST. NUMBER OF EMPLOYEES

1 mi 5,147 | 2 mi 33,420 | 3 mi 67,109 | 5 mi 193,471



### AVG. HOUSEHOLD INCOME

1 mi \$229,290 | 2 mi \$172,291 | 3 mi \$113,351 | 5 mi \$84,083

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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## SITE PLAN

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## MARKET AERIAL

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3 MILE RADIUS

#### HAVERFORD SQUARE



#### SUBURBAN SQUARE



2 MILE RADIUS



LOWER MERION HIGH SCHOOL

MONTGOMERY AVENUE (17,500 AADT)

LANCASTER AVENUE (24,000 AADT)

#### ARDMORE PLAZA



#### ARDMORE WEST



#### WYNNWOOD SQUARE



#### WYNNWOOD SHOPPING CENTER

