

FOR LEASE: EXISTING SHELL CONDITION RETAIL/OFFICE Ground Floor Retail Space

9 Presidential Blvd, Bala Cynwyd, PA 19004

EQUITY CRE



PROPERTY FEATURES & DETAILS

- ±1,152 SF Ground Floor Retail / Office Space
- Luxor Lifestyle Apartments Bala Cynwyd – 173 Apartments
- Building Amenities available to tenant's employees (Golf Simulator, Pool, Courtyard, Fitness Center & Meeting Spaces)
- Reserved parking spaces for tenants
- Immediately adjacent to building entrance and lobby

LOCATION DETAILS

- High visible from Presidential Boulevard
- Within walking distance of LongHorn Steakhouse, Panera Bread, TGI Fridays, Chipotle, and Chick-fil-A
- Immediate Access to City Ave, Rt. 76, and Kelly Drive.



CONTACT

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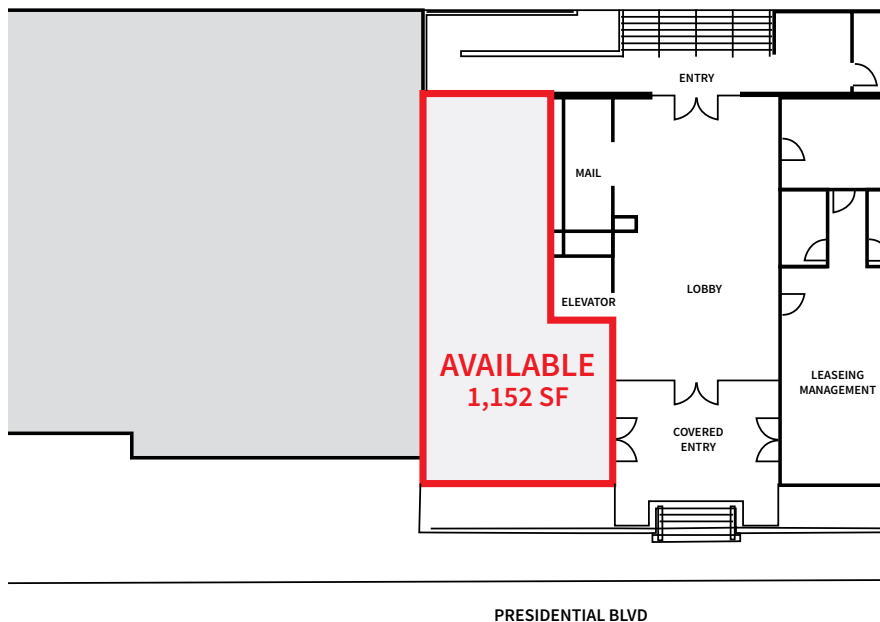
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Ground Floor Retail Space

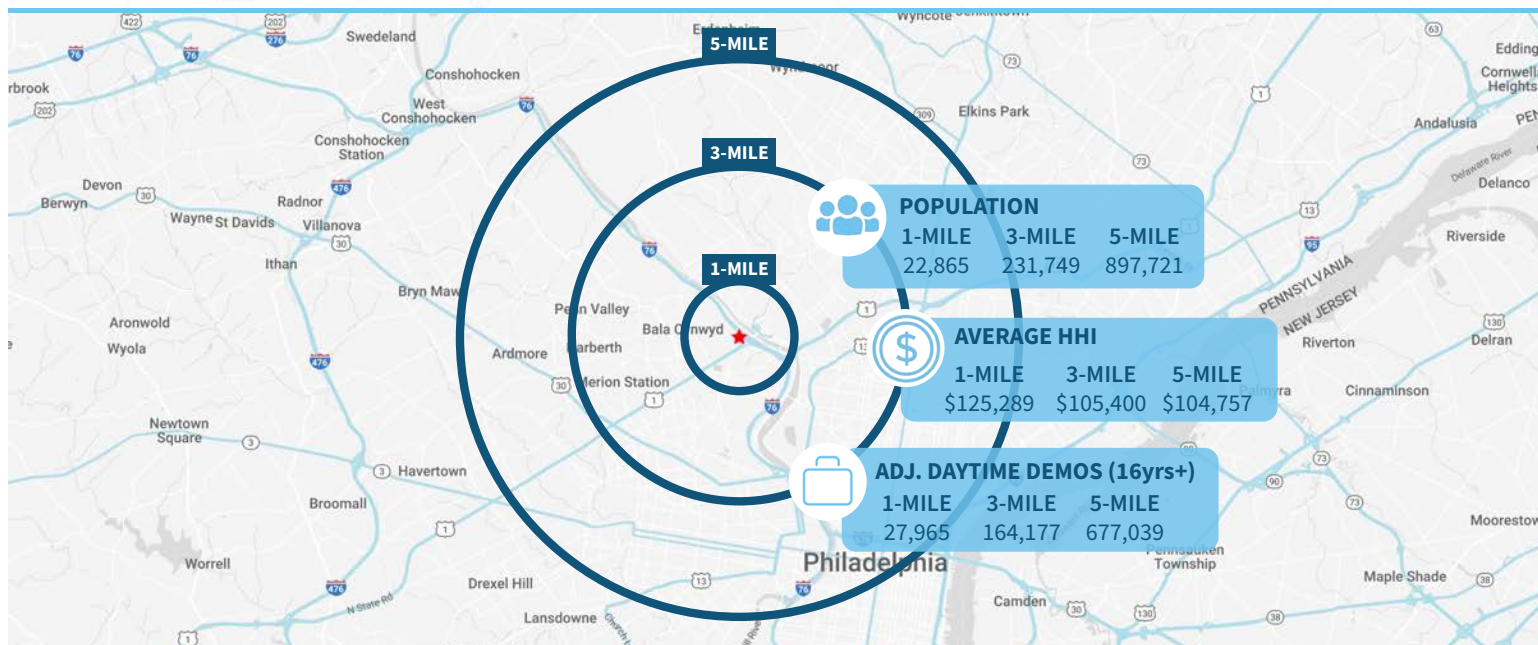
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FLOOR PLAN



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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06/25

MARKET AERIAL

9 Presidential Blvd, Bala Cynwyd | Montgomery County, PA

SITE

Bala Cynwyd SC

ACME	Michaels
QDOBA	LA FITNESS
FIVE GUYS	THE VITAMIN SHOPPE
WSFS bank	Olive Garden
honeygrow	AT&T

SAINT JOSEPH'S UNIVERSITY
#8,500 Students

7-ELEVEN

Wendy's

MAV'S DISCOUNT TIRE

CVS pharmacy

Firestone

Citizens

TACO BELL

Bank of America

Starbucks

McDonald's

Santander

Sprint

RITE AID

DUNKIN'

STARBUCKS

LANDMARK AMERICAN

FRISTRUST

FRIDAYS

Panera

COURTYARD

target

verizon

CHIPOTLE

PNC

abc

the fresh grocer

DUNKIN'

POPEYES

DOLLAR TREE

the Hilton

Belmont Water Treatment Plant

MATTRESS Warehouse

Starbucks

Bank of America

Belmont Ave

Bala Golf Course

Aerial Source: Google Earth Pro & Traffic Count Source: Placerai ('23)