

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

9 Presidential Blvd, Bala Cynwyd, PA 19004

EQUITY CRE



PROPERTY FEATURES & DETAILS

- ±1,066 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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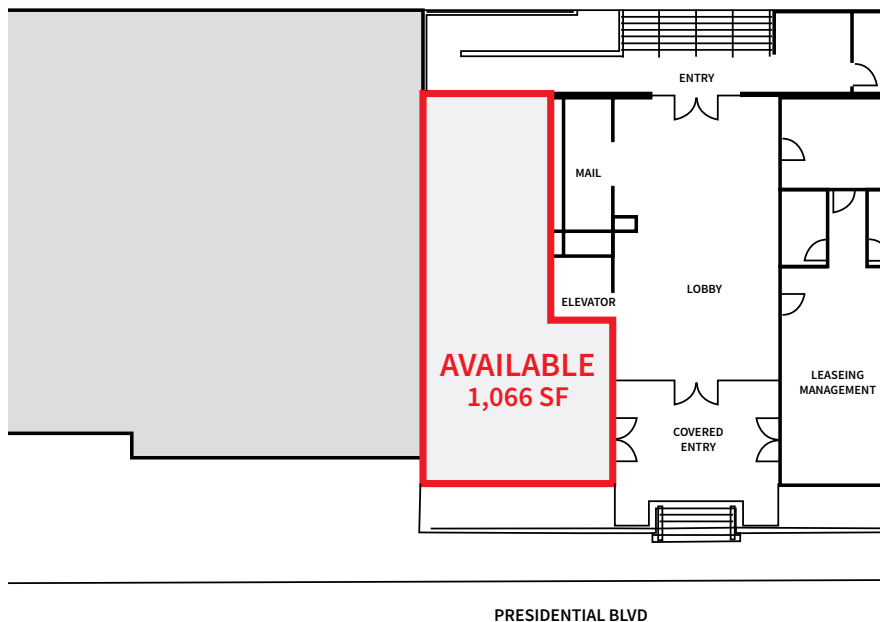
FOR LEASE: EXISTING SHELL CONDITION RETAIL/OFFICE

Ground Floor Retail Space

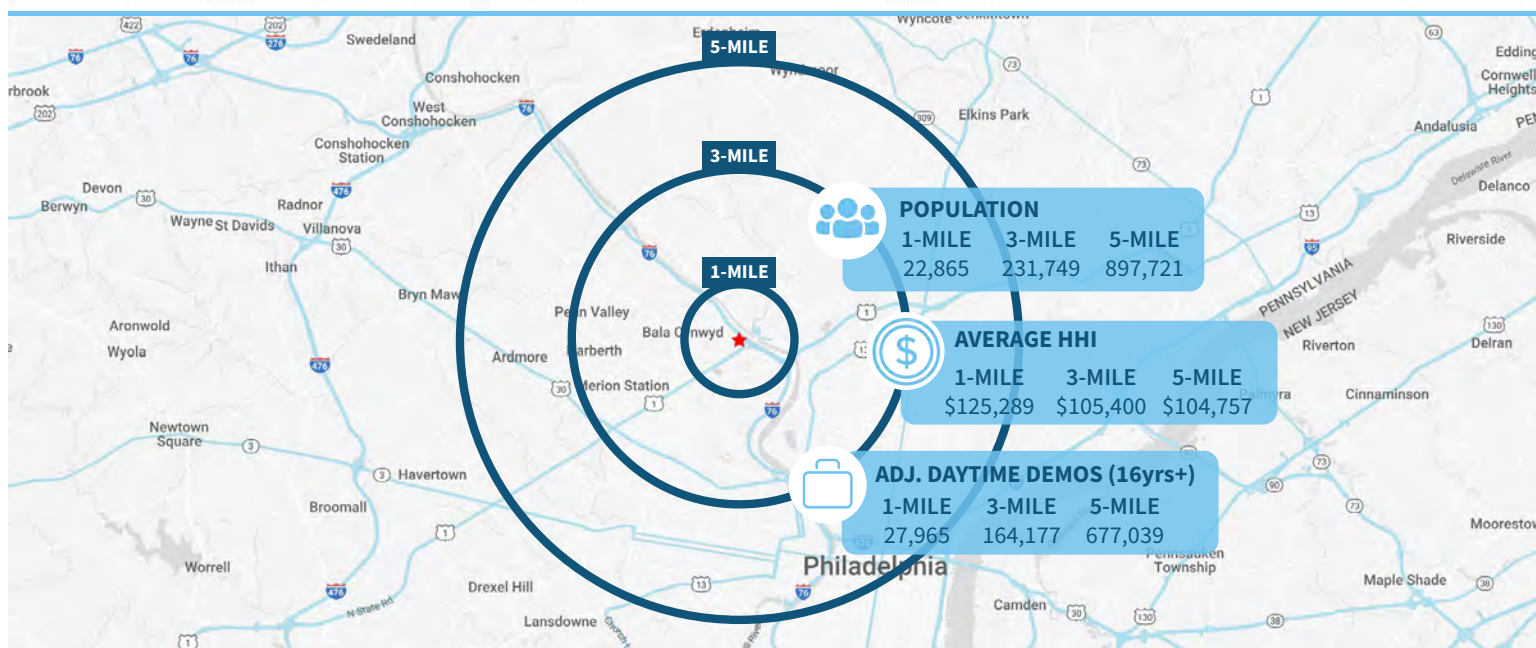
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FLOOR PLAN



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



The right space. The right move.



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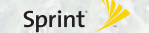
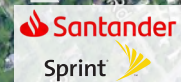
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MARKET AERIAL

9 Presidential Blvd, Bala Cynwyd | Montgomery County, PA

SITE

Bala Cynwyd SC



Bala Golf Course

Belmont Water Treatment Plant



Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)