



ONE BELMONT AVE

CITY AVE | BALA CYNWYD, PA

**DELIVERY
2026**

AVAILABLE

AT LEASE

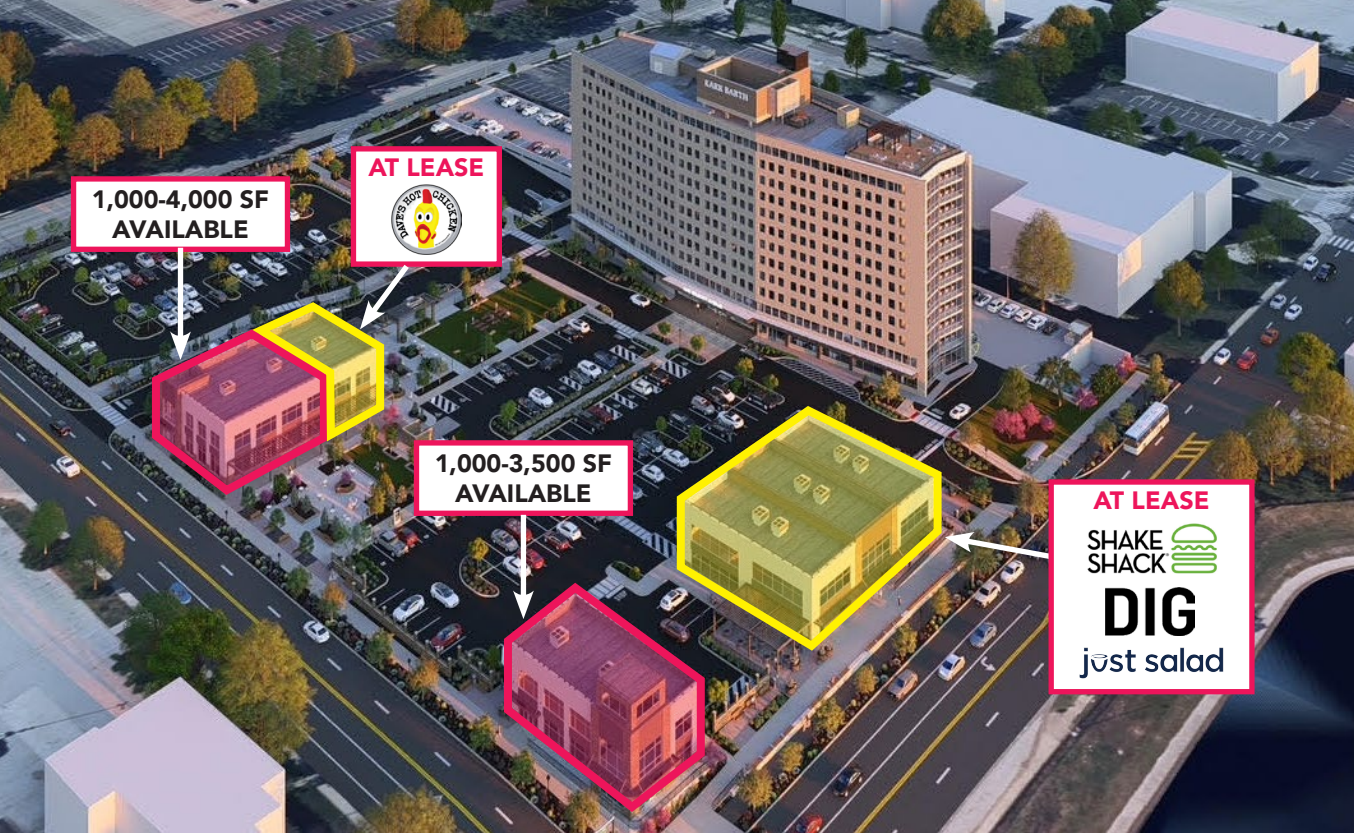
SHAKE
SHACK 

DIG
just salad

MSC

NEW FLAGSHIP DEVELOPMENT!





ONE BELMONT AVE

JOIN THESE TENANTS



PROPERTY DETAILS

- Highly sought new construction retail space in a flagship new retail development project at the intersection of City Avenue (Route 1) (33,049 AADT) and Belmont Avenue (11,526 AADT)
- Rare opportunity for new construction space in a well established retail corridor which borders the City of Philadelphia and the affluent Main Line
- Take advantage of both strong daytime and nighttime traffic in a market immediately surrounded by large office buildings and dense residential

DEMOGRAPHICS

EST. POPULATION

1 mi **18,040**

3 mi **231,095**

5 mi **863,208**

EST. EMPLOYEES

1 mi **27,101**

3 mi **81,160**

5 mi **392,562**

EST. AVERAGE HH INCOME

1 mi **\$121,313**

3 mi **\$105,855**

5 mi **\$105,203**

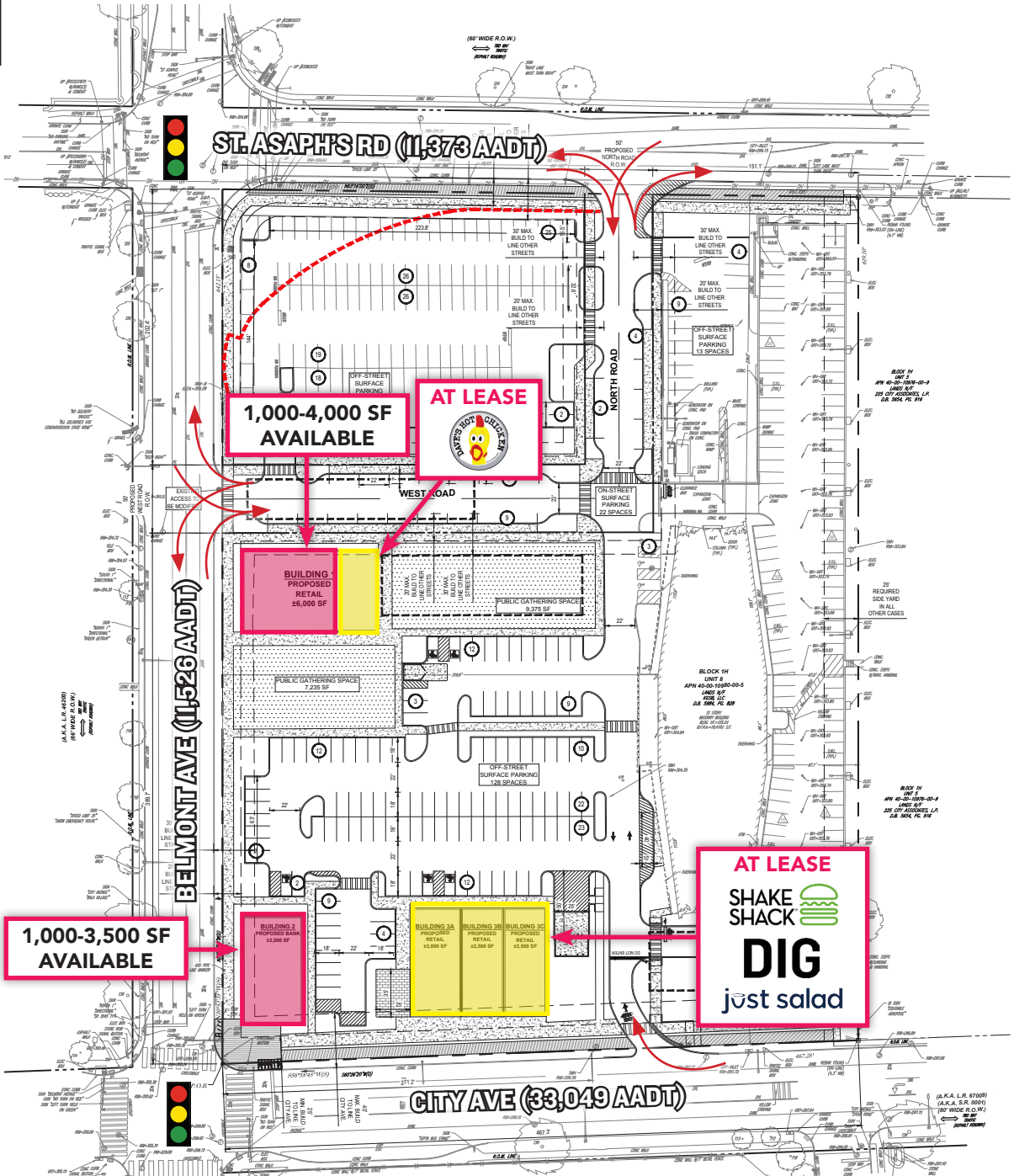
EST. EMPLOYEES

1 mi **43.5**

3 mi **36.9**

5 mi **35.2**

SITE PLAN



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RENDERING



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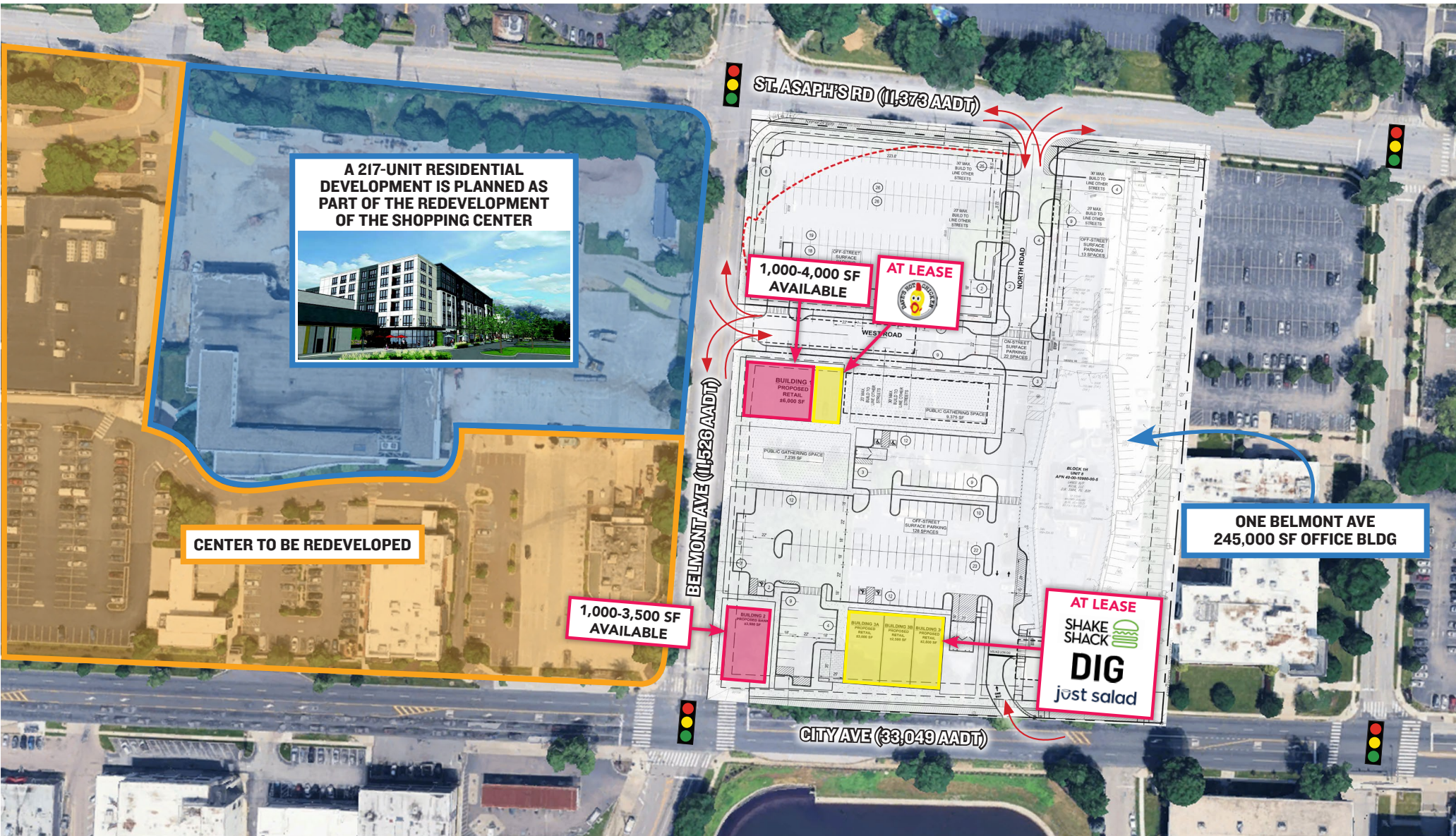
RENDERING



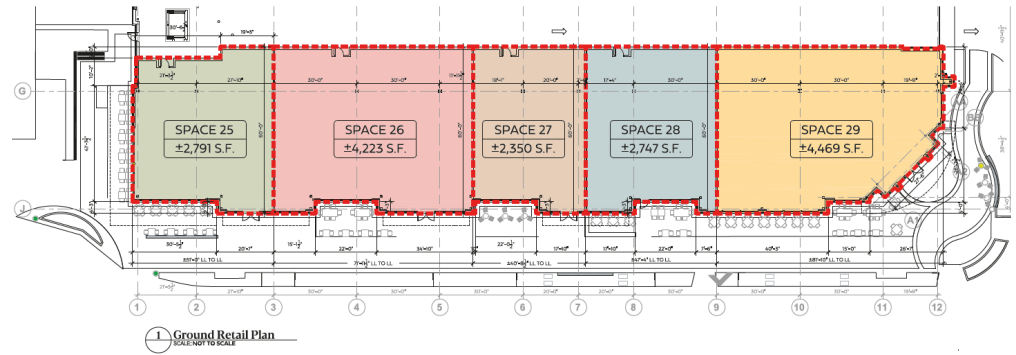
AERIAL



ZOOMED AERIAL



ADJACENT DEVELOPMENT AT BALA CYNWYD SHOPPING CENTER



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