



# ONE BELMONT AVE

CITY AVE | BALA CYNWYD, PA

**DELIVERY  
2026**

**AVAILABLE**

**AT LEASE**  
SHAKE SHACK   
**DIG**  
just salad

BELMONT AVE (11,526 AADT)

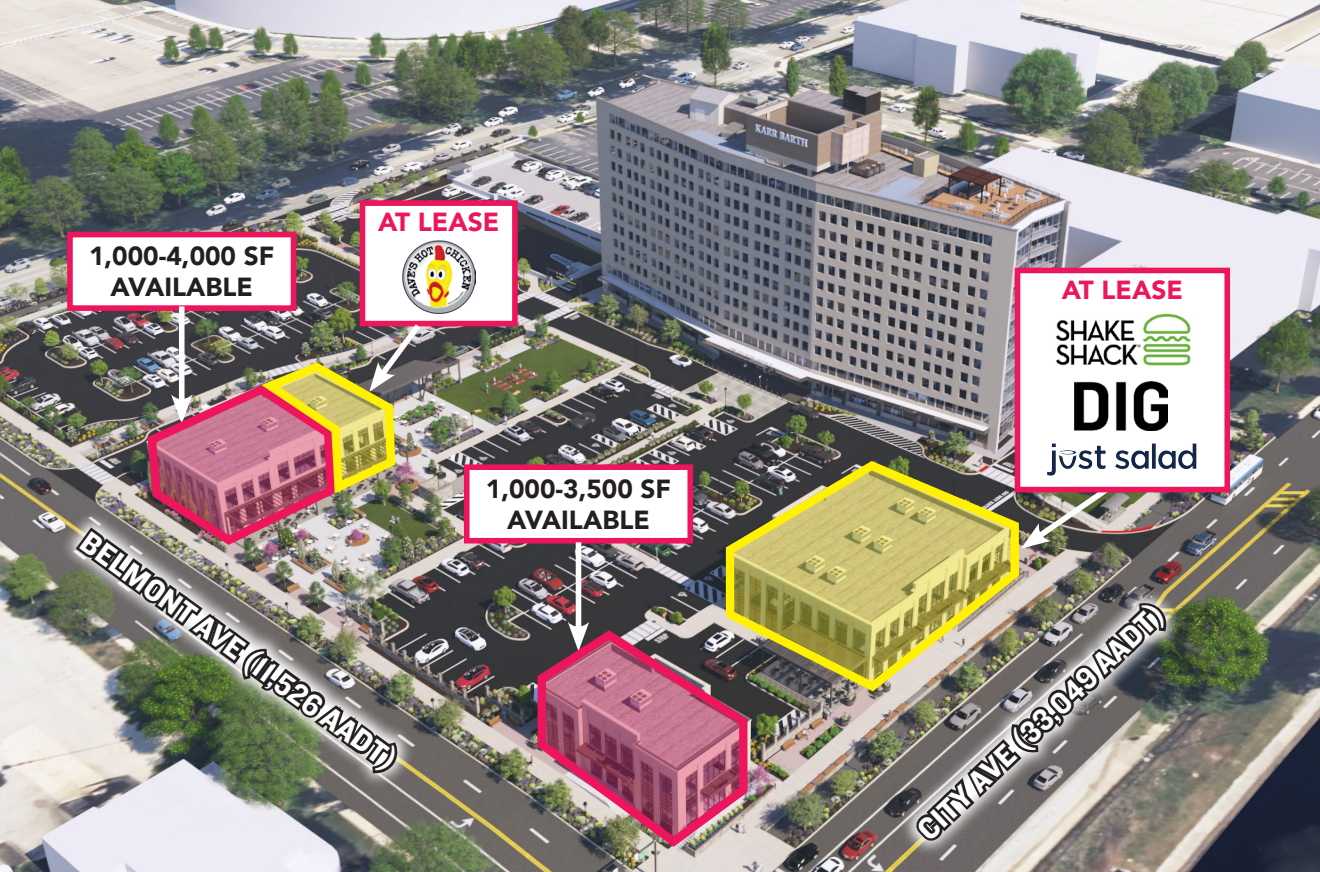
CITY AVE (33,049 AADT)

**MSC**

**NEW FLAGSHIP DEVELOPMENT!**







# ONE BELMONT AVE

JOIN THESE NEARBY TENANTS



## PROPERTY DETAILS

- Highly desirable 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

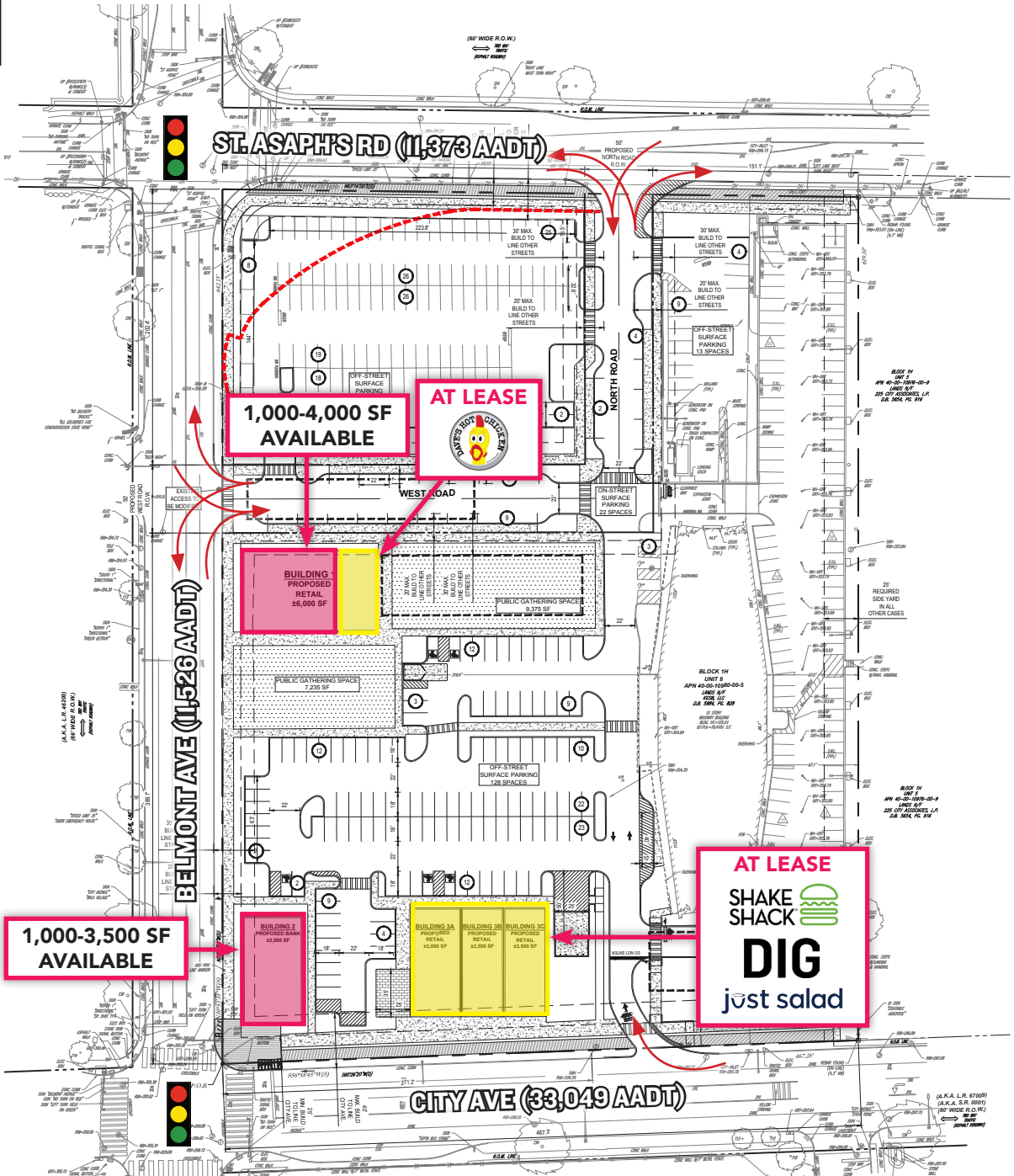
### EST. EMPLOYEES

1 mi 43.5

3 mi 36.9

5 mi 35.2

# SITE PLAN



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.

# MSC



## RENDERING



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## AERIAL

**SITE:** Master plan previously approved to include 2.1 million square feet of new development featuring multiple retail sites, a 168-room hotel, approximately 750,000 square feet of office space and 750 residential units

**KEY**

OFFICE BLDGS 

APARTMENT/  
CONDO BLDGS 

APARTMENT/  
CONDO BLDGS

BELMONT AVE

**BALA CYNWYD ON CITY AVE**

ST ASAPHS AVE

**CITY AVE (RT 1)  
OFFICE/APARTMENT  
CORRIDOR MAP**

23

MONTGOMERY AVE

**LORD & TAYLOR**  
Redevelopment

ONE BELMONT AVE  
245,000 SF Office Bldg

ONE BELMONT

CITY AVE (RT 1)  
33,049 ADV



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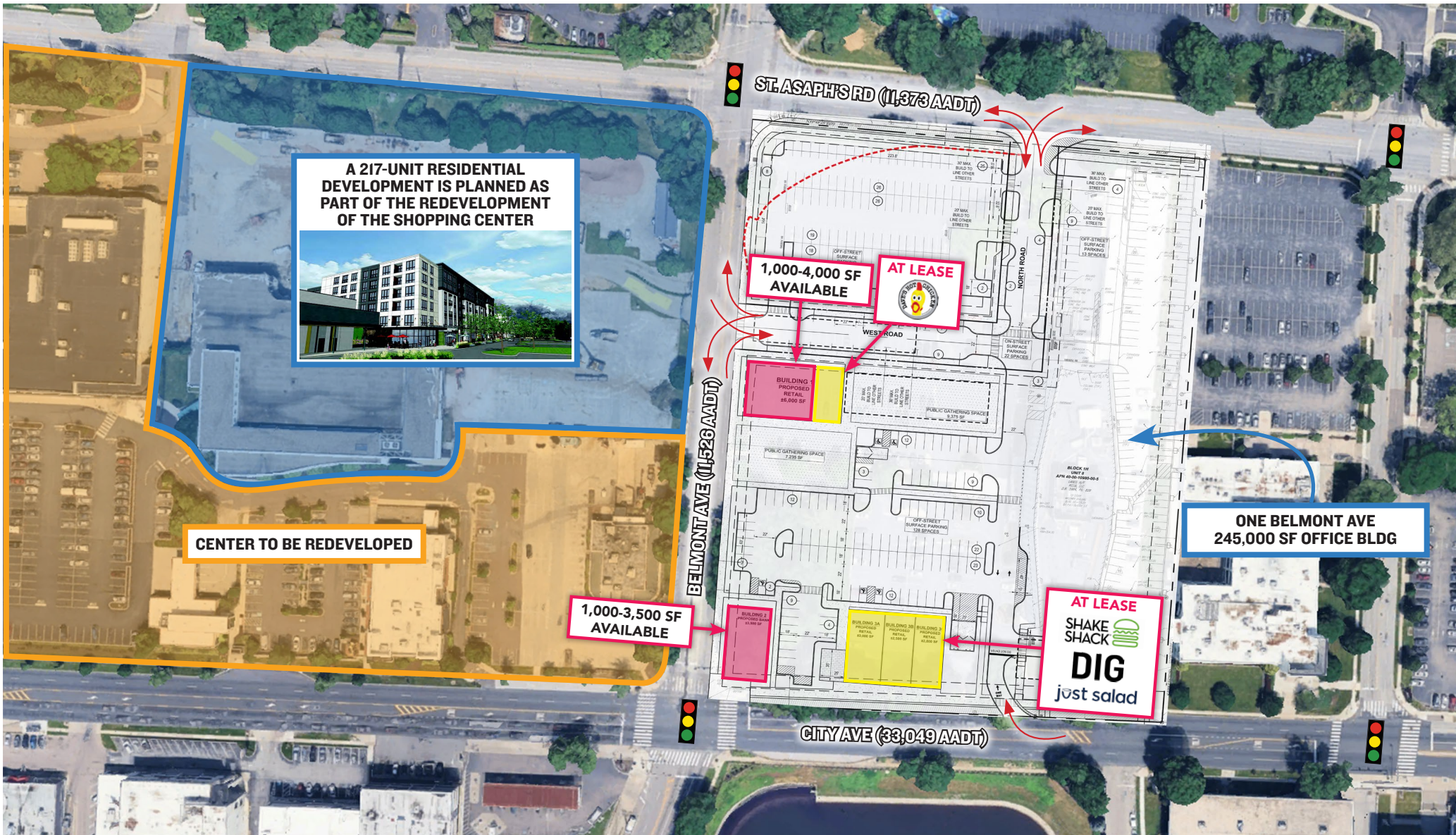


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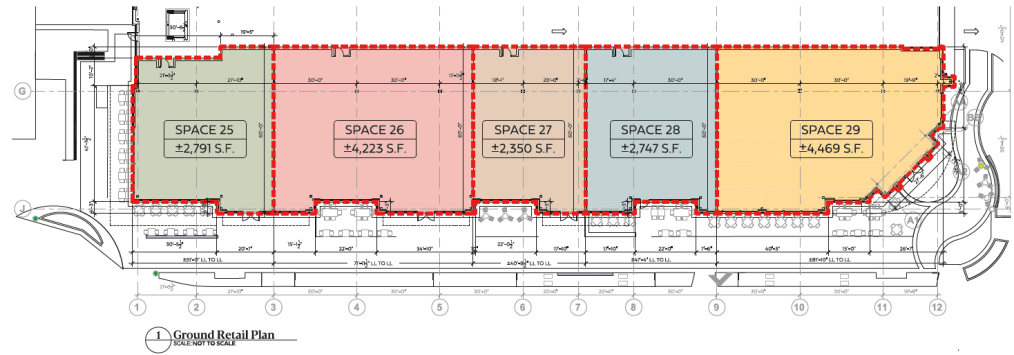


# ZOOMED AERIAL





# ADJACENT DEVELOPMENT AT BALA CYNWYD SHOPPING CENTER



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