



# ONE BELMONT AVE

CITY AVE | BALA CYNWYD, PA

**DELIVERY  
2027**

**AT LEASE**  
SHAKE SHACK   
jōst salad  
and two  
national QSRs



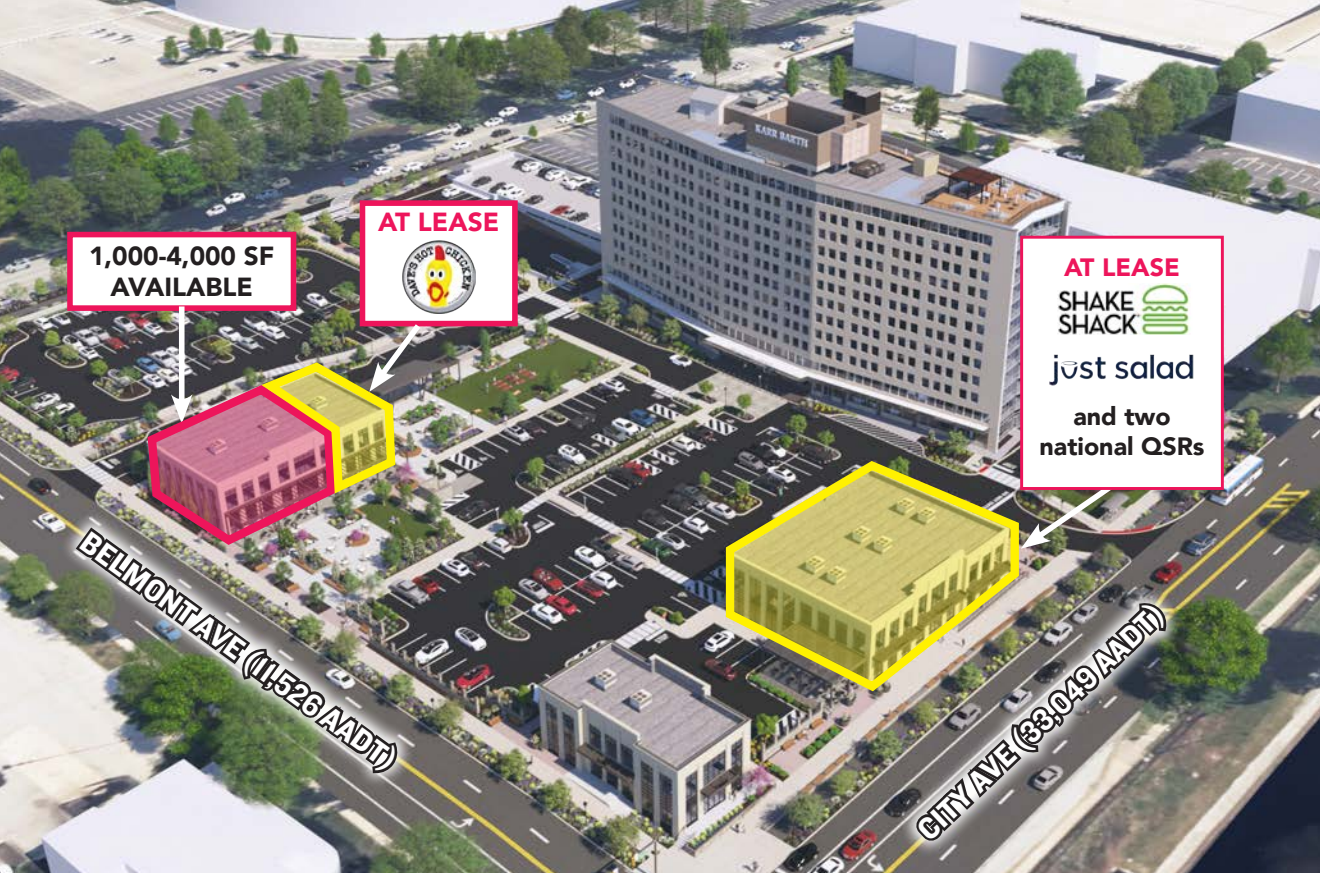
BELMONT AVE (11,526 AADT)

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*

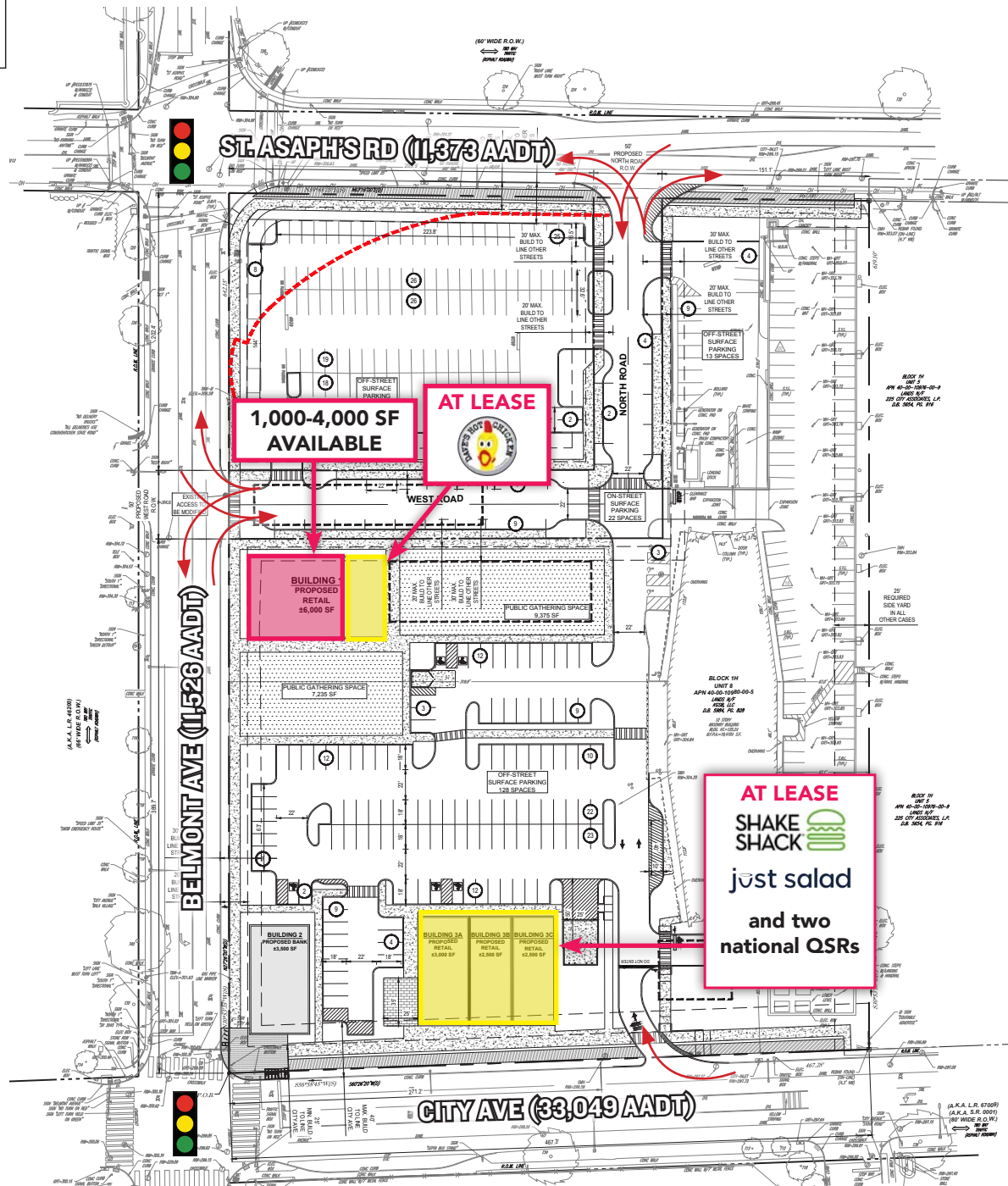
## DEMOGRAPHICS

EST. POPULATION		EST. EMPLOYEES	
1 mi	18,040	1 mi	27,101
3 mi	231,095	3 mi	81,160
5 mi	863,208	5 mi	392,562
EST. AVERAGE HH INCOME		EST. EMPLOYEES	
1 mi	\$121,313	1 mi	43.5
3 mi	\$105,855	3 mi	36.9
5 mi	\$105,203	5 mi	35.2

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# SITE PLAN



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RENDERING



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**MSC**

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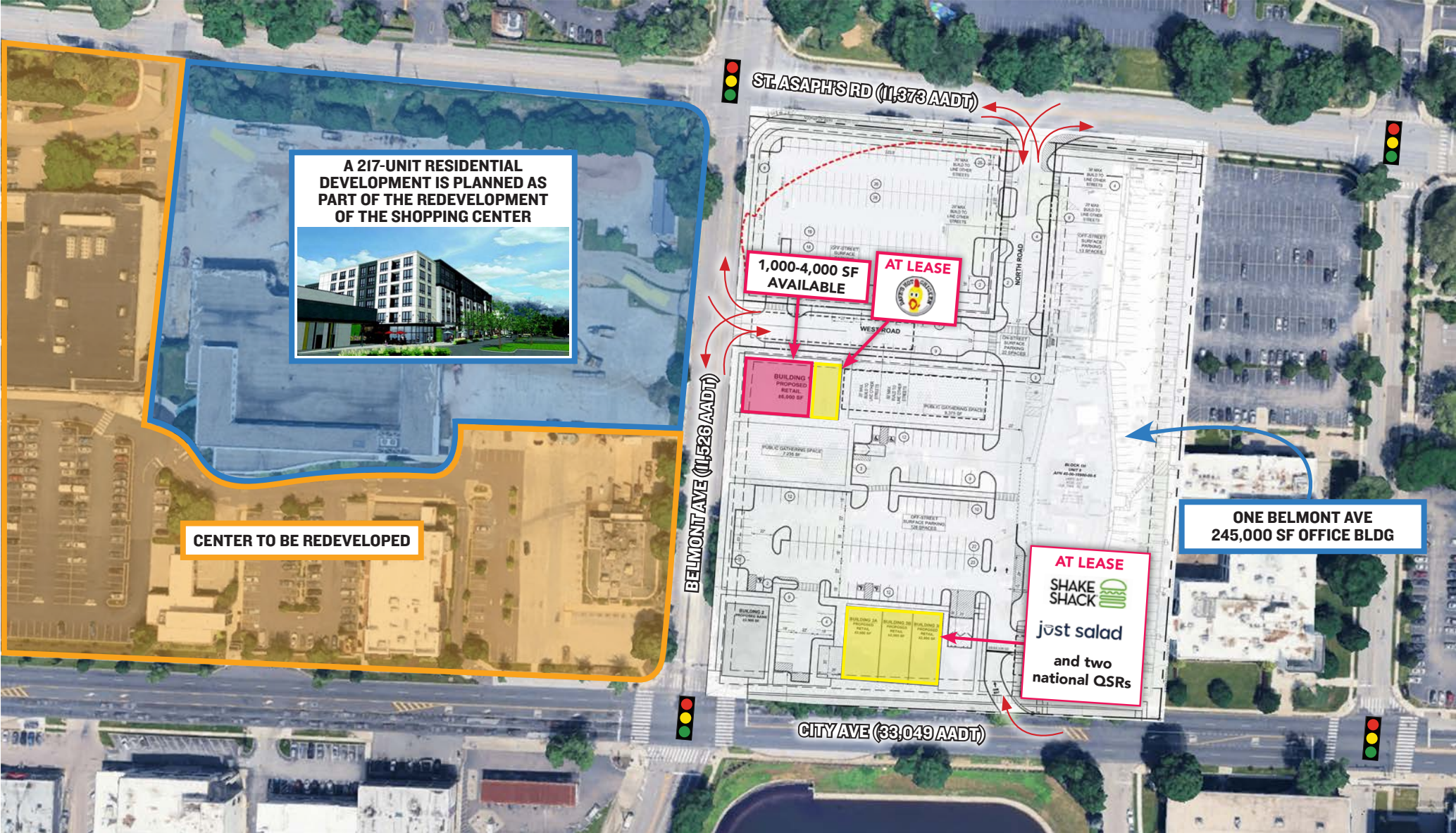
**MSC**



AERIAL

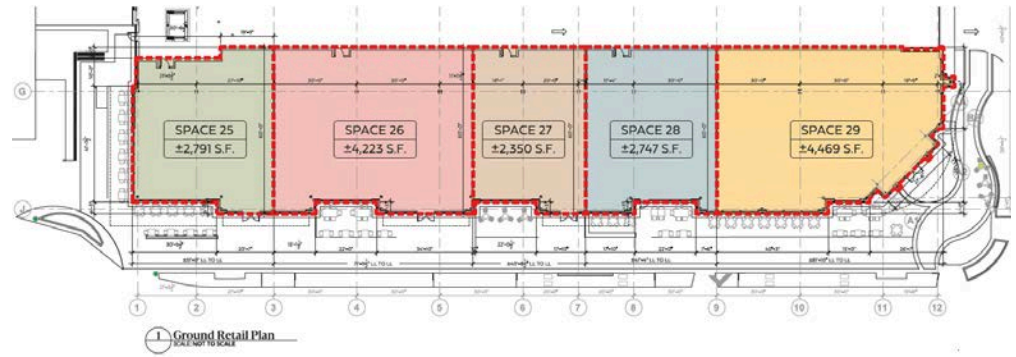


ZOOMED AERIAL



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# ADJACENT DEVELOPMENT AT BALA CYNWYD SHOPPING CENTER



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