

225 CITY AVENUE

MERION STATION, PA
(BALA CYNWYD SUB-MARKET)

MSC

6,837 SF OF RETAIL FOR LEASE (DIVISIBLE)



225 CITY AVE

OLD
LANDCASTER
ROAD

OFF STREET
PARKING

6,837 SF
(DIVISIBLE)

CITY AVENUE (31,008 VPD)

PROPERTY DETAILS

- ▶ Rare retail opportunity positioned directly across from Saint Joseph's University
 - ▶ 9,000 students
 - ▶ 2,500 faculty members
- ▶ Great visibility on City Ave (31,088 VPD), Lower Merion Township
- ▶ 30 Car Private Off-Street Parking
- ▶ Close proximity to Lankenau Medical Center (4 minute drive time)
 - ▶ 370 beds
 - ▶ 2,000 employees

JOIN THESE AREA TENANTS

LA FITNESS

ACME

honeygrow

Bank of America

Michaels
Where Creativity Happens



DEMOGRAPHICS

EST. POPULATION

.5 mi 7,783

1 mi 28,745

1.5 mi 55,726

EST. EMPLOYEES

.5 mi 3,019

1 mi 12,706

1.5 mi 34,744

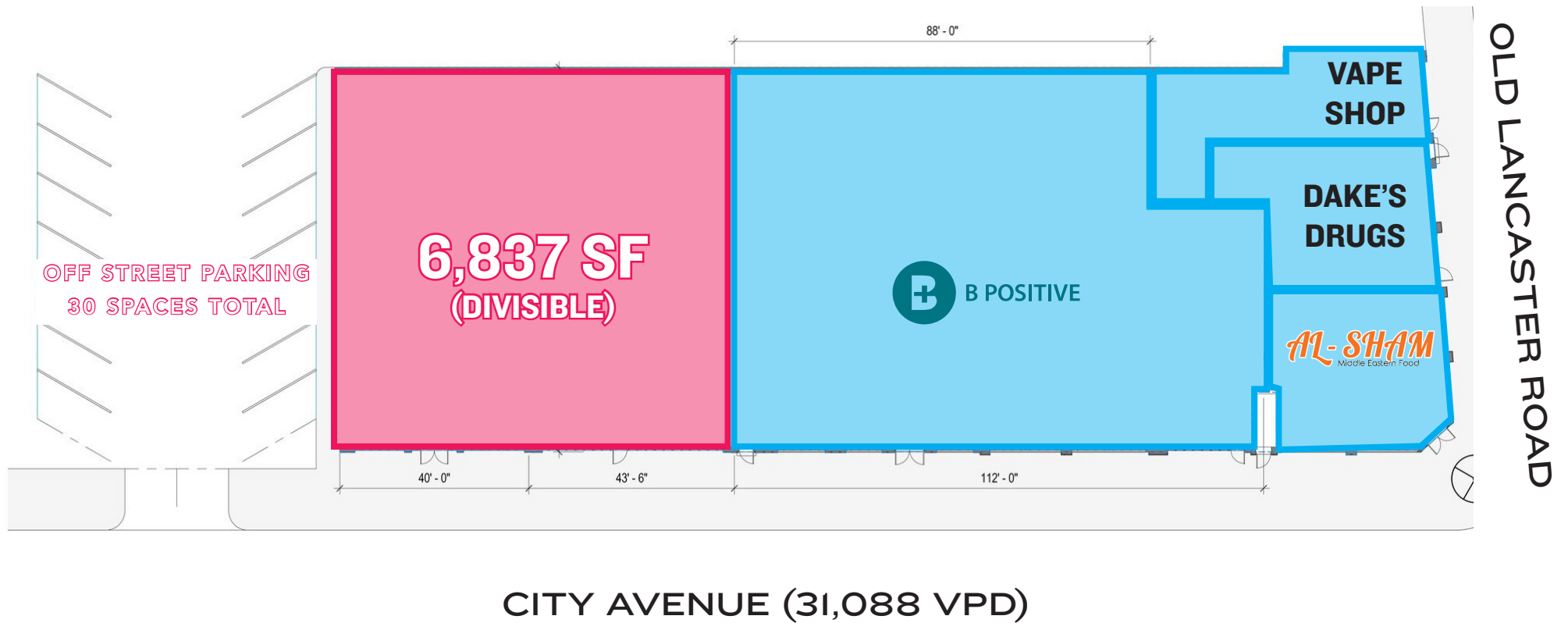
EST. AVERAGE HH INCOME

.5 mi \$112,342

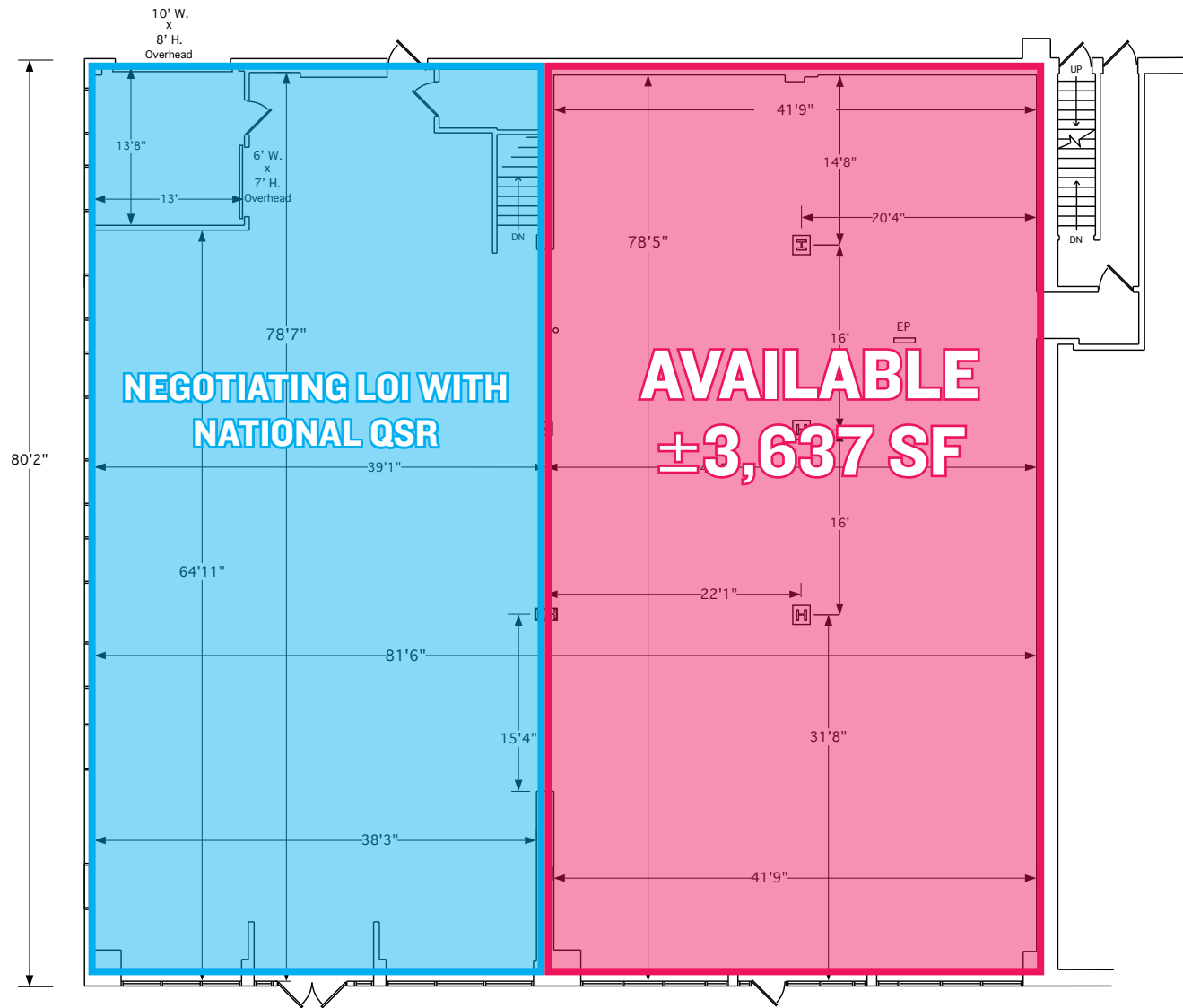
1 mi \$116,417

1.5 mi \$132,086

SITE PLAN

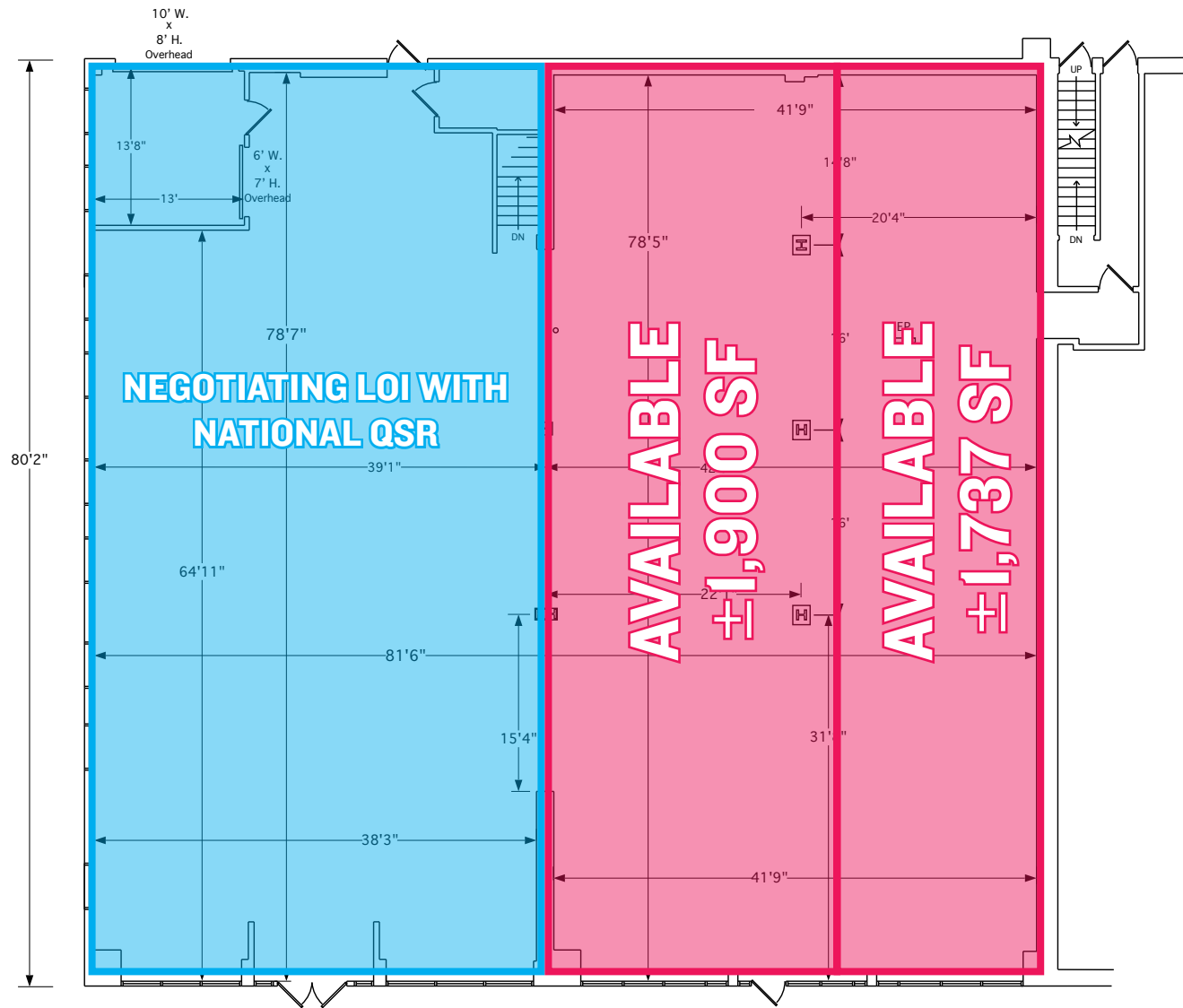


PROPOSED FLOOR PLAN 1



CITY AVENUE (31,088 VPD)

PROPOSED FLOOR PLAN 2



CITY AVENUE (31,088 VPD)

AERIAL





MSC

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