

26 ROCK HILL ROAD

BALA CYNWYD, PA 19004

MSC



±2,400 SF OFFICE/RESIDENTIAL PROPERTY FOR SALE



26 ROCK HILL ROAD

DEMOGRAPHICS

EST. POPULATION

1 mi 13,406

3 mi 142,993

5 mi 630,638

EST. EMPLOYEES

1 mi 10,544

3 mi 59,620

5 mi 212,295

EST. MEDIAN HH INCOME

1 mi \$174,311

3 mi \$107,950

5 mi \$77,543

EST. MEDIAN AGE

1 mi 39.3

3 mi 38.7

5 mi 36.6

PROPERTY DETAILS

- ▶ 1,610 SF + 805 SF Partially Finished Basement
- ▶ Zoned for commercial and residential use, offering long-term flexibility
- ▶ Well-suited for medical, dental, therapy, or boutique professional services
- ▶ Excellent opportunity for owner-user or residential investor
- ▶ 3+ Spaces for On-Site Parking
- ▶ Stable Main Line location with proximity to hospitals, campuses, and affluent neighborhoods
- ▶ 3+ offices/bedrooms & 1.5 bathrooms

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.

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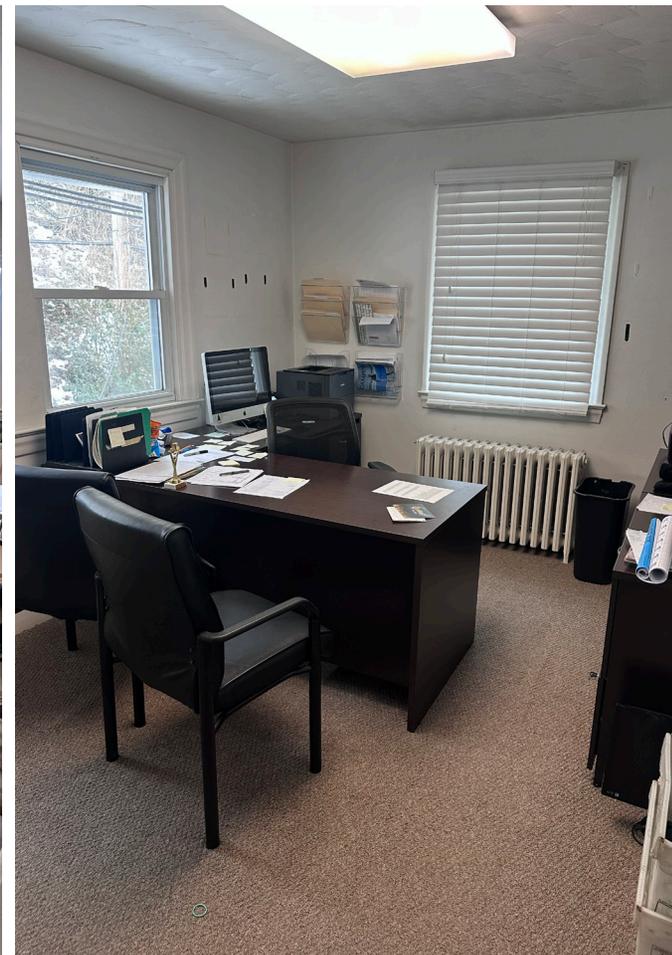
INTERIOR PHOTOS



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ZOOMED AERIAL



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