

MSC

HANOVER BALA CYNWYD

111 PRESIDENTIAL BLVD
BALA CYNWYD, PA

1,842 - 6,372 SF RESTAURANT / RETAIL AVAILABLE



HANOVER BALA CYNWYD

LOCAL HOTELS

Hilton

207 Keys

COURTYARD
BY MARRIOTT

333 Keys

LOCAL OFFICE TENANTS


Main Line Health

Dental Solutions
Creating Smiles

 **PCOM**

 **KBA**

 **SIG**
SUSQUEHANNA

PROPERTY DETAILS

- ▶ 46 dedicated parking spaces for retail use, dedicated retail loading and trash, and adjacent public park space.
- ▶ Located within the affluent City Ave/Main Line trade area, featuring some of the highest household incomes and strongest consumer spending in the Philly region.
- ▶ Access to I-76 and Route 1 (117,000 VPD) proximate to King of Prussia and other surrounding affluent sub-markets.
- ▶ ±900 high end multifamily units planned/built within a mile of the development by the end of 2026

JOIN THESE AREA TENANTS

 **TARGET**

 **LONGHORN**
STEAKHOUSE

**JUST
SALAD**

 **LA FITNESS**

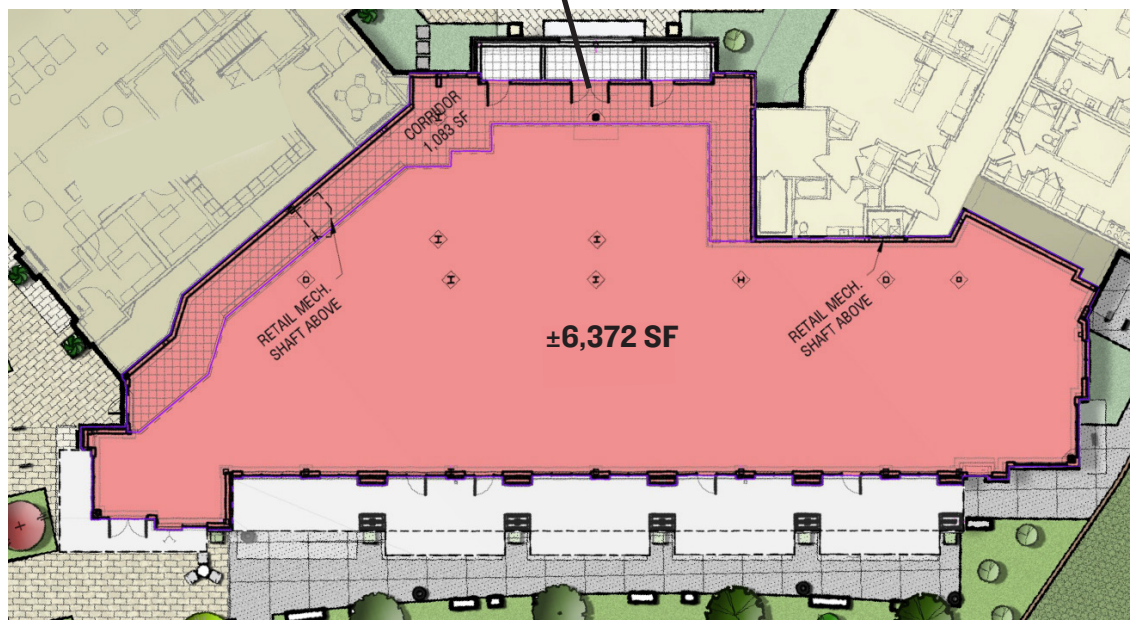
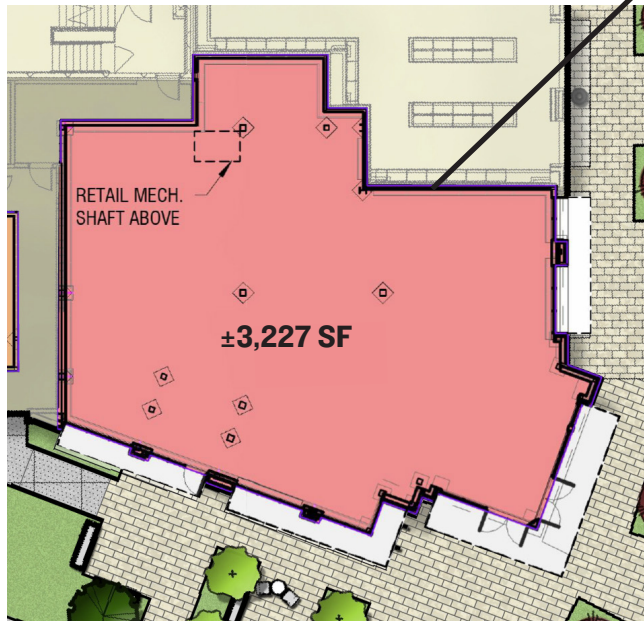
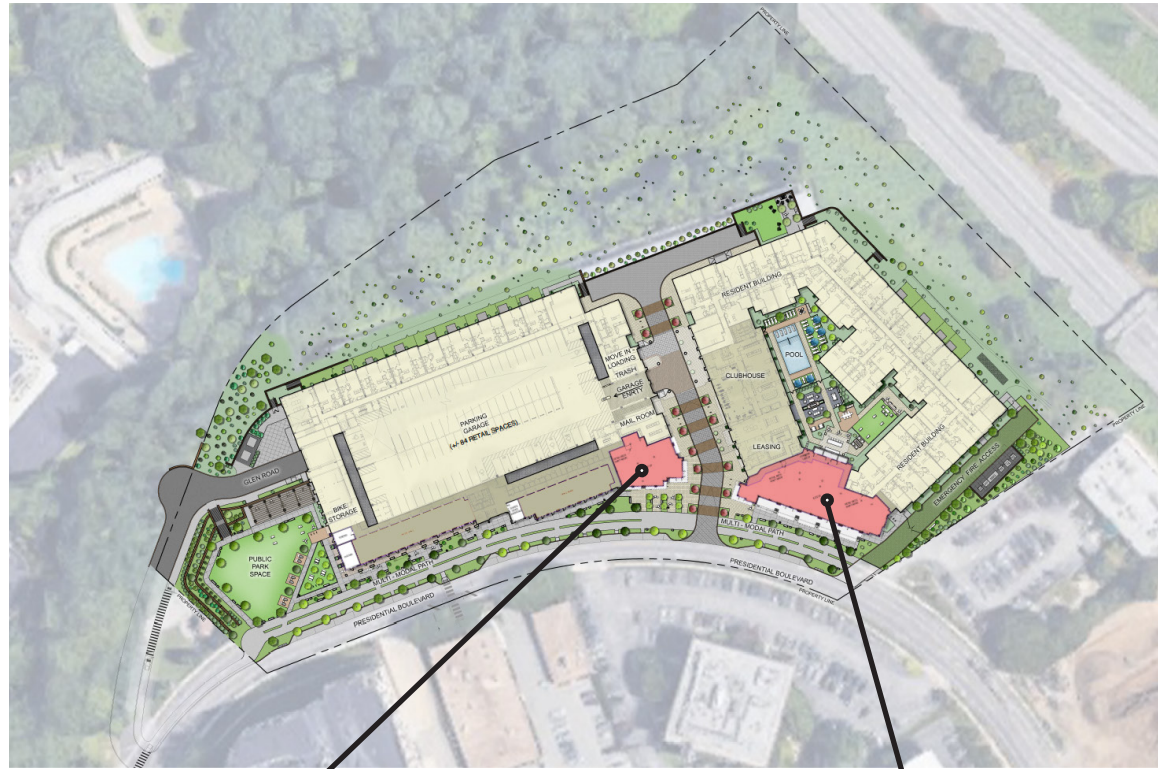
DIG

**SHAKE
SHACK** 

carter's
babies and kids

Michaels
Where Creativity Happens™

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.

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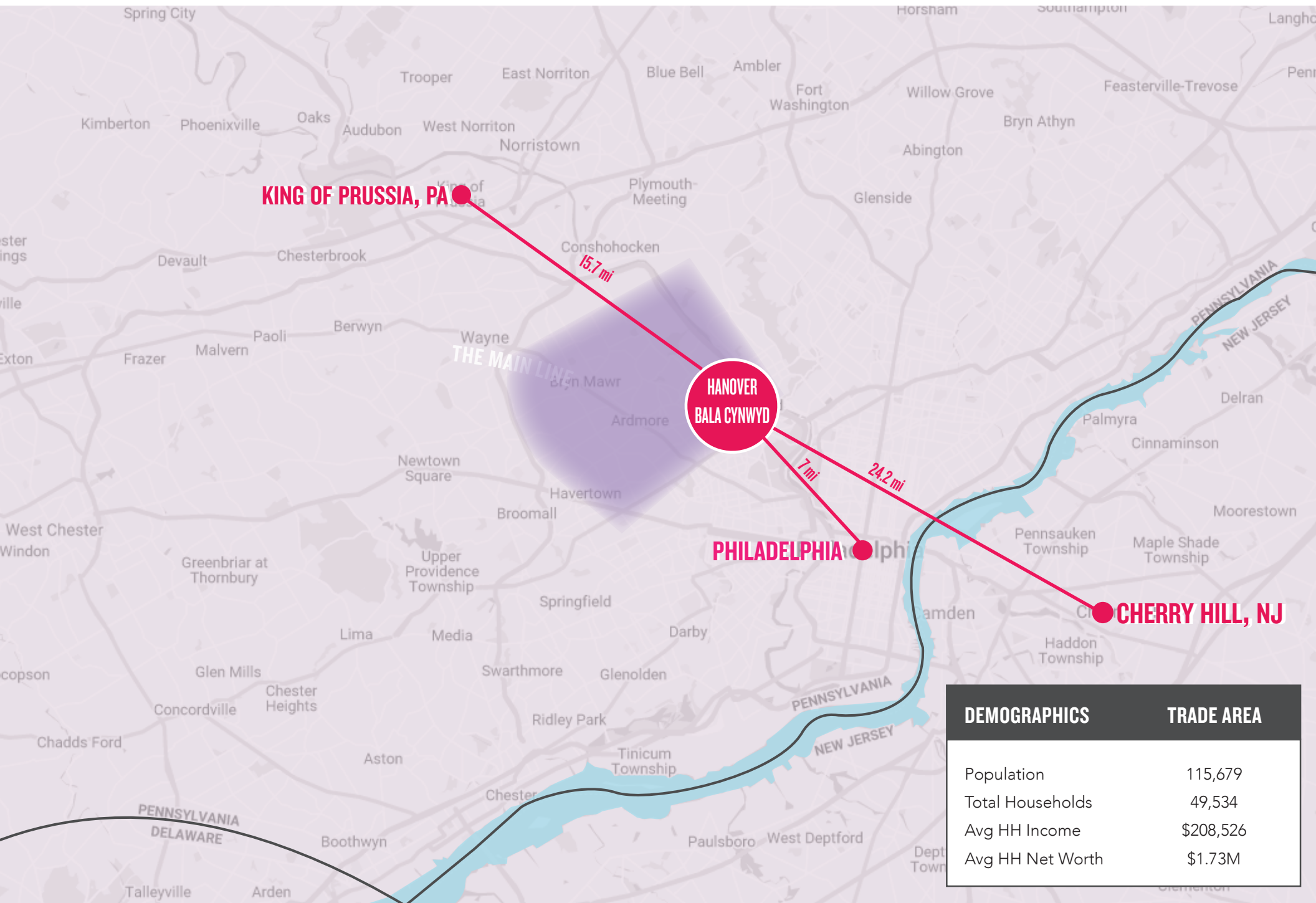
ZOOMED AERIAL



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IN THE HEART OF PHILADELPHIA'S FAMED 'MAIN LINE' - BALA CYNWYD, PA



DEMOGRAPHICS	TRADE AREA
Population	115,679
Total Households	49,534
Avg HH Income	\$208,526
Avg HH Net Worth	\$1.73M

MSC

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