



MSC

# HANOVER BALA CYNWYD

111 PRESIDENTIAL BLVD  
BALA CYNWYD, PA

1,842 - 6,372 SF AVAILABLE



# HANOVER BALA CYNWYD

## DEMOGRAPHICS

### EST. POPULATION

1 mi **23,713**  
 2 mi **78,594**  
 3 mi **219,219**

### EST. EMPLOYEES

1 mi **21,228**  
 2 mi **44,692**  
 3 mi **85,710**

### EST. AVG HH INCOME

1 mi **\$126,159**  
 2 mi **\$133,355**  
 3 mi **\$112,154**

### EST. MEDIAN AGE

1 mi **40.0**  
 2 mi **36.8**  
 3 mi **37.4**

## PROPERTY DETAILS

- ▶ Features 46 dedicated garage parking spaces for retail/office use, a dedicated retail loading/trash area, and adjacent public park space.
- ▶ Immediate proximity to significant retail and development activity.
- ▶ Over 900 residential units being delivered within a mile of the development by the end of 2026\*\*
- ▶ The City Avenue District has in excess of 2,800 residential units within the district's 2.7 miles on City Avenue

\*\*Hanover Bala Cynwyd - 425 units; Keystone Development Investments - 270 units; Federal Realty - 220 units.

## JOIN THESE AREA TENANTS



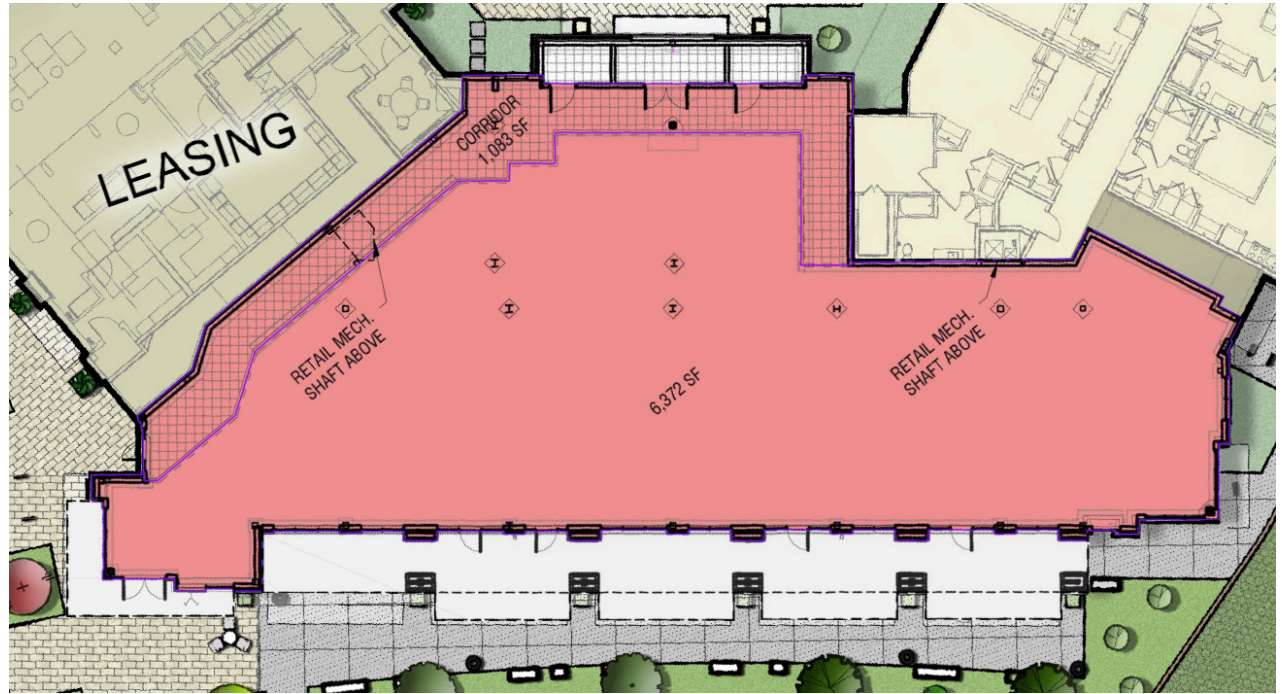
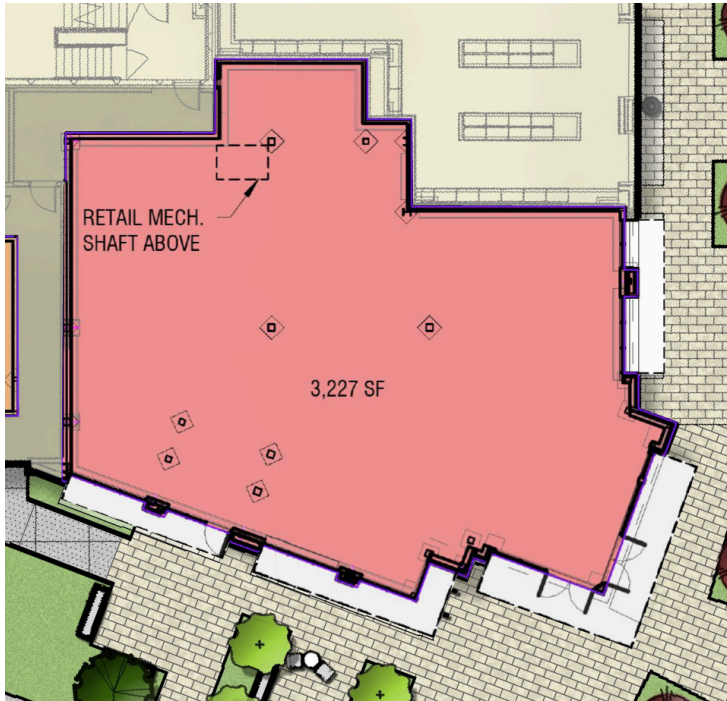
# SITE PLAN



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# ZOOMED SITE PLANS





## CITY AVE DISTRICT

*Positioned along the Philadelphia–Lower Merion border, the City Avenue District serves as a premier commercial corridor connecting Center City Philadelphia with the affluent Main Line suburbs. The district is anchored by a diverse mix of office, retail, multifamily, healthcare, and higher education uses, creating a strong live-work-play environment and a substantial daytime population. Exceptional regional accessibility via City Avenue (US-1), I-76, and nearby SEPTA transit supports sustained demand from residents, employees, students, and visitors alike.*

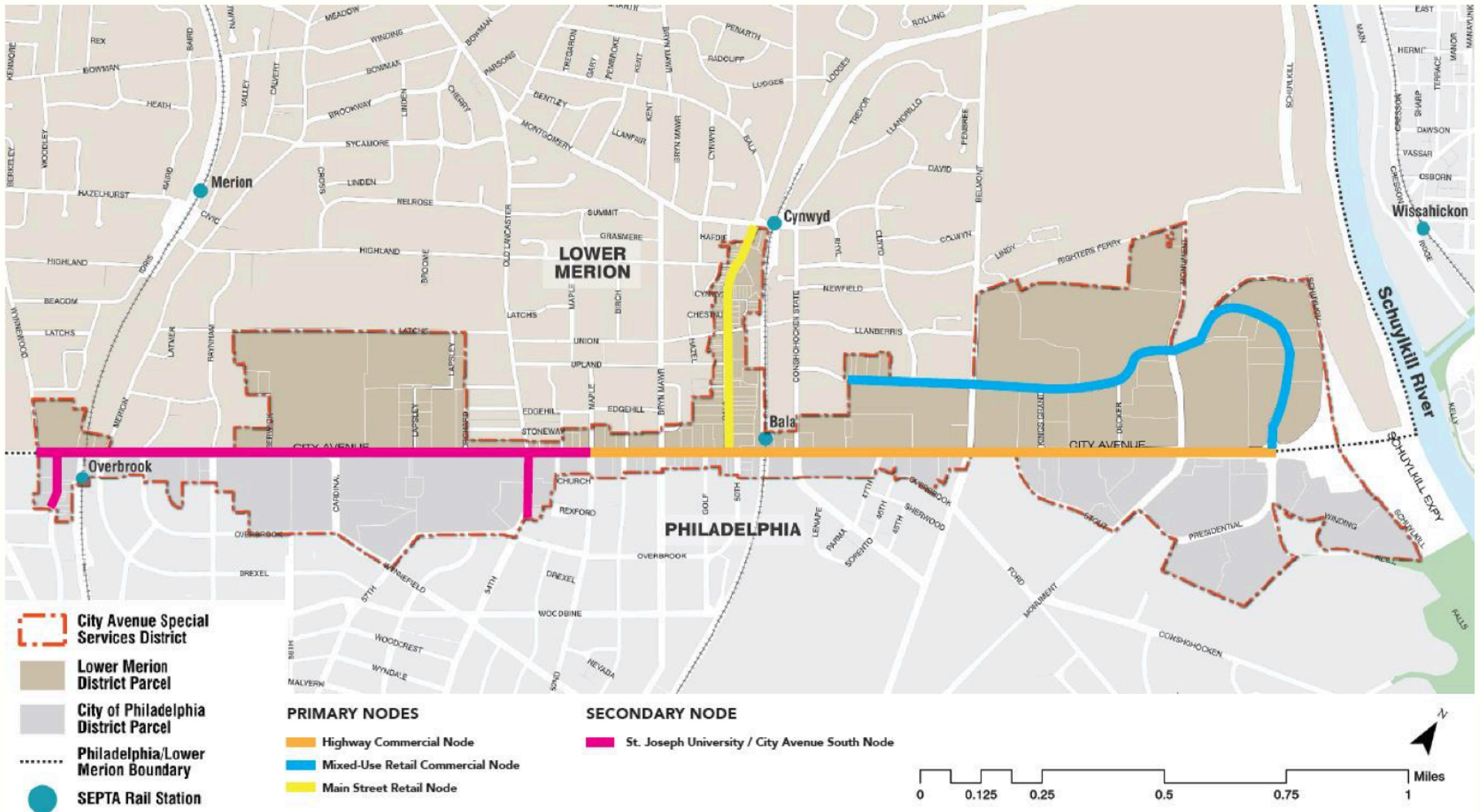
## ECONOMIC DRIVERS

*The corridor benefits from proximity to major institutional anchors including Saint Joseph's University, Lankenau Medical Center, and Philadelphia College of Osteopathic Medicine, which collectively generate significant employment and consumer traffic. Continued public and private investment has transformed City Avenue into one of the region's most dynamic mixed-use districts, attracting new residential development, retail investment, and corporate users.*



# RETAIL NODE ANALYSIS

CITY AVE DISTRICT INCLUDES FOUR RETAIL NODES: HIGHWAY COMMERCIAL, MIXED-USE, MAIN STREET, AND ST JOSEPH'S



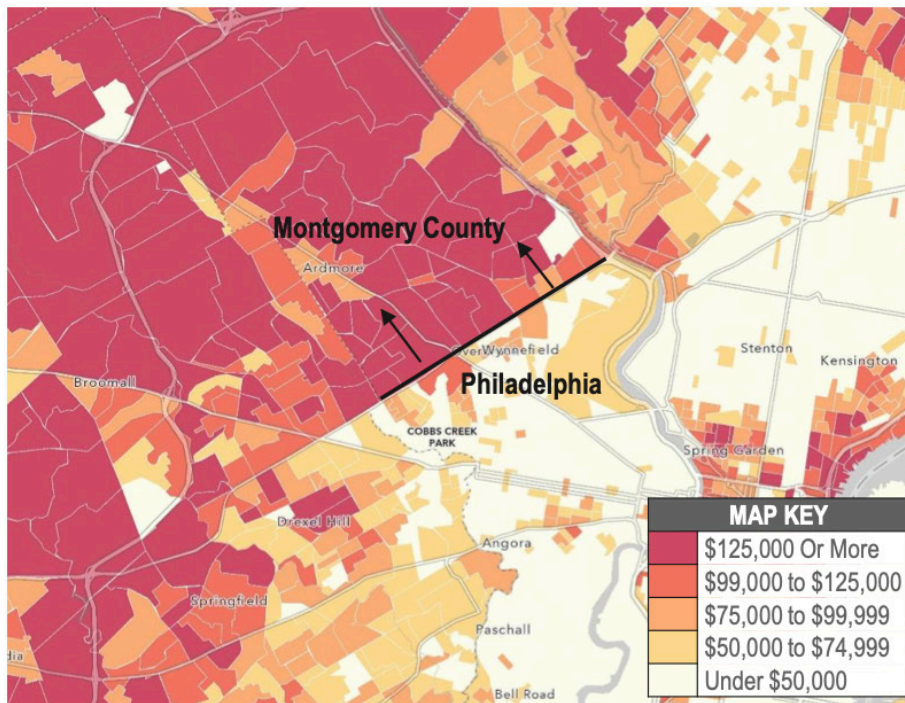
Source: MSC, City Ave District

# DEMOGRAPHIC CHARACTERISTICS

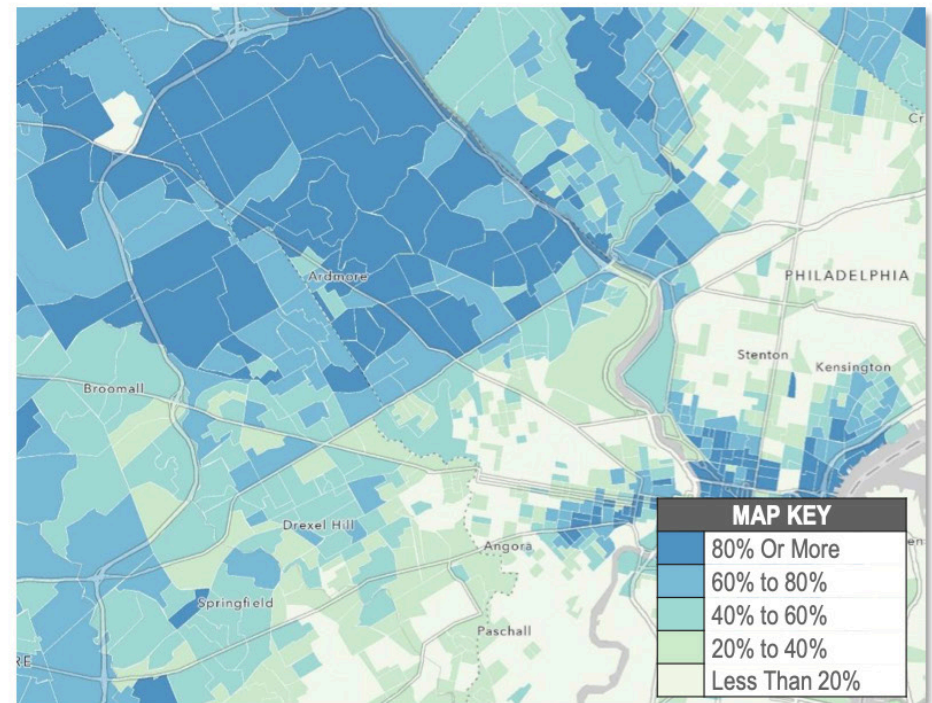
## LOCATED AT THE BORDER OF THE CITY OF PHILADELPHIA AND MONTGOMERY COUNTY, THE CITY AVE DISTRICT HAS ACCESS TO BOTH AFFLUENT AND WORKING-CLASS HOUSEHOLDS, REPRESENTING A UNIQUE DYNAMIC FOR A RETAIL CORRIDOR

- ▶ City Ave District is situated along the boundary between Montgomery County and Philadelphia. Neighborhoods north of City Ave District consist primarily of single-family dwellings that accommodate a more affluent and well-educated household base. In contrast, the neighborhoods south of City Ave exhibit a greater prevalence of working-class demographics. Similarly, across the Schuylkill River, demographic characteristics mirror this distribution; in general, households to the north of City Avenue tend to exhibit higher income and education attainment levels, while households in the urban area of West Philadelphia lean towards a more working-class profile.
- ▶ Household income and educational attainment levels are often considerations of retailers as part of the site selection process. The unique economic and demographic composition of the area surrounding the City Ave District explains the assortment of tenants in the area today; from convenience stores to Saks Fifth Avenue, the City Ave District serves a wide variety of customers, making a cohesive retail strategy all the more important.

**Median Household Income by Block Group, 2023;**  
Lower Merion Township and Philadelphia, Pennsylvania



**Percent of Population with Bachelor's Degree or Higher, 2023;**  
Lower Merion Township and Philadelphia, Pennsylvania



Source: Esri; RCLCO

# ELEVATIONS

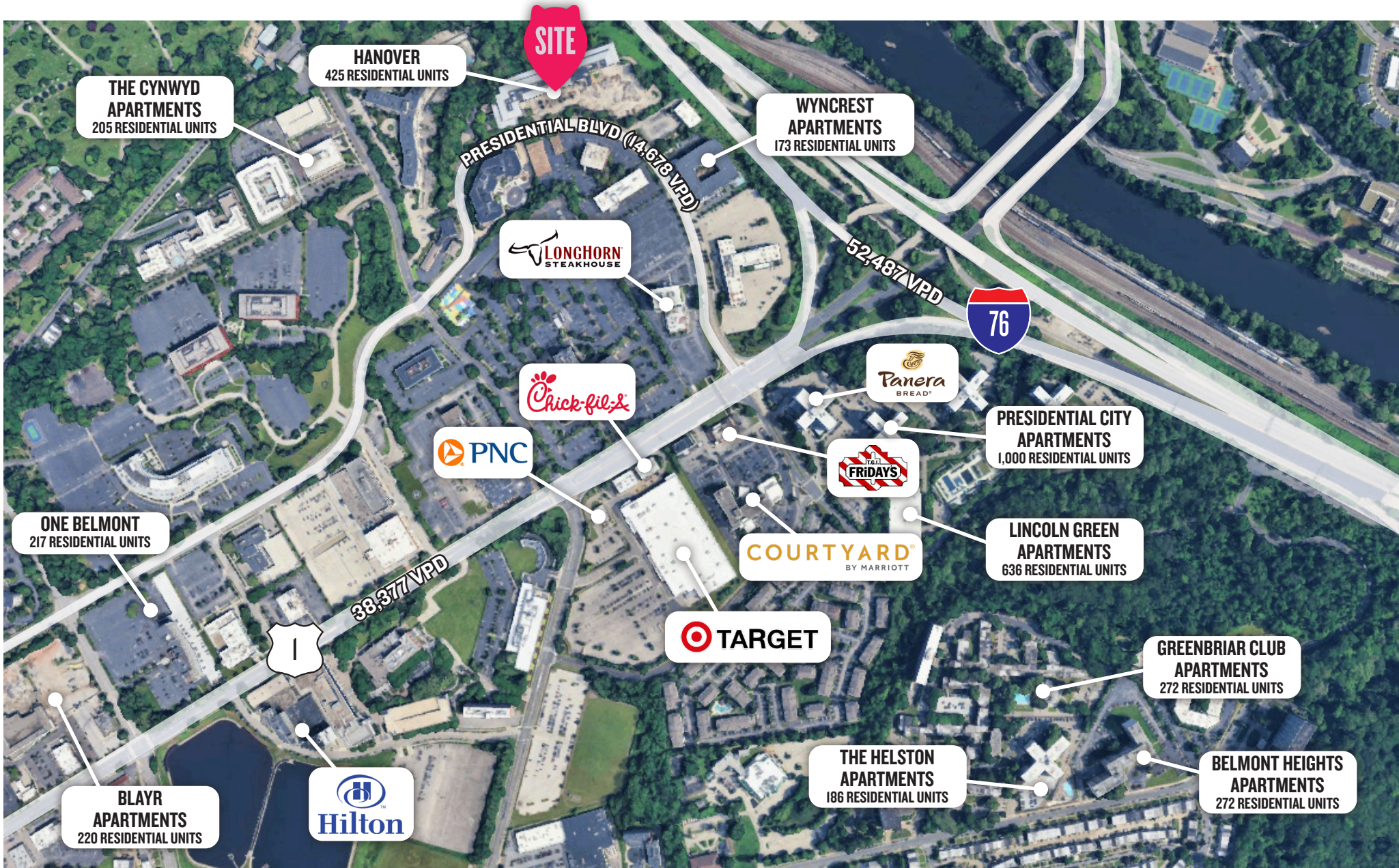


1 EAST BUILDING ELEVATION - SOUTH C/D  
1/8" = 1'-0"



2 EAST BUILDING ELEVATION - SOUTH D  
1/8" = 1'-0"

ZOOMED AERIAL



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AERIAL



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