



BALA CYNWYD,
PENNSYLVANIA 19004

TWO BALA PLAZA

TROPHY RETAIL
SPACE AVAILABLE



90,000 SF

DYNAMIC LOCATION AT THE NEXUS OF
PHILADELPHIA AND THE MAIN LINE





CENTER CITY PHILADELPHIA



CITY AVENUE

ST ASAPHS ROAD

TROPHY RETAIL SPACE AVAILABLE

Making its distinguished market debut after three decades of single-tenant occupancy, 2 Bala Plaza presents an exceptional full-building leasing opportunity at the prestigious gateway to Philadelphia's Main Line. This elegant three-story building encompasses 90,000 square feet of premium commercial space, commanding a prominent position along US Route 1—a vital transportation artery that accommodates an impressive volume of daily vehicle traffic from both metropolitan and suburban towns near and far.



A LEGACY OFFERING THAT'S POISED FOR PROMINENCE

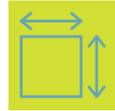
OPPORTUNITY HIGHLIGHTS



Ready for move-in beginning Q1 2026



50,000 retail visitors per year



90,000 SF of premier single-tenant retail or medical space



168' frontage on US Route 1 (City Avenue)



3 stories above grade



Newly renovated 2-story underground parking garage



30,000 SF floor plates



First floor clear heights of 14'-0"



4:1,000 SF parking ratio



1 loading dock with direct access to freight elevator



RETAIL MAP

Unprecedented access from US Route 1 (City Avenue) and nearby I-76 (Pennsylvania turnpike)

Over 500 new residential units within half mile being delivered by end of 2026

HOTELS

1. Hilton Philadelphia City Avenue
2. Homewood Suites by Hilton
3. Courtyard Philadelphia City Avenue
4. Residence Inn

RETAIL

1. ACME Markets
2. PNC Bank
3. Target
4. Verizon
5. TD Bank

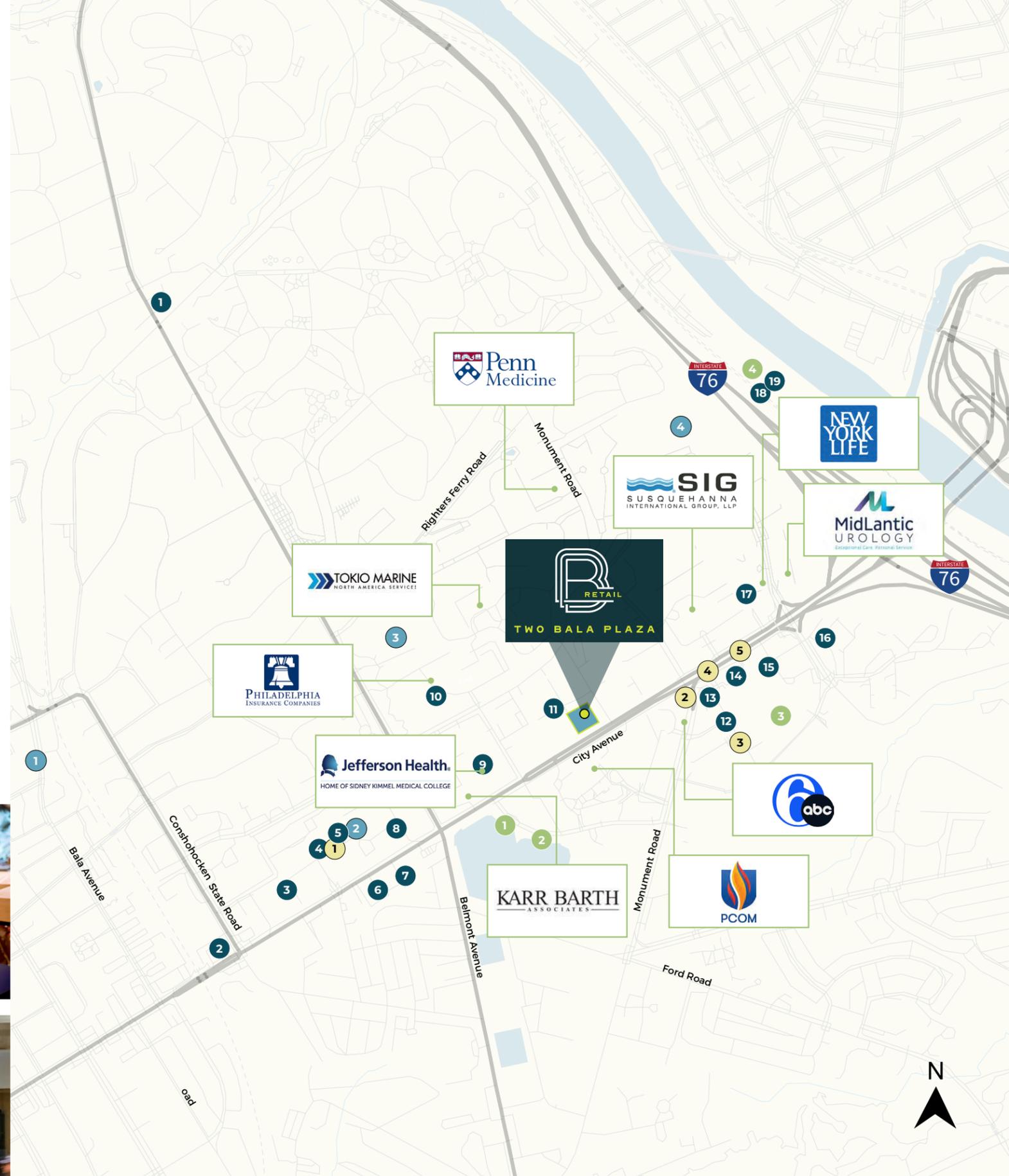
RESIDENTIAL

1. The Mayer at 210 Bala Avenue
2. 121 E City Avenue
3. Multi-Family at 1 Bala Plaza
4. Hanover at Bala Cynwyd

RESTAURANTS

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> 1. Mama's Pizzeria 2. Taco Bell 3. Qdoba 4. Olive Garden 5. Five Guys 6. Sardi's Pollo A La Brasa 7. El Limon | <ol style="list-style-type: none"> 8. Honeygrow 9. Katz's Deli Kitchen 10. One Bala Restaurant 11. Top Hat Coffee Lounge 12. Starbucks 13. Chick-fil-A 14. Chipotle Mexican Grill |
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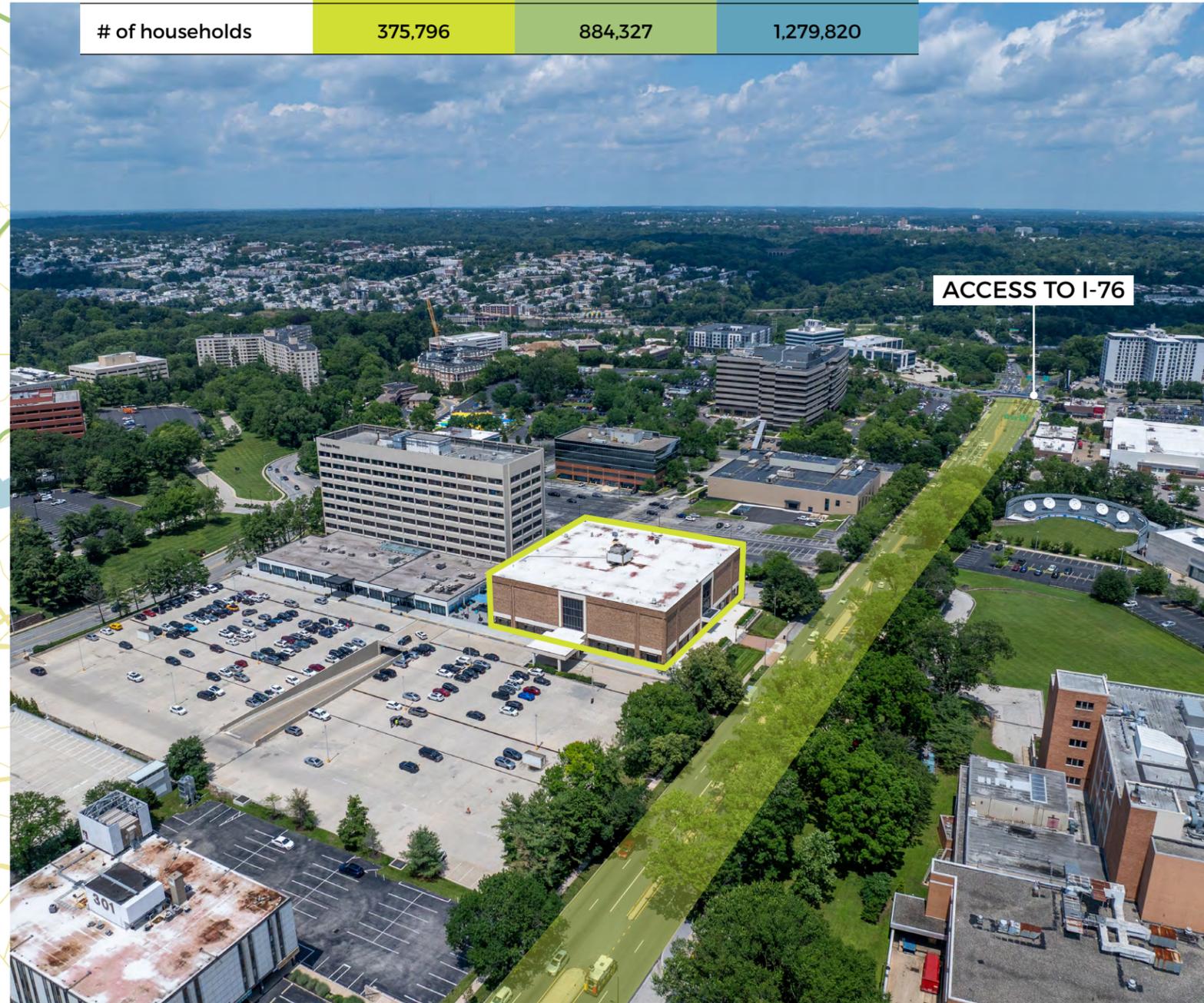
15. TGI Fridays
16. Panera Bread
17. LongHorn Steakhouse
18. Lark
19. The Landing Kitchen



PERFECTLY SITUATED AT THE GATEWAY OF PHILADELPHIA AND THE MAIN LINE



	5 MILES	10 MILES	15 MILES
HH Income (2024)	\$98,795	\$105,461	\$114,541
Median Age	34.4	36.2	37.9
Population	878,828	2,190,191	3,195,411
# of households	375,796	884,327	1,279,820





EXISTING
DEVELOPMENT

FUTURE DEVELOPMENT



BUILD-TO-SUIT
OPPORTUNITIES
UP TO 500,000 SF



OUTDOOR
AMPHITHEATER



HOTEL



RESIDENTIAL



RETAIL



CLICK THROUGH
IMAGES BELOW





TWO BALA PLAZA

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