

FOR LEASE: EXISTING SHELL CONDITION RETAIL/OFFICE Ground Floor Retail Space

9 Presidential Blvd, Bala Cynwyd, PA 19004

EQUITY CRE



PROPERTY FEATURES & DETAILS

- ±1,152 SF Ground Floor Retail / Office Space
- Luxor Lifestyle Apartments Bala Cynwyd – 173 Apartments
- Building Amenities available to tenant's employees (Golf Simulator, Pool, Courtyard, Fitness Center & Meeting Spaces)
- Reserved parking spaces for tenants
- Immediately adjacent to building entrance and lobby

LOCATION DETAILS

- High visible from Presidential Boulevard
- Within walking distance of LongHorn Steakhouse, Panera Bread, TGI Fridays, Chipotle, and Chick-fil-A
- Immediate Access to City Ave, Rt. 76, and Kelly Drive.



CONTACT

KEITH SEYMOUR

kseymour@equitycre.com

DIRECT 484.417.2249

JAKE DOYLE

jdoyle@equitycre.com

DIRECT 484.531.2176

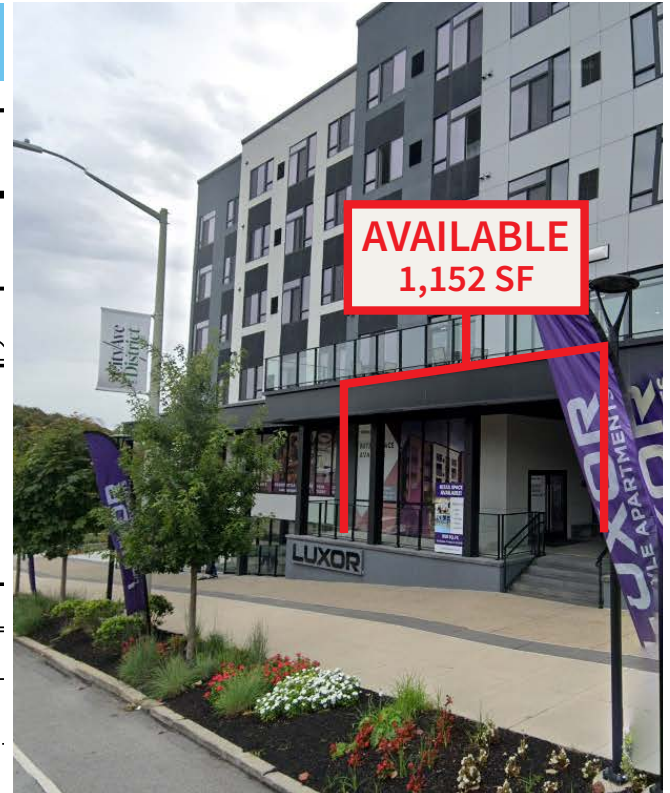
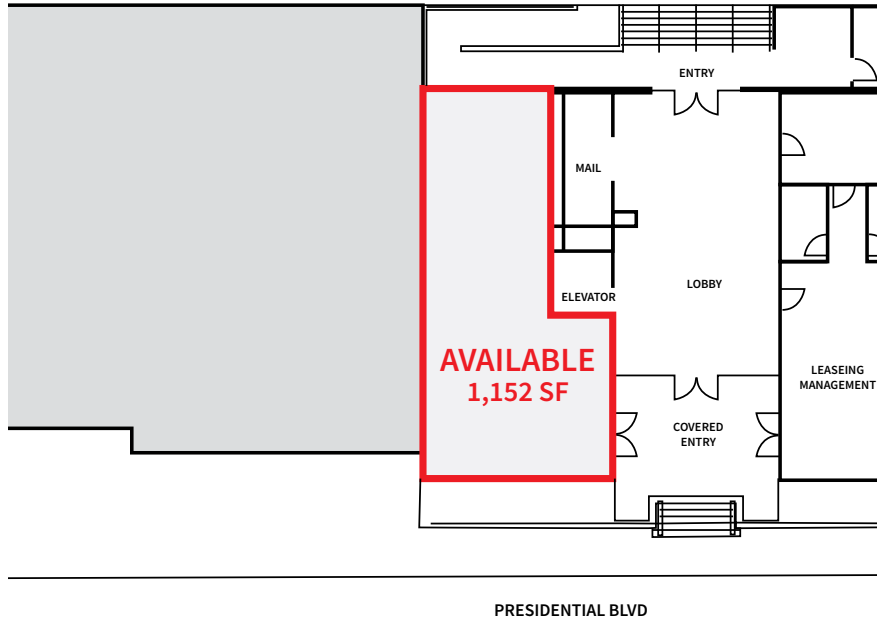
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Ground Floor Retail Space

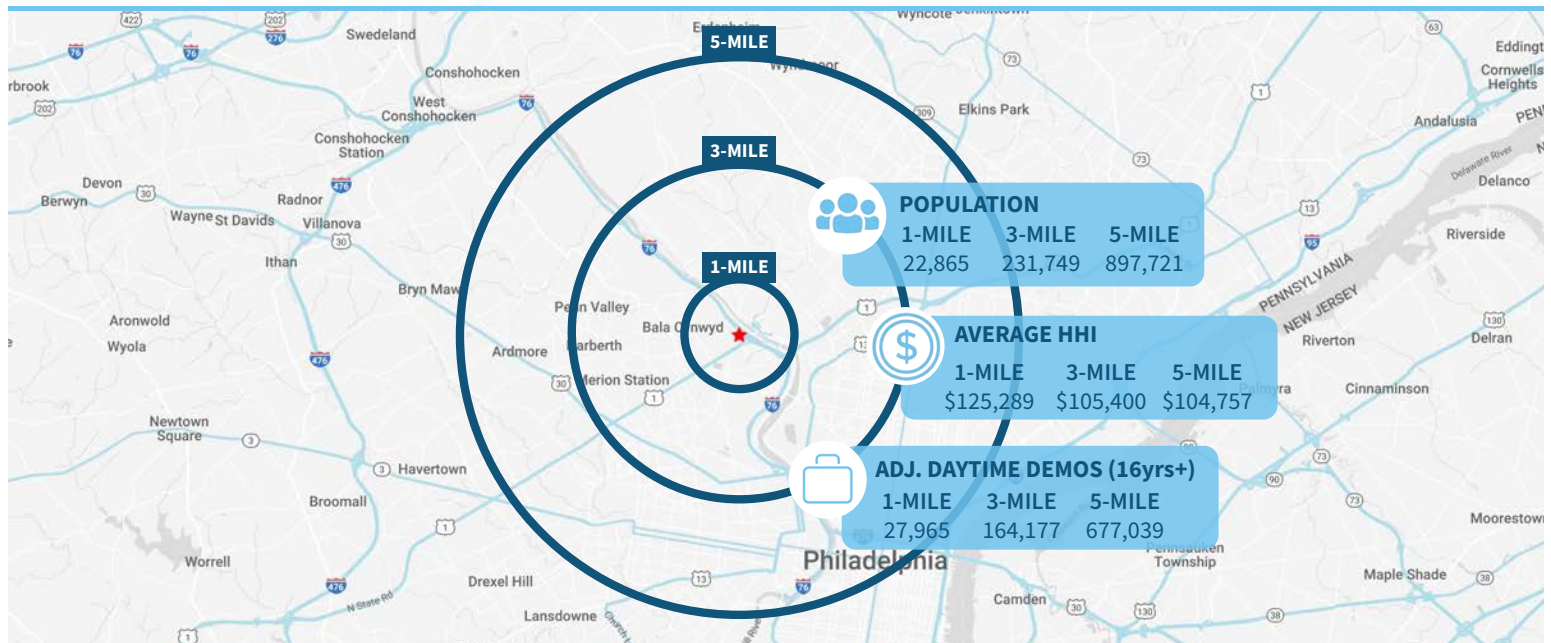
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FLOOR PLAN



Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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06/25

MARKET AERIAL

9 Presidential Blvd, Bala Cynwyd | Montgomery County, PA

SITE

Bala Cynwyd SC

ACME **Michaels**

QDOBA **LAIFITNESS**

THE VITAMIN SHOPPE

FIVE GUYS **Olive Garden** **corner bakery**

WSFS bank **AT&T**

honeygrow

FIRSTTRUST
LONGHORN

ID Bank

Panera BREAD

FRIDAYS

EASTERN UNIVERSITY
City Ave

COURTYARD
BY MARRIOTT

target

abc

verizon
PNC

CHIPOTLE
Chick-fil-A

TACO BELL

Citizens

Firestone

CVS
pharmacy

MAVIS
discount TIRE

Wendy's

SJU SAINT JOSEPH'S UNIVERSITY
#8,500 Students

7-ELEVEN

DUNKIN'

Starbucks

RITE AID

McDonald's

Santander
Sprint

BANK OF AMERICA
Starbucks

MATTRESS Warehouse

Hilton
HOTELS & RESORTS

Belmont Water Treatment Plant

Bala Golf Course

thefreshgrocer
DOLLAR TREE

DUNKIN' POPEYES
LOUISIANA KITCHEN

Aerial Source: Google Earth Pro & Traffic Count Source: Placer.ai ('23)