

# 228-252 HAVERFORD AVE.

NARBERTH | PA

BLUEPRINT  
COMMERCIAL

FOR LEASE

656-6,446 SF | PRIME MAIN LINE RETAIL OPPORTUNITY



# PROPERTY OVERVIEW

- Flexible spaces available that are well suited for a variety of uses including retail, food and beverage, service-oriented concepts, customer facing office users, and other neighborhood-serving operators
- Surrounded by a strong mix of local retailers, businesses, and dining destinations, with year-round community events and festivals that draw consistent foot traffic
- Excellent visibility and frontage in a dense, affluent Main Line market with consistent pedestrian traffic
- Rare opportunity to establish a presence in one of the region's most desirable suburban downtowns with convenient access to SEPTA Regional Rail and surrounding Main Line communities



## DEMOGRAPHICS

16,390

\$188,584

41.8

\$274,940

Within 1-Mile Radius

Est. Population

Median HH Income

Est. Median Age

Avg. HH Income

## PROPERTY SNAPSHOT



### ADDRESS:

228-252 Haverford Avenue,  
Narberth, PA 19072



### AVAILABILITIES:

656-6,446 SF



### RAIL ACCESS:

Steps from Narberth Station  
SEPTA Regional Rail



### FOOT TRAFFIC:

Year-Round Events & Festivals  
Downtown Narberth



Narberth Music & Arts Festival



Prime Haverford Avenue Frontage

228-252 HAVERFORD AVENUE | 02

# NEIGHBORHOOD OVERVIEW

Narberth is one of the Main Line's most distinctive and tightly knit downtowns, offering a rare blend of small-town charm, walkability, and an active commercial core. Known for its welcoming atmosphere and strong sense of community, the borough attracts residents, visitors, and businesses drawn by its authenticity and quality of life.

Over the past decade, Downtown Narberth has continued to strengthen its position as a vibrant Main Street destination. A steady mix of independent retailers, cafés, and neighborhood institutions has created consistent daily activity, while regular community events and seasonal festivals reinforce Narberth's role as a regional gathering place.

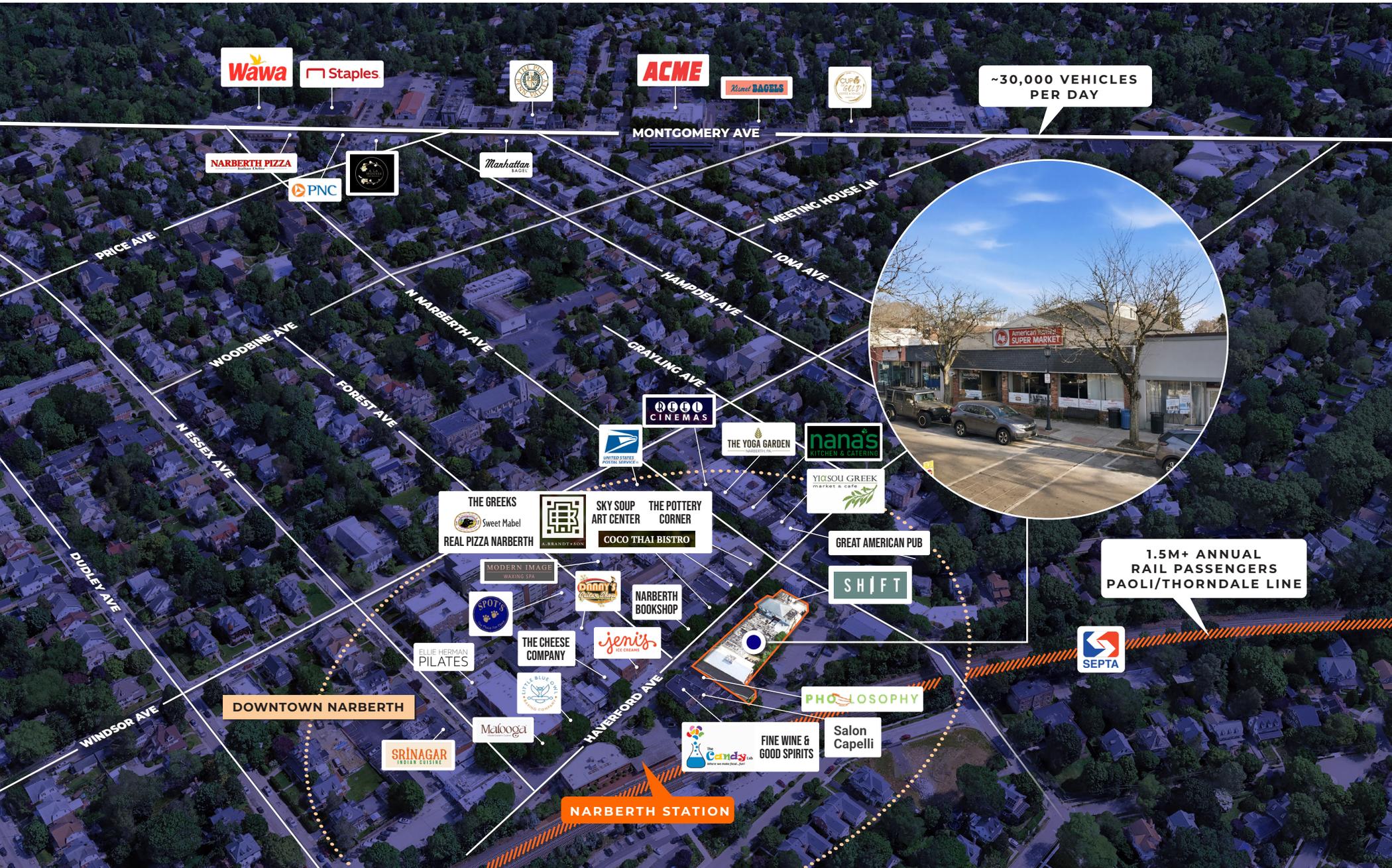
Haverford Avenue serves as the heart of the borough's commercial district, lined with locally owned shops, dining destinations, and service providers that benefit from steady pedestrian traffic and a loyal customer base. The neighborhood's proximity to SEPTA Regional Rail provides seamless connectivity to Center City Philadelphia and surrounding Main Line communities, further enhancing its appeal for both customers and employees.

Retailers, restaurants, and office users thrive in Narberth due to its dense, affluent trade area and strong daytime and evening population. The borough's scale, accessibility, and highly engaged community support a wide range of uses—from boutique retail and food and beverage concepts to professional offices and service-oriented businesses.

Narberth's continued success reflects a broader demand for walkable, character-driven downtowns that balance convenience with a strong sense of place. With its established identity, active Main Street, and enduring appeal, Downtown Narberth remains a premier location for businesses seeking a high-quality suburban market with urban connectivity.



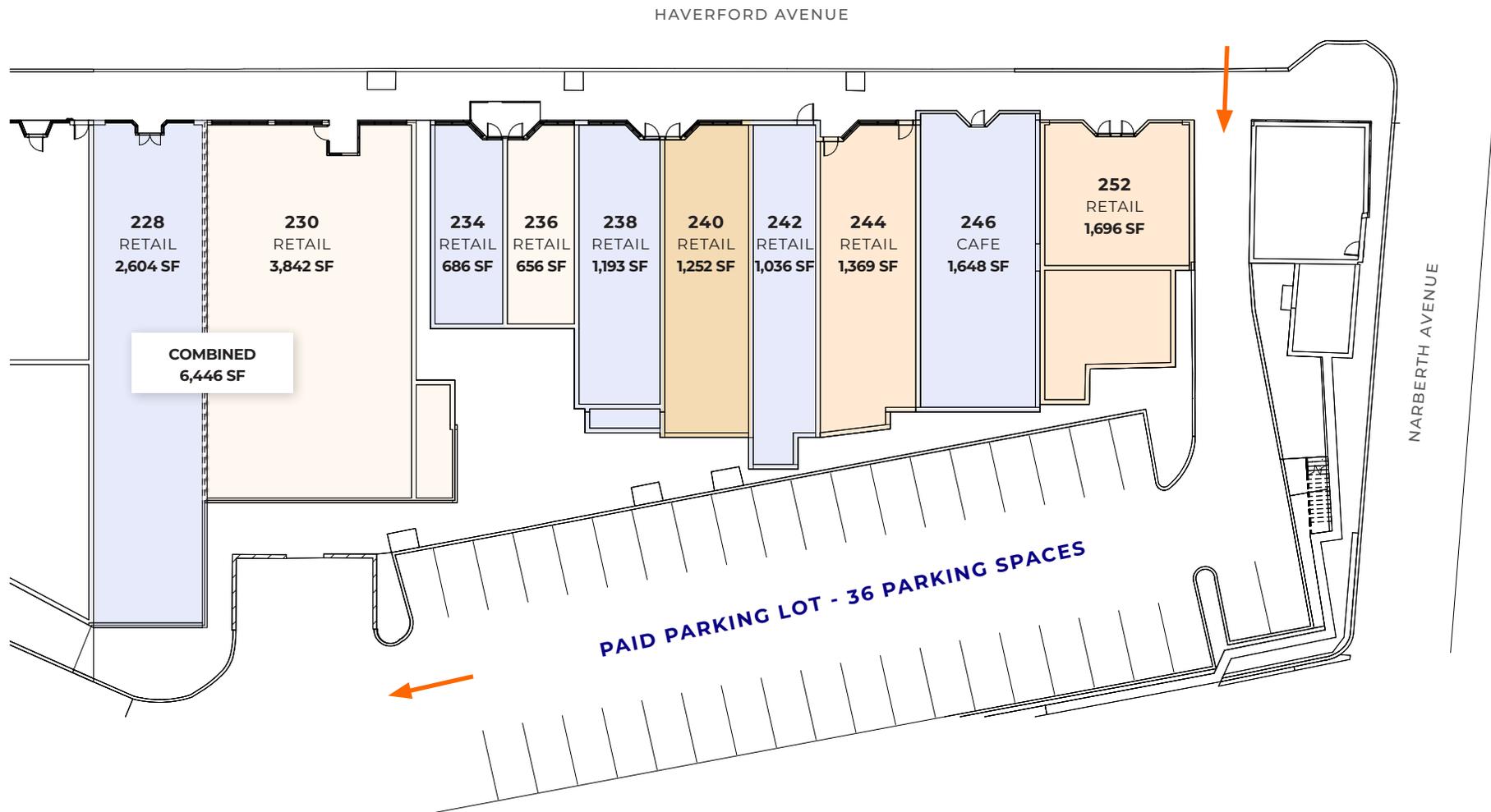
# LOCAL AMENITIES







# SITE PLAN



# 228-252 HAVERFORD AVE.

NARBERTH, PA

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