

RETAIL / OFFICE SPACE
FOR LEASE

199 CITY AVENUE

BALA CYNWYD, PA 19004

PRIME RETAIL / OFFICE SPACE

GROUND FLOOR

1,900 SF

\$35.00 / SF

+ NNN

≈ \$5,542 / MONTH

+ NNN



TENANT VACATING JANUARY 1, 2027



LEASE RATE
\$35.00
/SF



AVAILABLE SF
1,900 SF
GROUND FLOOR



BUILDING SIZE
± 9,600 SF



PARKING
STREET



LOCATION
**HIGH VISIBILITY
CORRIDOR**



LEASE TYPE
NNN
TRIPLE NET

PROPERTY HIGHLIGHTS

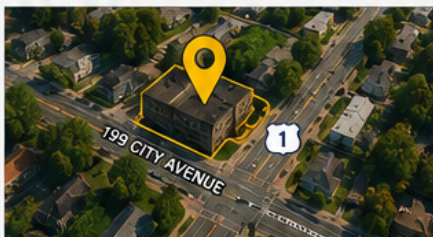
- ✓ Prime retail / office location on City Avenue (Route 1)
- ✓ High traffic area with excellent visibility and signage
- ✓ Surrounded by shops, restaurants, and professional offices
- ✓ Easy access to I-76 and public transportation
- ✓ Dense residential and daytime population



PROPERTY OVERVIEW

- ✓ Open retail / office area
- ✓ Private offices / meeting rooms
- ✓ Reception area
- ✓ Kitchenette
- ✓ Private restroom
- ✓ Flexible layout for a variety of uses

AERIAL VIEW



LOCATION MAP



TRAFFIC COUNTS

CITY AVENUE / ROUTE 1	23,000+ VPD
I-76 (NEARBY)	130,000+ VPD
LANSDOWNE AVENUE	9,000+ VPD



STRONG DAYTIME DEMOGRAPHICS
DENSE RESIDENTIAL & BUSINESSES
WITHIN 1 MILE RADIUS

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