



AVAILABLE

Rare Offering ±5.12 AC Gateway to Lower Merion

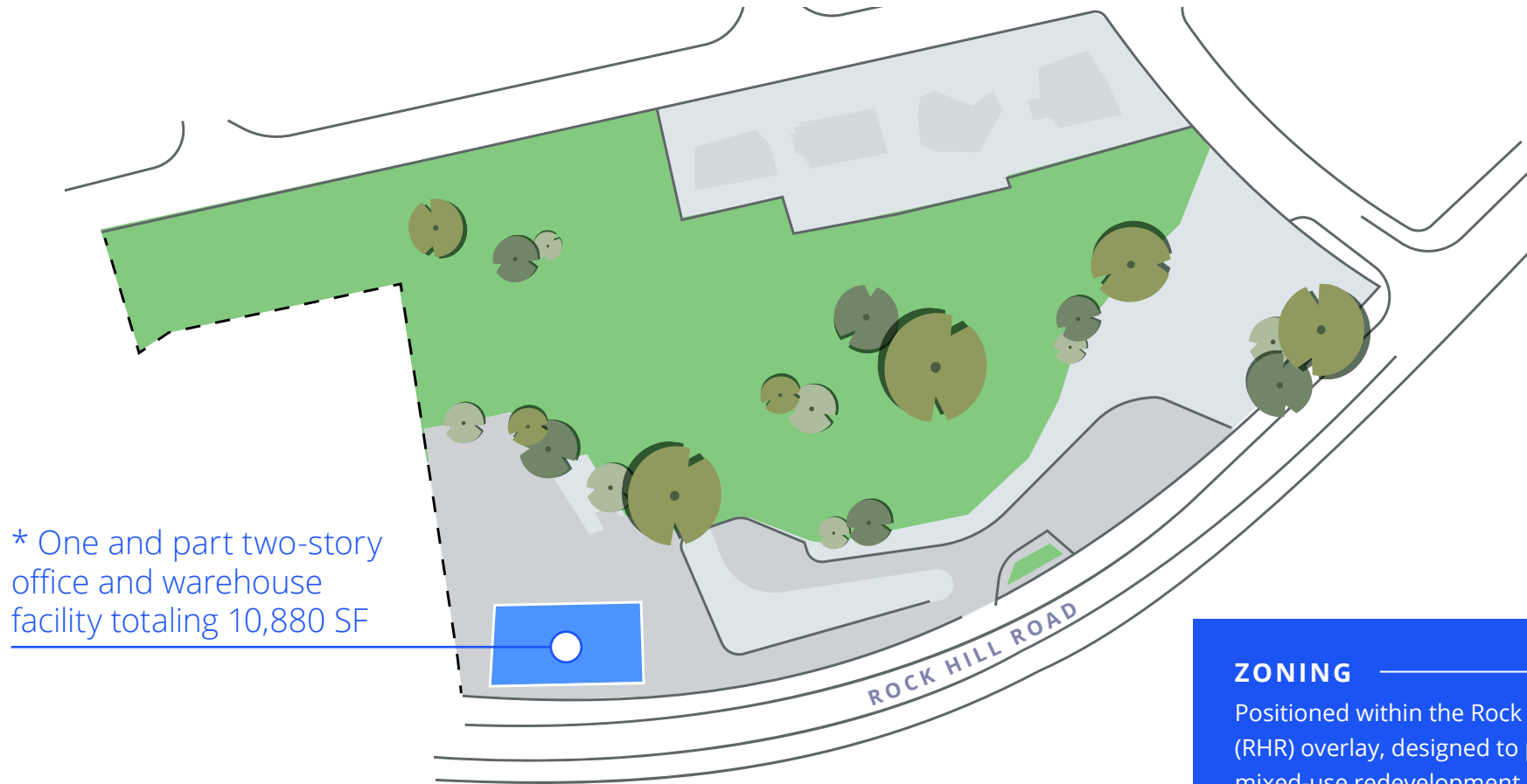
132-134 ROCK HILL ROAD, BALA CYNWYD, PA

Highlights

- ±5.12-acre site offering an opportunity well-suited for multifamily, mixed-use, and other redevelopment opportunities
- Prime Bala Cynwyd location at the gateway to Lower Merion Township, just moments from I-76 access
- Includes one and part two-story office and warehouse facility totaling 10,880 SF, with approximately 180 existing car parking spaces

PROPOSED

Site Plan



ZONING

Positioned within the Rock Hill Road District (RHR) overlay, designed to promote coordinated mixed-use redevelopment opportunities at the gateway to Lower Merion Township.

- Mixed-use redevelopment focus
- Multifamily potential
- Retail/commercial flexibility
- Automotive related uses
- Surface parking/outside storage option

PROPOSED

Development Concept 1



*Renderings are for conceptual and illustrative purposes only

PROPOSED

Development Concept 2



*Renderings are for conceptual and illustrative purposes only

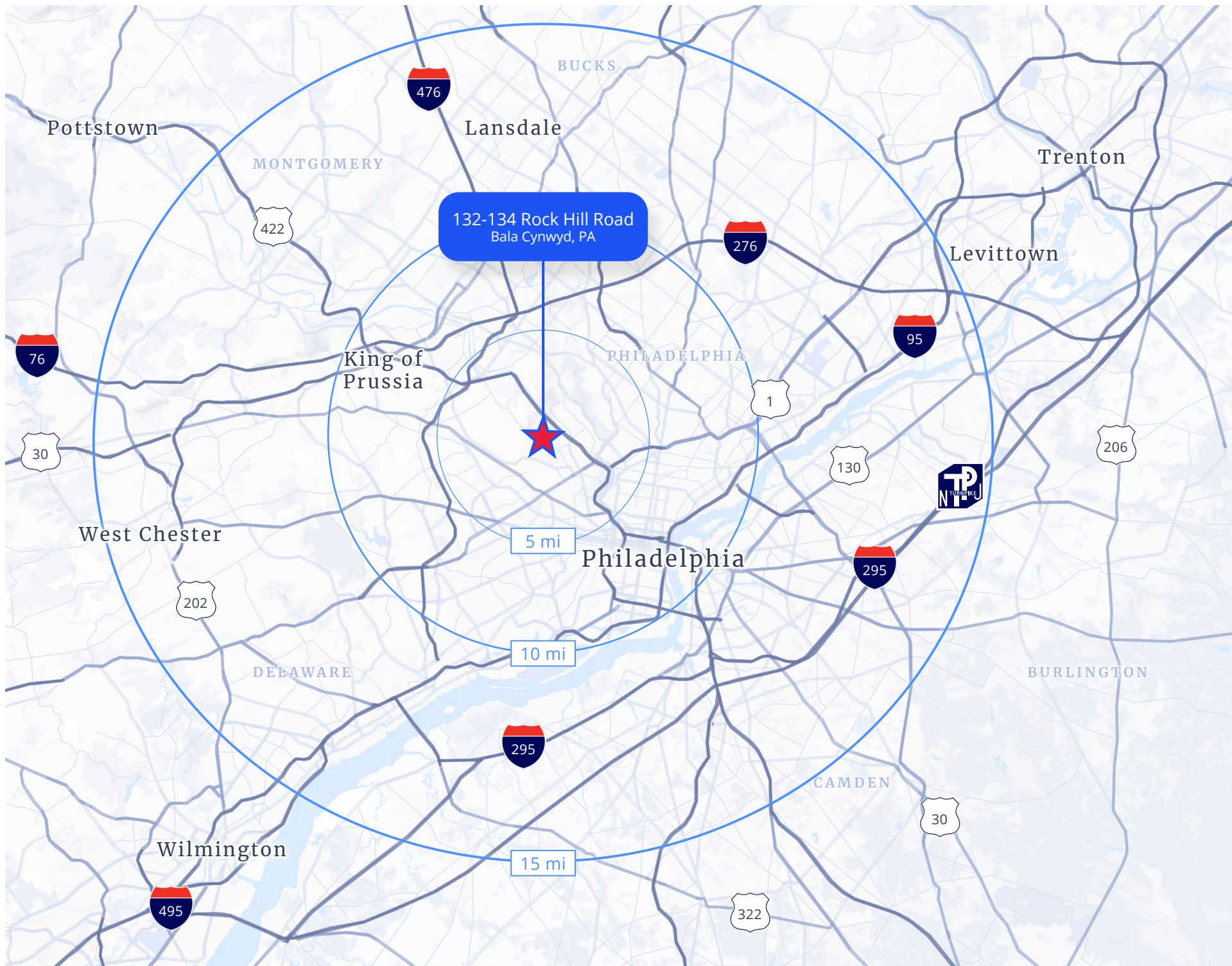


DRIVE TIME

I-76	3 min.
US Route 1	6 min.
I-476	15-20 min.
I-95	20-25 min.

TRAFFIC COUNT

Rock Hill Road	8,709 AADT
Conshohocken State Road	10,013 AADT
Belmont Ave	17,410 AADT





CONTACT

Todd Sussman

Senior Vice President
+1 215 928 7575
todd.sussman@colliers.com

Rich Weitzman

Senior Vice President
+1 215 928 7551
rich.weitzman@colliers.com

Larry Bergen

Senior Vice President
+1 610 348 3232
larry.bergen@colliers.com

George Wrigley

Vice President
+1 215 870 6352
george.wrigley@colliers.com



Colliers

2005 Market Street, Suite 4010
Philadelphia, PA 19103
+1 215 925 4600

View online at colliers.com/p-usa1166695

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information, including but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Greater Philadelphia Region.