

48-50 E BALTIMORE AVE

LANSDOWNE, PENNSYLVANIA 19050



1,112 SF NEW RETAIL STOREFRONT IN LANSDOWNE **FOR LEASE**



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\$25/SF NNN

1,112 SF AVAILABLE

PROPERTY HIGHLIGHTS

- 1,112 SF brand-new retail storefront
- Fully renovated mixed-use building
- Vanilla shell delivery
- New HVAC, lighting, electrical, plumbing & restroom
- Baltimore Ave Mixed-Use District (BAM) Zoning
- Heart of Lansdowne

DEMOGRAPHICS | 3 MILES

- Population: 332,998
- Avg. HH Income: \$75,763
- Daytime Employment Rate: 61,460

NEIGHBORS INCLUDE



WSFS bank



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PROPERTY PHOTOS

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NEIGHBORHOOD MAP

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ABOUT THE NEIGHBORHOOD

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LANSLOWNE / PENNSYLVANIA / 19050

LANSLOWNE, Pennsylvania has undergone a notable transformation in recent years, evolving from a historically “dry town” into a vibrant, culturally driven community. After decades of restrictions, voters approved a referendum allowing beer, wine, and liquor sales in restaurants and select retail locations, marking a major shift in the borough’s economic growth and appeal. This change built on earlier revitalization efforts, most notably the restoration of the iconic Lansdowne Theater. Originally opened in 1927, the theater sat vacant for over 30 years before undergoing an extensive restoration to return it to its former glory. Located just one block from the subject property at 12 S Wycombe Avenue, the theater now serves as a central hub for arts, music, and live entertainment, playing a key role in establishing Lansdowne as a destination for dining, nightlife, and culture.

Beyond its cultural resurgence, Lansdowne offers a highly walkable downtown environment centered along Lansdowne Avenue, where a mix of locally owned restaurants, cafés, and boutique shops contribute to a strong sense of community. The borough regularly hosts seasonal events, markets, and performances that attract both residents and visitors, further enhancing its appeal. With the introduction of liquor licenses, businesses have been able to expand and new concepts continue to emerge, strengthening the local economy. Coupled with its convenient access to Center City Philadelphia via Regional Rail and major roadways, Lansdowne presents an attractive opportunity for both residents and investors, supported by its historic charm, ongoing development, and increasing demand.

