



Commercial/Investment Marketing Exchange

FEATURED PROPERTIES

January 13, 2023



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

C/I MARKETING EXCHANGE AGENDA

January 13, 2023

Tri-County Suburban REALTORS, Malvern

8:15 A.M. – 8:30 A.M.

I. Networking

8:30 A.M. – 9:30 A.M.

II. Marketing Exchange

Bring Your "Haves" and "Wants" – Plus Flyers!

A. Quick Pitches

1. Haves

- a) cash
- b) paper
- c) property for sale
- d) property for lease/sublease
- e) business opportunities
 - i. with real estate
 - ii. without real estate
- f) products & services

2. Wants

9:30 A.M.

IV. Adjournment, networking, and cleanup

Next meeting: **February 10th Marketing Exchange**



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

Bill Shipp

610-324-1050

bshipp@victorybank.com

ANDREW P CRAWFORD

610-299-0500

APCCRE@gmail.com

JERRY MARK

610-713-1185

JMARKCRE@gmail.com

BRANKA DOYCH

610-420-0498

branka.doych@comcast.com

Tom Walsh

610-350-2635

Tom.Walsh@LAF.com

Yasmin Pacha

215.480.2156

Yasmin.acqustre@gmail.com

Joe Bergquist

267-664-5598

J.Bergquist@Harleysvillebank.com

MARK H. YEOWELL

610-507-6633

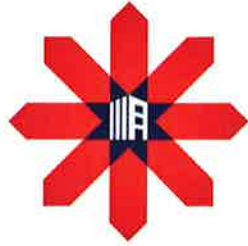
HYPERNEWELL@COMCAST



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Investment Marketing Exchange

Have



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Investment Marketing Exchange

Cash

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want - Cash/Buy/Sell/Lease/Sublease/Business with RE/Business without RE

Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - 2000 - 3000+ Sq. ft

Price - up to 1 M

Location - Media, Glen Mills, Newtown Sq. Manasquan, Conshohocken

Comment section:

Not on a busy road
- need is a recording studio

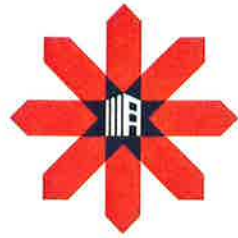
Contact section:

Name - Branka Doych

Firm - Compass RE

Phone - 610-420-0498

Email - branka.doych@compass.com



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

For Sale

***Raw Ground
1020 Boot Road
Downingtown, PA 19335
East Caln Township***



Features:

- 3 parcels – 5.26 +/- gross acres
- Busy Boot Rd. (11,040 AADT)
- NR-4 (Neighbor Retail Center)
- Water & sewer scenario TBD
- Proximity to Rt. 30 Bypass
- Proximity to Rt. 202 & Turnpike
- Explore other zoning concepts
- Will consider ground lease/subdivision

Price: \$ 985,000.00

Contact: Tom Walsh
Direct: 610-350-2635
Fax: 610-696-0485
tom.walsh@inf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.
709 East Gay Street
West Chester, PA 19380-4567
Office: 610-696-1100
Fax: 610-696-2449

Contact: "Bud" Emig
Direct: 610-715-1564
bud@inf.com

Chester County welcomes thee!

The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. All information should be verified prior to purchase or lease.



COMMERCIAL

Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 610-350-2635

Main: 610-696-1100

Fax: 610-696-2449

Site Overview: 1020 Boot Road, Downingtown, PA 19335 (East Caln Twp.)

This site is located on busy Boot Road between Rt. 322 (Brandywine Avenue) and Quarry Road in East Caln Township. It occupies the south side of the road east of the Downingtown Borough line. An assortment of zoning classifications is to be found in this section of the corridor ranging from residential to industrial. The subject property is presently NR-4 (Neighborhood Retail Center District) with a 11,040 AADT. These three linear parcels total 5.26 +/- acres with approximate dimensions of 225 feet by 1050 feet. This section of Boot Road is a very active and productive corridor. Present projects include the construction of 110 townhouse units, a 50,000 square foot warehouse, plus the construction of a landscaper's yard with office building. In addition, the Hankin Group is developing the western portion of Boot Road at Brandywine Avenue (within the Borough of Downingtown) known as River Station. This project will include a new Amtrak/SEPTA station. The subject property has proximity to Rt. 30, Rt. 202, and the Pennsylvania Turnpike.

Come and explore the possibilities of this site. Do you need a different zoning classification? We can arrange for you to meet with representatives of East Caln Township, the Chester County Economic Development Council and/or the Downingtown Chamber of Commerce.

Chester County welcomes thee!

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want – Cash/Buy/Sell/Lease/Sublease/Business with RE/Business without RE

Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size – 4600 SF

Price – \$700,000

Location – 127. W. STREET RD B-2

Comment section:

CONDO UNIT 2ND FLR.

Contact section:

Name – ANDREW P. CRAWFORD

Firm – BEILER - CAMPBELL COMMERCIAL

Phone – 610-299-0500

Email – APCCRE@GMAIL.COM

SEND FLYER

Commercial-Investment-Industrial Marketing Exchange Quick Form

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Data section:

PAPH 217576
Size – 16.00 ~~168.00~~ 10825 sq ft.
Price – 129,000.00
Location – 36 N 60th St
LAND

PAPH 2179368

1600 Sq ft.

\$ 129,000

2234 N 21st St
LAND

Comment section:

MIX USE ZONING

Contact section:

Name – YASMIN PACHEK

Firm – ACQUEST REAL ESTATE, INC

Phone – 215 480.2156

Email – yasmin.acquestre@gmail.com

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Data section:

PAPH2175710

Size – 930 sq. 16.0 x 60.00

Price – \$125,000.00

Location – 1423 W York St. Phila
LAND

NEAR TEMPLE UNIVERSITY

Comment section:

MIX USE /ZONING-

PAPH2175732

2400 sq ft

(24.00 x 100.00)

\$159,000

449 S 60th Phila
LAND

Contact section:

Name – YASMIN PACHTA

Firm – ACQUEST REAL ESTATE, INC

Phone – 215.480.2156

Email – yasmin.acquestreal@gmail.com



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Investment Marketing Exchange

For Sale With or Without Real Estate

***1571 Horseshoe Pike
Glenmoore, PA 19343
With business known as
Dawg Day Afternoon***



COMMERCIAL



Features:

- 1.1 acres - Rural Mixed-use zoning
- One story - 2400 +/- SF building
- Is adaptable to a variety of uses
- 210' frontage on busy Rt. 322
- Paved parking for 15 +/- vehicles
- Public sewer & on-site water
- Available with or without business
- Veterinary hospital next door

Price: \$ 745,000.00

Contact: Tom Walsh

Direct: 610-350-2635

Fax: 610-696-0485

tom.walsh@Inf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Fax: 610-696-2449

Contact: Bud Emig

Direct: 610-715-1564

bud@Inf.com

Chester County welcomes thee!

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COMMERCIAL

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Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

Direct: 610-350-2635

Main: 610-696-1100

Fax: 610-696-2449

Site Overview: 1572 Horseshoe Pike, Glenmoore, PA 19343 (Rt. 322 – West Brandywine Township, Chester County)

Dawg Day Afternoon

Dawg Day Afternoon is a family run dog day care business dating back to 2009. The owner would like to retire. The business is located on the north side of Horseshoe Pike (RT. 322) near the Little Washington intersection (S & T Bank). This 1.1-acre square parcel offers over 200' of frontage on busy Route 322. The property's interior presently includes a front customer service area, two open rooms, a grooming room (former garage), two rest rooms, a utility room and a 10' X 18' second floor storage area. The exterior features a storage shed and two fenced enclosed play areas (50' X 50' on the east side and 16' X 60' in the rear) with XGrass for pets. The paved parking area can accommodate 15 or more vehicles. The Glenmoore Veterinary Hospital is adjacent to the day care center. Route 322 is the major connector between West Chester, Downingtown and Honey Brook. There is easy access to Routes 30, 113, 202 and 100. This bedroom community has much to offer a potential owner/operator including the Downingtown Area School District.

Come and explore the possibilities of this site. We can arrange for you to meet with representatives of West Brandywine Township, the Chester County Economic Development Council and/or the Downingtown-Thorndale Regional Chamber of Commerce. We can also direct you to lending sources.

Chester County welcomes thee!



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

For Lease

Office Space For Lease At Valley Forge Commons



kw REALTY GROUP
KELLER WILLIAMS.

400 Arcola Rd Ste A5 Collegeville, PA 19426

Each office is independently owned & operated

Call **Joseph Scott McArdle** for More Information
on this unique opportunity!!

RS141715

Cell (267) 532-6552

Office (610) 792-5900

Fax (484) 791-3646

pvilleguy@gmail.com



Office Space

At Valley Forge Commons



kw REALTY
GROUP
KELLERWILLIAMS

400 Arcola Rd Ste A5 Collegeville, PA 19426
Each office is independently owned & operated

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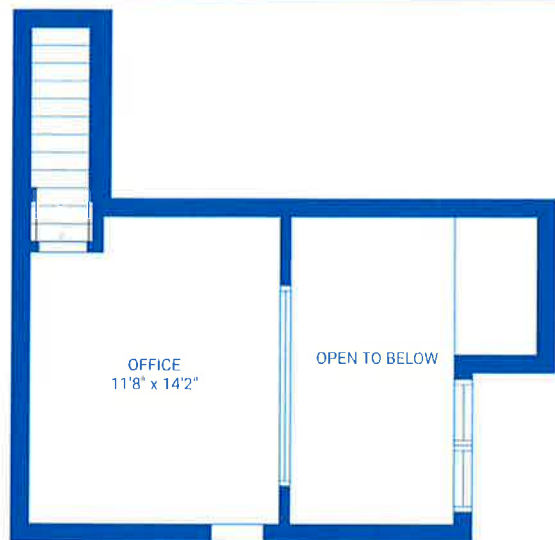
Office (610) 792-5900

Fax (484) 791-3646

pvilleguy@gmail.com



Office Space At Valley Forge Commons



Estimated areas
 QUANTITIES OF AREA ASSUMED TO BE IN
 QUANTITIES OF AREA ASSUMED TO BE IN
 QUANTITIES OF AREA ASSUMED TO BE IN
 TOTAL AREA 118'0" x 142'0" = 16756.00 sq. ft.

NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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FLOOR 1



FLOOR 2



FLOOR 3

Estimated areas

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Commercial-Investment-Industrial Marketing Exchange Quick Form

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Key word section:

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Data section: PAPH 2155212

Size – 1850 +/-

Price – \$3,855.00 (LEASE)

Location – 531-43 S. 52nd Street

Comment section:

STORE FRONT LEASE
BUSY AREA

ALSO, HAVE ANOTHER UNIT
ON 2nd Floor Available

Contact section: PAPH 215234

Name – Size : 2,900 +/-

Firm – Price – \$2,500.00 (Lease)

Phone – 113-115 560th St. Phila.

Email –

CONTACT : YASHIN PACHA
ACQUEST REAL ESTATE, INC
215. 480. 2156
Yasmin. acquestre@gmail.com

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Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size –

2,200 SF

Price –

Location

Comment section: COMING SOON IN THE HEART WEST CHESTER

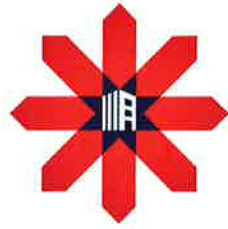
Offices, conference room, and 3 bathrooms – 2nd and 3rd floors

Modified Gross - Taxes, insurance, snow removal heating and cooling are included

Close to C C Justice Center, banks, restaurants and businesses

Tom Walsh – Long & Foster = West Chester

484-802-5818 – tom.walsh@Inf.com



**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Investment Marketing Exchange

Wants



West Chester Restaurant **\$109,000**



0 | 2 Baths | 1200 **Sq. Ft.** | West Chester Boro

Great Customer Base

Popular restaurant for sale in West Chester Boro.

-Committed to providing customers with healthy, freshly prepared food options designed for busy lifestyles.

-We believe in the healthy benefits of all that Mediterranean cuisine has to offer.

-We proudly serve our community a menu that reflects our cultures such as falafel, crepes, paninis, salads and many more specialties.

-Sale includes all FF&E, non-perishable inventory, recipes, processes, training by seller.

-All inquiries and showings must be accompanied by completed Confidentiality Agreement available from agent. List of FF&E and Financials also available.



BERKSHIRE HATHAWAY
HomeServices
Fox & Roach, REALTORS®



BHHS Fox & Roach Wayne-Devon Sales Office

Cheryl Newton RS306671

Realtor

6105641144 (Mobile Phone)

6106512700 (Office Phone)

cheryl.newton@foxroach.com

cherylnewton.foxroach.com



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431 West Lancaster Avenue
Devon, PA 19333

Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Want – 1. Investment real estate and Owner-Occupied users needing real estate financing.

2. Apartments, Shopping Centers, Medical Office Buildings, Land, Dental Practice Real Estate, Foreclosures, Sale Lease Back transactions, Properties with upside potential for Investment clients. *mobile home parks*

Offer: SBA Financing, Conventional Financing, Construction Lending, Owner Occupied and Investment real estate, Commercial Lines of Credit, Business Banking, SWAPS. Small residential subdivision Financing, Fix and Flip residential properties. Restaurants and Contractors considered.

Data section:

Size – \$100K-\$5.5 MM

Location – Delaware, Chester, Montgomery, Berks, Philadelphia Counties

Comments:

I am licensed realtor and commercial lender for Victory Bank, based in Limerick, PA that provides real estate financing and connects interested sellers to buyers of commercial real estate

Contact section:

Bill Shipp

The Victory Bank

Phone – 610-324-1050

Email – Bshipp@victorybank.com

www.thevictorybank.com

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Data section:

Size - 5 TO 10 ACRES

Price - \$100,000 TO \$1.0 M

Location - ROUTE 1 DELAWARE CO. TO MD. STATE LINE

Comment section:

ACCESS TO PUBLIC INFRASTRUCTURE

Contact section:

Name - ANDREW P. CRAWFORD

Firm - BEILER - CAMPBELL COMMERCIAL

Phone - 610-299-0500

Email - APCCRE@GMAIL.COM

Commercial-Investment-Industrial Marketing Exchange Quick Form

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Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - 2000 - 4000

Price - up to 800K

Location - Maximum 3 miles from 2607 Welsh Rd Philadelphia 19114

Comment section:

Previously a restaurant, pizza place, or retail space
mixed use is OK as well

Contact section:

Name - Branka Dayeh

Firm - Compass RE

Phone - 610-420-0498

Email - branka.dayeh@compass.com

Commercial-Investment-Industrial Marketing Exchange Quick Form 10-14-22

(If you do not have a flyer with your Haves and Wants, please circle and fill in this form before or during our monthly exchange)

Key word section:

Have/Want – Cash/Buy/Sell/Lease/Sublease/Business with RE/Business without RE

Investor/User/User-Investor

Ground/Apartments/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section: Investor wants to buy

Size – Investor wants to buy retail or multi family properties (10 units or less)

Price - \$ 750,000 to 1,500,000

Location – Eastern part of Chester County or all of Delaware County.

They must be 90-100 % leased, built after 1970, structurally sound , weather tight with infrastructure systems in good working order. And, cash flowing which will support a mortgage.

They must have sufficient parking and loading capabilities as needed for that property type.

The uses must be permitted by Zoning and have public water & sewer.

Comment section:

Client will consider mixed use buildings in good to excellent areas.

Contact section:

Name - Harry H. Pennewell

Firm – Pennewell Real Estate

Phone – C: 610-507-6633

Email – hhpennewell@comcast.net

Commercial-Investment-Industrial Marketing Exchange Quick Form 10-14-22

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Data section: Investor wants to buy industrial, office flex and warehouse properties

Size – Medium to Large physical size

Price - Prefer larger acquisitions \$ 5-15 million

Location – Suburban Philadelphia , nothing in Phila. , may consider Southern NJ, Del, Md.

Likes Lancaster, York, Berks Counties. Might consider Harrisburg and Lehigh Valley areas.

Comment section:

All acquisitions to be a sale by Owner & the Owner signing a 10 year lease & remain in the property.

Investor is very well capitalized , very experienced, can perform due diligence quickly (subject to the 3rd party consultants (engineer, environmental & appraiser) and can close the sale quickly !

Contact section:

Name - Harry H. Pennewell

Firm – Pennewell Real Estate

Phone – C: 610-507-6633

Email – hhpennewell@comcast.net