

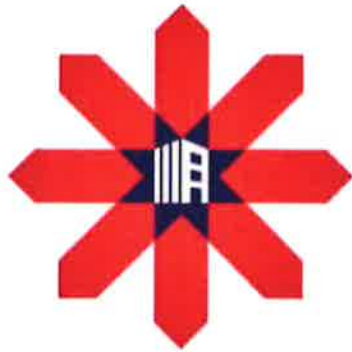


**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Investment Marketing Exchange

Cover



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

C/I Marketing Exchange

Tri-County Suburban REALTORS, Malvern PA 19355

Meeting Agenda - February 10, 2023

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:

March 10th Marketing Exchange
SIOR Presentation by Colin Flynn



**COMMERCIAL
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TRI-COUNTY SUBURBAN
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Commercial/Industrial Marketing Exchange

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**COMMERCIAL
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Special Articles

ECONOMIC DEVELOPMENT

The County and its partners continually work on new investments in infrastructure

Montgomery County, Pennsylvania: A win for one of us is a win for all of us

Very few locations can offer the diversity of place that Montgomery County, Pennsylvania has to offer along with all the benefits that come with being located in one of America's most livable counties. Located at the key-stone of the northeast corridor, Pennsylvania's third largest county offers the road, rail, air, and sea connections that make it a globally accessible location with communities, schools, and cultural assets that rank amongst the best in the state & nation. The value proposition that comes from a dynamic mix of market enticements and talent attractors means that businesses can come to Montgomery County and plan for long term growth and prosperity.

As the home to several Fortune 500 companies, the most manufacturing jobs in Pennsylvania, and the highest location quotient for bio-medical sector jobs in Greater Philadelphia, the county's economy is poised for continued growth in sectors that will be the bellwethers of innovation in the decades ahead. From the exciting new investments in life sciences facilities in the King of Prussia area combined with its exemplary life, work, and play advantages, to the transformational redevelopment of municipalities like Pottstown, Conshohocken, Ambler, and Lansdale that offer walkable communities with unique locational opportunities for companies large and small, to the open spaces throughout the county that can give companies room to grow at their own pace, it all comes back to being able to find the right fit and the right connections all in one place.

The County and its partners are continually working on new investments in infrastructure including the development of a rail connection between King of Prussia and Philadelphia as well as the restoration of passenger rail service from nearby Reading through several Montgomery County communities and onward to Philadelphia. Moreover, the county has over a half dozen interchanges with the Pennsylvania Turnpike system with more planned for construction in the coming years. Alongside hard infrastructure investments, the county continues to commit to investments in its economic development infrastructure. This includes growing our MontcoForward



Loan Program as well as being a leading county in Pennsylvania for the implementation of the Commercial Property Assessed Clean Energy Program (C-PACE). These economic development financing tools are just some of the ways in which we can help businesses grow in addition to workforce development training funds, environmental remediation assistance, site search guidance, and connections to the Commonwealth of Pennsylvania economic development tools as well.

Creating an environment that attracts, retains, and develops talent is at the heart of our economic and workforce development strategies. Within fifty miles there are over 100 institutions of higher learning. The county's community college continues to make his-

toric investments so it can be a strong partner with the private sector while training the workforce of today and tomorrow at its two campuses. The education system in the county also benefits from having four career and technical schools that are providing critical skill development and vocational learning as the entryway to critical career paths in our lead and emerging sectors. The quality of life is second to none in Montgomery County as well. Award winning county and regional trails, one of America's largest destination malls, and a National Historic Park are just some of the opportunities that are available for your desired workforce to enjoy. Our economic development approach and the emphasis on quality of life benefits from having a close collaborative

relationship with the county's nationally acclaimed destination marketing organization, the Valley Forge Tourism and Convention Board, as our partner in raising the profile of the county to the advantage of visitors and residents. It takes a special partnership in a unique place to be able to boast achievements such as hosting international attractions that many cities with larger populations could only dream about.

When you come to Montgomery County, you're not just coming to us alone, but to an entire region that is collaborating like never before. We work closely with economic and workforce development leaders in our neighboring counties and the City of Philadelphia to continually examine how we can all ally to support the investment

and growth needs of business; a win for one of us is a win for all of us. The cooperative spirit of the region means that companies looking to make the move here benefit from the expertise of not just the person they're talking to, but the entire network of economic and workforce development leaders.

Our Montgomery County leaders and Commerce Department want to share our passion for the county and are excited to talk more with anyone looking to come and grow here; you can learn more about everything our county has to offer at www.montcoforward.org and www.montcopa.org/Commerce. Come to Montgomery County, Pennsylvania and move your business forward in 2023 in the place to live, work, learn, and invest. **MAREJ**

2023 FORECAST

By Todd Monahan, Wolf Commercial Real Estate | CORFAC International

Pennsylvania and New Jersey Market Outlook and Predictions for 2023

1 Industrial, Warehouse and Distribution Market

The industrial market remained hyper-inflated through the first half of 2022. Pennsylvania and New Jersey markets experienced rapidly rising rental rates and historically low vacancy rates, below 3%. Investor demand also reached feeding frenzy levels as abundant capital was chasing limited product. Cap rates dropped as low as 3% for well-leased newer product with credit tenancy.



Todd Monahan

A confluence of factors have emerged to slow this market sector down. Rising interest rates have put a governor on pricing as financing costs for investors have risen as much as 400 basis points from mid-2022. Although demand from tenants and end users remains strong, Amazon has decided to sub-lease a sizeable amount of their reserve surplus inventory, anticipating additional demand for their own distribution. Amazon laying off up to 10% of their workforce and rightsizing their portfolio will have ripple effects throughout the sector.

2023 Prediction: Inventory will remain fairly tight despite some notable new deliveries. Tenant demand will slow as ecommerce has peaked and will reach a point of equilibrium. Investor demand remains strong, but financing costs and cap rate suppression have created a gap between buyer and seller expectations, making 2023 a slow year for active trading.

Office Market

Pre-pandemic, many office employers were focused on a workplace strategy that encouraged employees to collaborate, innovate and drive productivity to new heights. Post-pandemic, employers are establishing new workplace strategies that have employees in the office two to three days per week. 2022 became a human resource nightmare as major employers begged employees to return, only to be rebuffed by health concerns and the new-

found freedom of work-from-home. Many employers faced significant resistance, with employees threatening to leave for permanent remote opportunities. As the war for talent raged on, employees had the leverage necessary to demand flexibility.

The pendulum has begun to swing back, and employers are regaining leverage. Job cuts by Salesforce and other major employers will move the labor market back towards equilibrium. Options for remote work are decreasing. Employers are

continuing to beat the drum for a return to the office, even part of the week.

2023 Prediction: Employees will continue to return to the office several days per week. We all agree the full-time in-office model is over. However, some employers have seen a reduction in productivity with remote work and require in-person employee interaction to build culture and mentor junior employees. In 2023, as a slowdown in the economy cools the job market and reduces fully remote options,

the leverage will swing back towards employers.

Life Sciences

Venture capital investment into the life sciences sector, particularly gene and cell therapy, slowed in 2022. However, due to extreme demand for lab and life sciences space, developers have responded with a number of spec lab and life science projects. Brandywine's 3025 JFK, Wexford's UCity Square, Silverstein's 3.0 University Place and Ensemble Mosaic's 1201 Normand at the Navy Yard

lead the list of new builds.

2023 Prediction: Due to pent-up demand and a shortage of available space, new deliveries will lease up consistently through 2023 bringing the market of supply and demand closer to equilibrium. Rental rates will hold firm amid the strong demand for life science space and the high cost of construction. Landlords will command their proforma lease terms.

Todd Monahan is executive VP & managing director of WCRE | CORFAC International. MAREJ

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2023 FORECAST

By Jim Tancredi and Tyler Foresta of LMT Commercial Realty, LLC

The Emergence of The Medical Use Tenant in retail centers

As the effects of the pandemic continue to wane, we are observing trends in leasing that will impact the retail sector in 2023. Many restaurants and retailers, including service providers, are modifying their business models to navigate the new challenges precipitated by the pandemic. Additionally, recent shifts in



Jim Tancredi



Tyler Foresta

local demographics such as the significant increase in Delaware's population since the onset of the pandemic, are meaningfully impacting the demand for retail, hospitality, and entertainment sectors in this market.

These changes in market conditions are forcing landlords to reconsider their leasing strategies. In many cases the

landlords are selecting users that best serve the needs of the residents living close by their centers. One genre of the retail market that is noticeably more present than ever, is the medical service provider segment. A push towards the placement of medical-related tenants in local community centers is having a substantial effect on tenant mix and positioning of those tenants, in many retail projects.

The slowdown in traditional retail sales like soft goods, hardware, housewares, etc., triggered by COVID-19 shutdowns, led

to a significant decline in demand for traditional community center retailers. Decreased demand resulted in more retail center vacancies, as well as an increase in surviving tenant requests for substantial rent reductions to adjust for their reduced sales. The increased vacancy and requests for traditional tenant rent concessions, opened the door for an emerging trend in retail: The Medical Use Retail Tenant. Medical practitioners are seeing the influx of new prospective patients with

the migration of population out of regional city centers as the population shifts towards more suburban living. In Delaware, this population shift is primarily the result of larger city residents trading expensive city-life for a less expensive suburban lifestyle in smaller, less densely populated areas. Residents of these nearby cities, and even the densely populated suburbs surrounding them, are escaping to Delaware by the thousands to take advantage of a litany of favorable items such as lower taxes, more affordable real estate, and far less congestion when compared to the cities they are leaving behind.

Retail centers are now viewed by medical practitioners as viable alternative to medical complexes with easy access, parking, and good high visibility advertising. We are seeing everything from physical therapy, dentists, chiropractors, imaging centers, and renal care, to even more intensive primary care doctors, urgent care services, and even surgicenters that provide convenient outpatient surgical options for patients in communities that are near these retail centers.

In summary, these changes benefit landlords in three different ways: First and most obvious, they decrease their vacancy rates. Second, they are assisting the market in meeting the demand for convenient medical services in their communities. Lastly, medical related tenants typically afford higher rental rates compared to standard retail tenants. The higher rental rates paid by these users corresponds to the fact that there will always be a need for medical services, and most medical practitioners take health insurance for payment, meaning the practitioners can typically rely on a steady stream of annual revenue regardless of economic conditions. Plain and simple, medical related tenants offer a landlord more stability compared to that of many traditional retail tenants.

Jim Tancredi is a Principal at LMT, and Tyler Foresta played a key role in the launch of LMT and works primarily with sales and leasing. LMT Commercial serves real estate investors, property owners, tenants and restaurant owners and operators throughout the Mid-Atlantic. MAREJ



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- Retail and Restaurants
- Land Sales and Development
- Life Sciences, Multifamily, Office and More
- Property Management
- Real Estate/Development Consulting

We service Delaware, Pennsylvania, Maryland and around the globe.

For more information on our services please contact us at 302-414-1000 or go to LMTCRE.COM.

2023 FORECAST

By Neil Andrew Stein, Esquire, Kaplin, Stewart, Meloff, Reiter & Stein

Political headwinds for real estate in 2023

Both Philadelphia and Montgomery County have traditionally been identified as two of the most "resilient" markets in real estate. According to Redfin, these two areas have the second and third lowest recession risk scores, behind only Akron, Ohio. This score results from a diverse economy, which attracts investors and businesses from across the country and the world. This area is no longer the best-kept secret. Even price increases still result in a less expensive market than other major cities in the northeast corridor.



Neil A. Stein

There are a few headwinds that could derail this trend. However, some subtle obstacles may loom large in the coming year and beyond.

Getting Greener. The recently signed Inflation Reduction Act (IRA) will pressure property owners to make significant investments in reducing carbon emissions and clean energy. The IRA contains multiple incentives to stimulate environmentally friendly building projects to curb overall carbon dioxide emissions. Given the state of the U.S. economy and the return to the office trend gaining momentum, green building development is on track to become a prominent trend in 2023. With financing becoming more expensive and

harder to get, developers need to make their projects as cost-effective as possible. The IRA's tax credits — for carbon sequestration and solar panel installation — can make renovation and ground-up projects financially viable. The new law also supports less capital-intensive green project development measures like using sustainable building materials and connected HVAC systems that use less energy. As inflation is making the entire development process more expensive, embracing eco-friendly policies gives developers a way to regain some control of their budgets. In addition, green building development is gaining more popularity as a strategy to bring remote workers back to the office.

Staying Dry. Planned development and redevelopment may run afoul of a new definition of "waters of the United States" recently implemented by the Environmental Protection Agency and Army Corps of Engineers. Just what is a "wetland" has traditionally been part science and part nonsense. Most of us know a river, stream, lake, or pond when we see one. The Clean Water Act has protected these bodies of water for over half a century. The problem is when the EPA and the Army Corps of Engineers define which less-obvious bodies of water are protected by law in 2015. The EPA established a relatively broad definition of waters of the United States or WOTUS. In 2020, the Trump administration limited

the types of waterways that received federal protections, excluding much of the country's wetlands and smaller waterways. The new definition reinstates similar protections to those that were in place before 2015. These updated standards are, in part, a response to several Supreme Court decisions in cases that challenged past definitions of WOTUS over the last two decades.

To Compete or Not to Compete. While not having a direct link to the real estate industry, employment agreements are common in the real estate industry. Those agreements frequently contain non-compete clauses. Not unlike the recent "gas stove" fiasco that began the year, another federal agency may be planning to delve into another aspect of personal choice. Following the Federal Trade Commission's January 5, 2023 announcement of its Notice of Proposed Rule Making setting forth a ban on all non-compete clauses between employers and employees, the Notice was published in the Federal Register on January 8, 2023. The sixty-day comment period for this proposed rule ends on March 10, 2023. If the rule is finalized in its current form, the FTC anticipates that it will impact nearly thirty million workers that are subject to these types of restrictive covenants. The FTC also estimates that eliminating non-competes could result in \$300 billion in additional wages for these workers. The responses

have been extreme on both sides. Some cheer the possible benefit to employees, while others claim the proposed rule would simply be illegal. While the FTC seems to be taking a more "wait and see approach" during the public comment phase, the outcome is far from clear.

Your Air Supply. By now, everyone is familiar with Airbnb. Founded in 2008, it allows people to rent homes, apartments, and rooms to others. In a little more than a decade, Airbnb has morphed into a lodging giant, offering more than 6 million places to stay in more than 191 countries. Its listings outnumber those of the top six hotel chains combined, helping the company reportedly generate billions in revenue. Operating an online marketplace for short-term homestays and experiences, the company acts as a broker and charges a commission from each booking. However, war has broken out between Airbnb and local governments across the country. Airbnb is often a cheap option for travelers. On the other hand, hotels are subject to costly health, safety, zoning, and tax requirements that do not apply to Airbnb. Recently, Airbnb began striking deals with officials in select cities to collect and deliver taxes from its hosts, referred to as Voluntary Collection Agreements, or VCAs. In exchange, these cities legalize home-sharing arrangements. However, those agreements don't require hosts to meet other zoning, health,

and safety rules, and they prohibit cities from attempting to collect back taxes.

Locally, in April 2019, the Pennsylvania Supreme Court held that municipalities have the authority to prohibit short-term rentals of single-family homes without changing their zoning ordinances. The decision also makes it harder to argue that these types of rentals are consistent with the traditional "single-family dwelling" use, at least if the local zoning ordinance defines "family" in a manner similar to the ordinance addressed by the Supreme Court. While the issue seems to have been decided for now, at least in the courts, undoubtedly, this issue will continue to be debated locally and in state legislatures in 2023 and in years to come.

In conclusion, the real estate industry will need to weather political decisions that transcend the more typical fiscal and monetary decisions made by the Federal Reserve and Congress. The phrase "all politics is local" is commonly used in political circles. While the phrase may be true to a certain extent, federal, state, and local decision-making will all have an effect on the industry in 2023. One can only hope that politicians recognize the economic necessity for a strong real estate industry. Let's hope.

Neil Andrew Stein, Esquire is a principal of Kaplin, Stewart, Meloff, Reiter & Stein and a member of the Land Use, Zoning & Development Department. MAREJ

Perth Amboy Redevelopment Agency focuses on three . . .

continued from page 11D of Historic Places in 1984 and now serving nearly 900 weekday commuters each day.

The goal is to build density on the four blocks between Market Street and New Brunswick Avenue, replacing low-rise buildings that are currently not taking advantage of the strategic proximity of the train station. PARA is also eager to introduce entertainment and culture into the downtown mix, creating a more vibrant outdoor environment into the evening hours.

Another key project will be at 599 Fayette St., a brownfield that is the former site of a municipal landfill that closed in 1974. The 20-acre parcel is ideal for office space, homes and commercial/



retail opportunities.

This unique site of empty land in the middle of the city, with easy access to Smith Street and all the local highways, is ideal for redevelopment, with private investors

required to cap the landfill as a "final remedy," manage any soil gas and comply with all other state environmental regulations as conditions.

"It's often been said that the future belongs to those who can

visualize it," said PARA Vice Chairman Daniel Gonzalez. "At PARA, we believe the redevelopment projects under consideration are our generation's shining opportunity to create lasting amenities for Perth Amboy, further catalysts for redevelopment and investment throughout our city."

In March 1997, the City created the Perth Amboy Redevelopment Agency (PARA) and adopted a redevelopment plan, FOCUS 2000, to revitalize almost 1,500 acres within the city. PARA was charged with developing and implementing the redevelopment plan within the City in conjunction with the City's Special Improvement District

and Urban Enterprise Zone.

Through over \$1 billion in private investment within the City, PARA's efforts to date have directly resulted in:

The construction and implementation of numerous redevelopment projects, generating over \$15 million in additional tax revenue and over 3,000 much-needed jobs for the residents of the City.

Environmental remediation of over 500 acres of contaminated property throughout the City, some of which is considered "legacy" contamination in that it has been left unaddressed for many years.

The provision of more than 20 acres of open space for the public's enjoyment. MAREJ



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Haves



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PROPERTY FEATURES

- Located near Downtown
- Fully Remediated
- 35,840 Sq. Ft.

PROPERTY OPTIONS

- Hotel
- Short Term Rental
- Apartment
- Senior Living
- Commercial

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***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@lnf.com

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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.

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Tom Walsh, GRI

Commercial REALTOR®

Commercial/Industrial/Investments

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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!



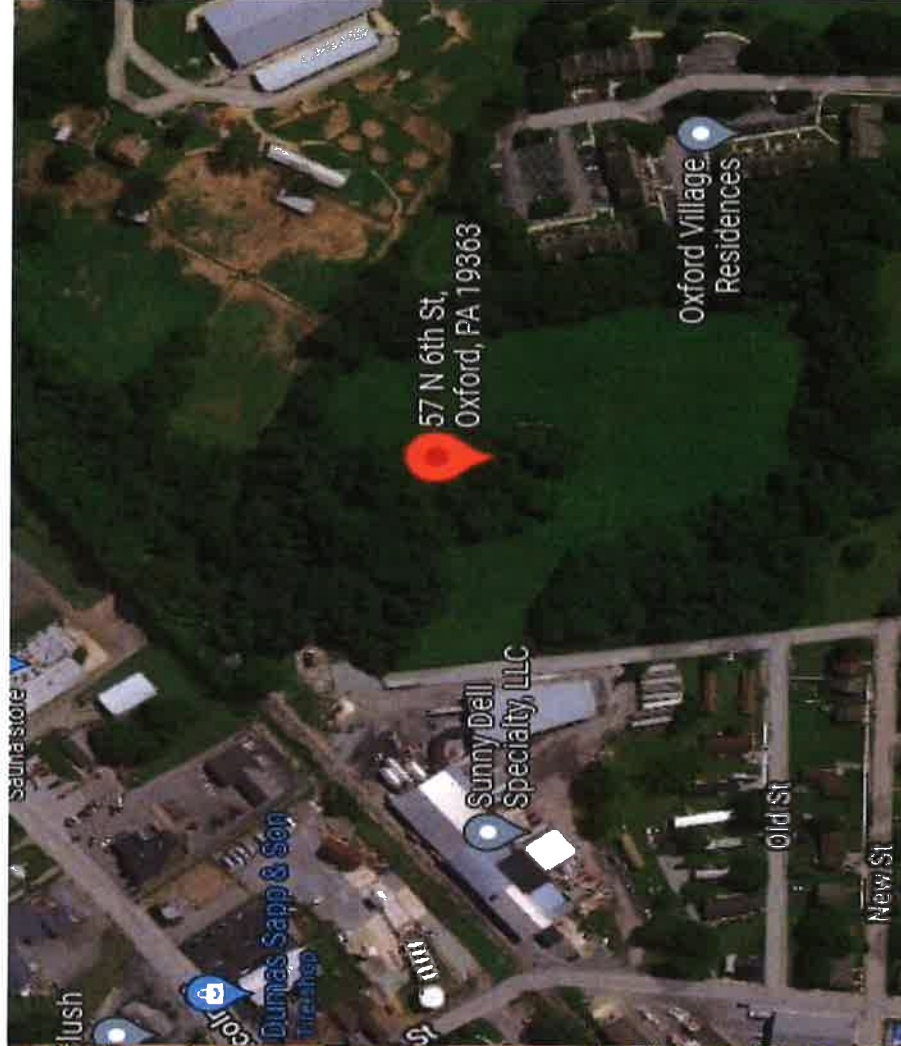
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For Lease



FOR LEASE



57 N 6th Street, Oxford, PA 19363

EXECUTIVE SUMMARY

PROPERTY INFORMATION

Property	57 N 6th Street
Lease Price	10.00 PPSF
Leasable SF	47500
Zoning	I- General Industrial
Lot Size	10.5 Acres
Building Size	None
Year Built	1942
Parking	Raw Land
Utilities:	
	Gas: Public
	Water: Public
	Sewer: Public

PROPERTY OVERVIEW

ExP Commercial, LLC presents this corner development site, which is a Commercial or Industrial developer's ideal development opportunity. The 10.5 Acre Parcel has a number of permitted uses by Right: Research development facility, Professional Office, Truck Terminal, Manufacturing, Warehouse/Supply, Wholesale; Distribution, Laundry, Packing and bottling establishment, Light metal processes, public utility facility, Vehicle Towing, including truck parking/storage.

The Property is located is just 4.5 miles from RT 1, and 12 Miles from I-95, 15 miles from Newark, DE.

ZONING OVERVIEW – FOR FUTURE DEVELOPMENT OF PROPERTY #1, 2

Zoning Designation: I (Industrial District)

Oxford Borough's I zoning, General Industrial district purpose is to allow and encourage the development of it is the purpose of this district to:

- A. Provide for industrial uses reasonably compatible with the rural character and location of the Borough and which would be compatible with existing services and facilities.
- B. Encourage the location and construction of high-quality industrial facilities which would offer additional employment opportunity and an increased tax base to the community.
- C. Establish reasonable standards governing industrial development to ensure its compatibility with adjacent nonindustrial activities.
- D. Locate industrial uses on lands in close proximity to arterial roads to provide efficient and safe access by industrial-related traffic.

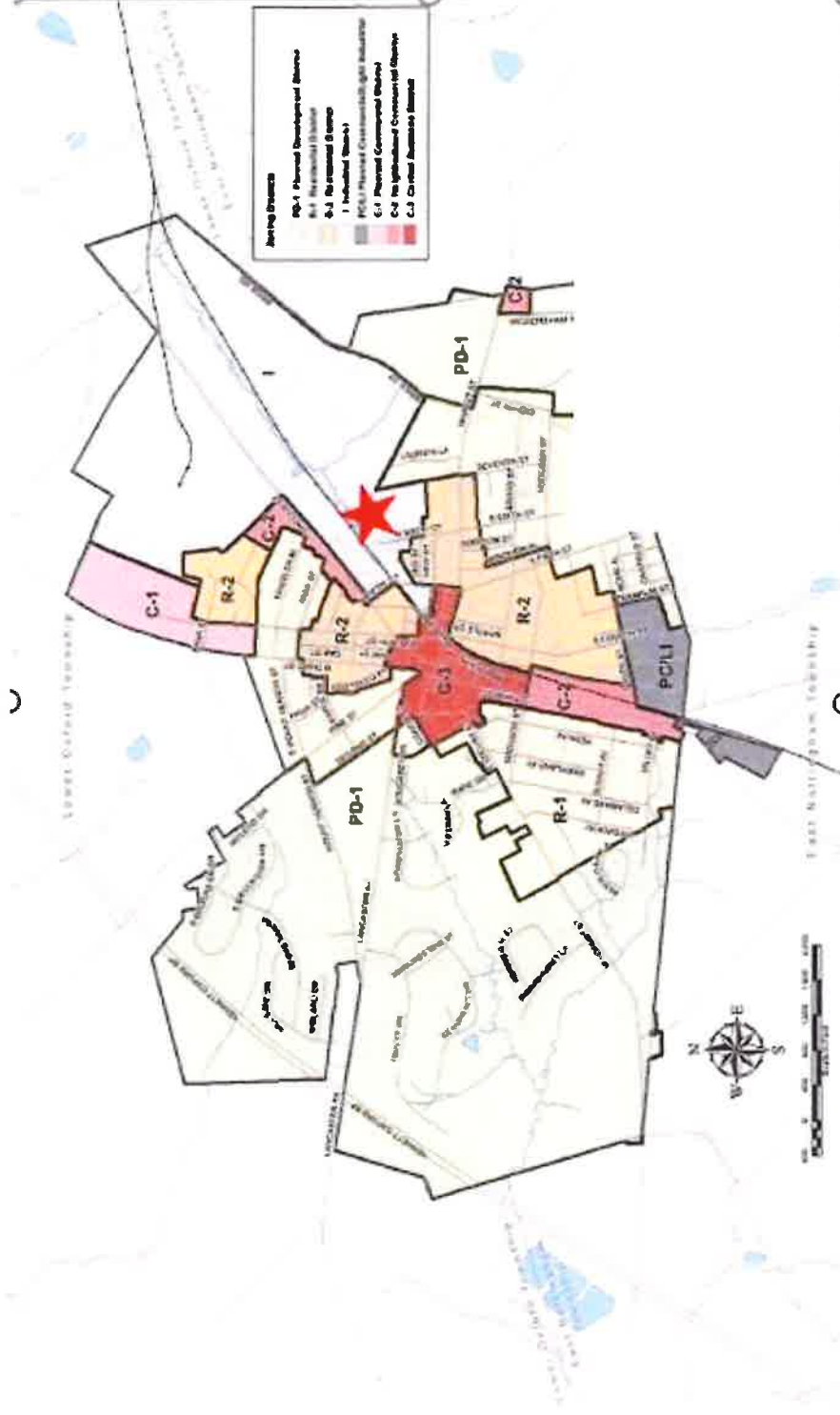
Permitted Uses: buildings in I Districts shall be used for only one of the following purposes and no others unless permitted as an accessory use or by special exception:

- A. Research and development facility.
- B. Professional or business office. [Amended by Ord. 906, 6/19/2017]
- C. Manufacture of jewelry, precision instruments, optical goods, and similar products.
- D. Manufacture and assembly of electrical appliances, supplies, and equipment.
- E. Warehouse, supply house, and similar use when carried on within an enclosed building.
- F. Wholesale and distribution business when carried on in an enclosed building.
- G. Printing or publishing establishment.
- H. Laundry and dry-cleaning plants.
- I. Trucking terminal.
- J. Compounding of pharmaceutical products.
- K. Packaging and bottling establishments.
- L. Light metal processes, limited to finishing, grinding, polishing, heat treating, and stamping.
- M. Manufacture of products from previously prepared materials such as canvas, cellophane, cork, felt, glass, hair, leather, or plastic.
- N. Manufacture of beverages, clothing and other textile products, cosmetics, luggage, perfume, plastic products, rubber products, toys, and sporting equipment.
- O. Contractor or general service shop.
- P. Public utility facility.
- Q. Retail sale of goods produced as a permitted use, provided that the goods are sold on the same lot as that on which they are produced.
- R. Passive agriculture, in accordance with § 27-1308.
- S. Public or private parking lot or parking garage [Amended by Ord. 906, 6/19/2017]
- T. Vehicle towing service, including truck parking/storage and vehicle impoundment area, in accordance with § 27-1325.
- U. Trade school.

57 N 6th Street, Oxford, PA 19363

PROPERTY OVERVIEW

ZONING MAP:



Subject Property:

57N 6th Street, Oxford, PA

Zoning: I – General Industrial District – 10.5 Acres

TAX PARCEL MAP:





LISTING AGENT:

Lori Livingston

Commercial Associate

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For Sale



Land for Sale

\$1,460,000

Lot 0101 Leike Rd
Parkesburg, PA 19365



For More Information Contact:

Andy Crawford
Beiler-Campbell – COMMERCIAL DIVISION
402 Bayard Rd, Ste. 100
Kennett Square, PA 19348
O: (610) 444-7770 Option 2
M: (610) 299-0500
apccre@gmail.com
Licensed in PA, DE & MD

PROPERTY FEATURES:

- Zoning: C2
- Use: V10
- Acreage: 14.69
- Frontage on PA10: 750ft
- Depth: 1,522ft
- Lot Dimensions: 750 x 1,522 x 450 x 976
- Unimproved ground – no septic/water/utilities
- Level Topography
- Leike Rd accessibility
- Municipality: Sadsbury Township
- County: Chester
- PA Parcel ID#37-03-0001.0100
- Coatesville School District
- Map 8001B5

Commercially-zoned lot for sale. Potential development opportunity – this property is located just south of Sadsbury Commons which generates over 50,000 AADT. This lot has good visibility/frontage on state highway PA10.







ABOUT US



The main objective of BEILER-CAMPBELL REALTORS – COMMERCIAL DIVISION has remained the same for over 43 years of successful business; to serve the Commercial Real Estate needs of our clientele in all areas of Southeastern PA, Delaware, South Jersey and Northern Maryland. Our Corporate Office is located in Chester County, PA.

Our team of experienced Commercial Agents has extensive knowledge of our Local Commercial Real Estate Market.

Some of our Services Include:

- Sales
- Purchasing
- Leasing
- Property Analysis / Market Research
- Portfolio Analysis and Management
- Bank Owned Properties (REO)
- Contract Negotiations
- Tenant and Landlord Representation

Call us today at (610) 444-7770 to find out what we can do for your business





Land for Sale

\$1,560,000

Lot 0011 Leike Rd
Parkesburg, PA 19365



For More Information Contact:

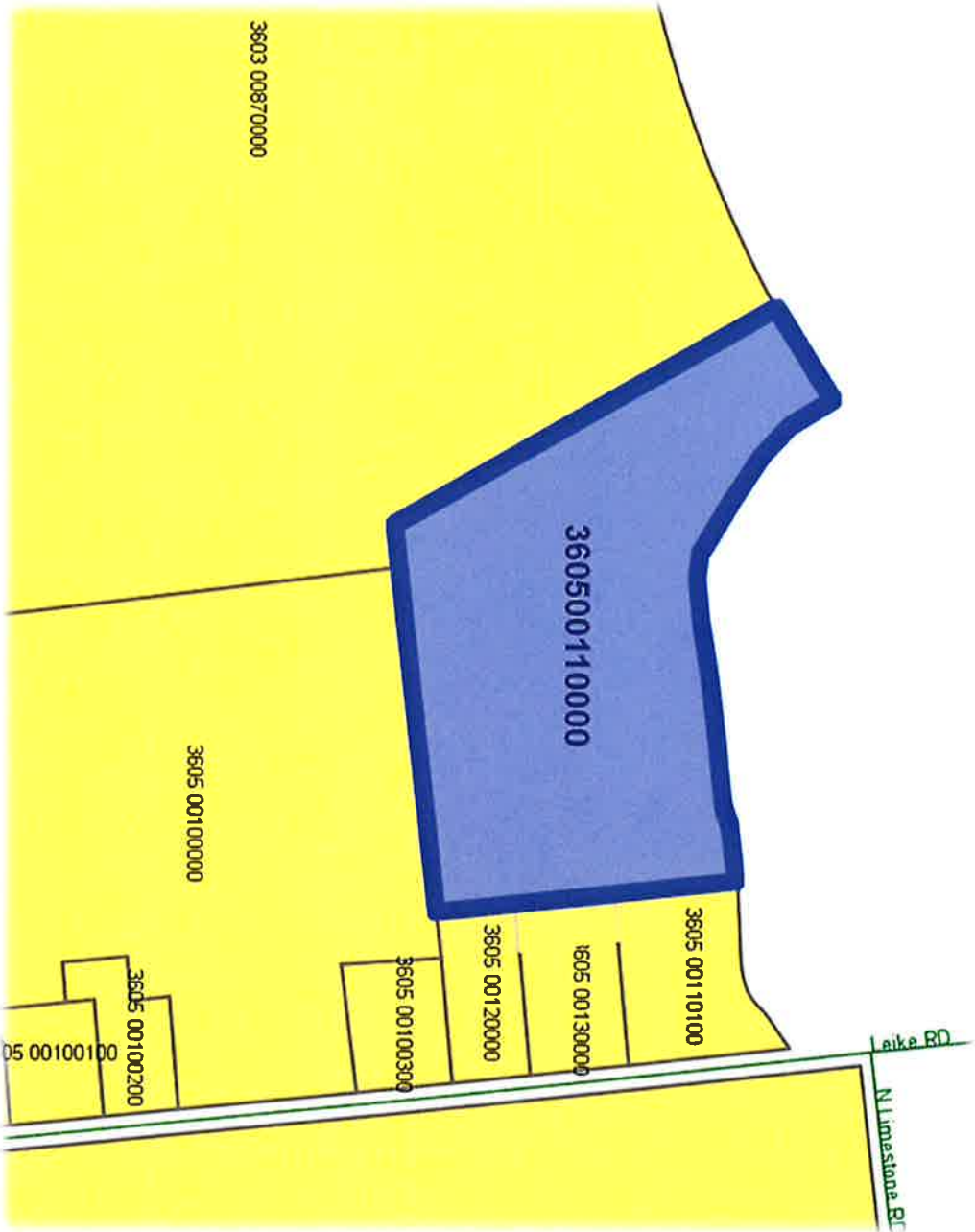
Andy Crawford
Beiler-Campbell – COMMERCIAL DIVISION
402 Bayard Rd, Ste. 100
Kennett Square, PA 19348
O: (610) 444-7770 Option 2
M: (610) 299-0500
apccre@gmail.com
Licensed in PA & DE

PROPERTY FEATURES:

- Zoning: C2
- Use: V10
- Acreage: 15.52
- Frontage on PA10: 213ft
- Depth: 893ft
- Lot Dimensions: 213x893x1411x1091
- Unimproved ground – no septic/water/utilities
- Level Topography
- PA10 accessibility
- Municipality: W Sadsbury Township
- County: Chester
- PA Parcel ID#36050011
- Octorara School District
- Map 8001B5

Commercially-zoned lot for sale. Potential development opportunity – this property is located just south of Sadsbury Commons which generates over 50,000 AADT. This lot has good visibility/frontage on state highway PA10.







ABOUT US



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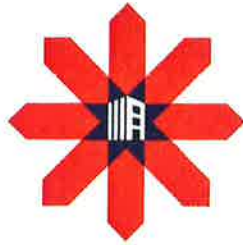
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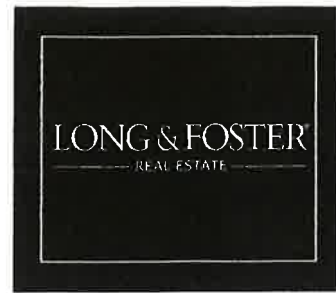


**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

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!

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: 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



BEILER-CAMPBELL

REALTORS & APPRAISERS

COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



200 OLD FORGE LN - SUITE 203 | MLS #PACT2024204

ABOUT THE PROPERTY

This 3,521 sf Turnkey office/professional suite features glass-enclosed reception/check-in area with large reception desk, large storage/filing area, in-suite employee and guest restrooms, janitor's closet, breakroom with kitchenette, conference room, 7 exam rooms/offices, network closet, lab area and nurses station, and two private offices. Engineered for efficient traffic flow for patients or clientele.

Call Us For More Information

610-444-7770

www.beilercampbellcommercial.com



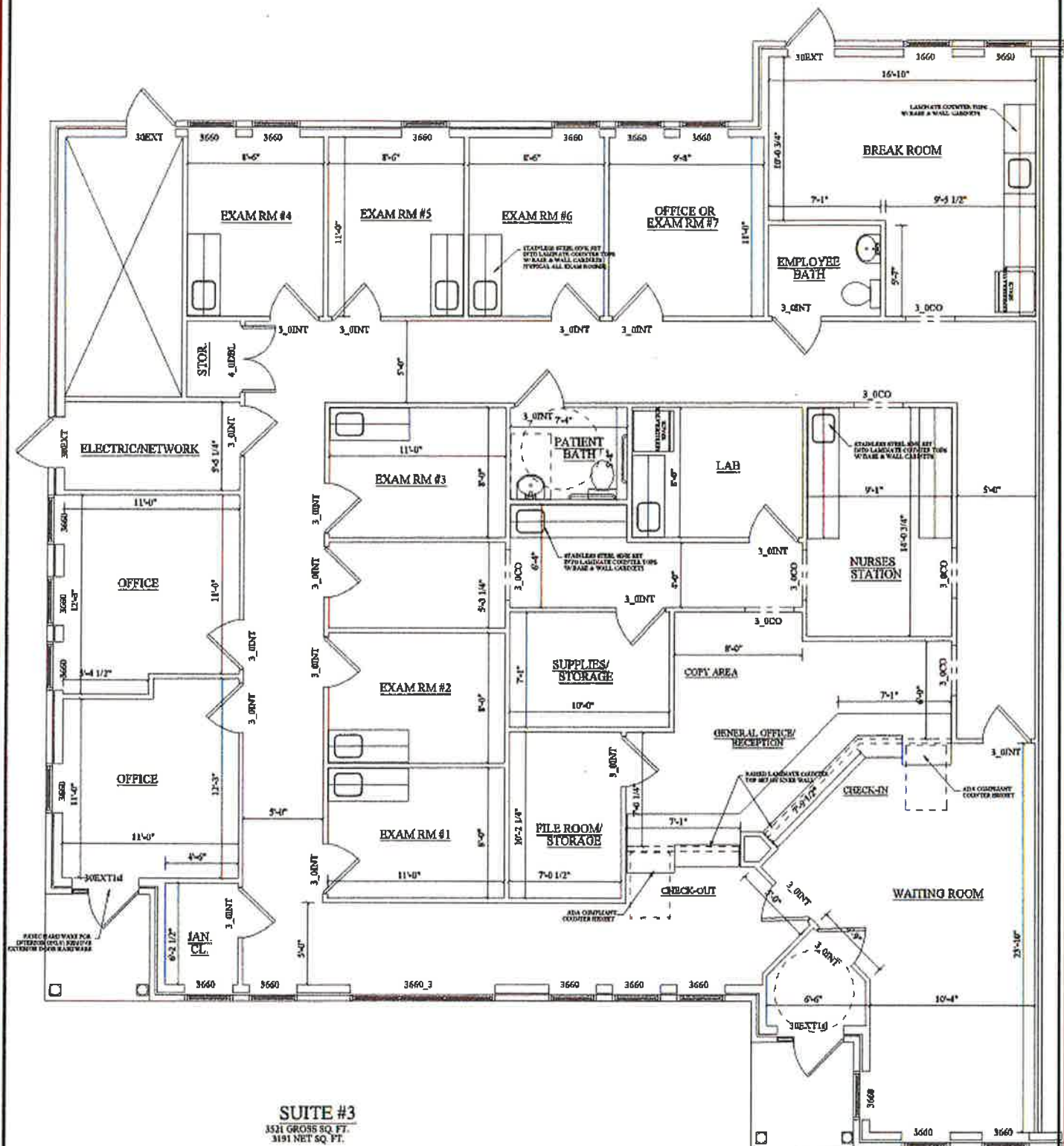
Beiler-Campbell
Center

EXCLUSIVE FEATURES

- 7/1000 Parking Ratio
- 40,000 AADT Traffic Counts on US1
- Pylon Signage Available



For Lease
\$23/SF/NNN



OFFICE FOR LEASE



500 Old Forge Ln, STE #504, Kennett Square, PA 19348

MLS #: 1000297258

Tax ID #: 61-06-0111.0700

Available SqFt: 2,146

Business Use: Professional/Medical

Office/Office/Retail Mixed

County: Chester, PA

Municipality: E Marlborough

School District: Kennett Consolidated

Zoning: MU

Price: \$23/sf/NNN



COMMERCIAL
Real Estate

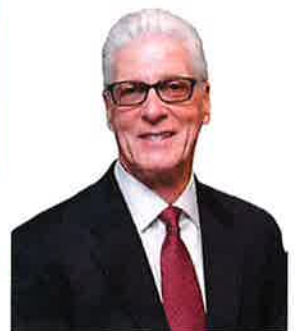


BEILER-CAMPBELL

REALTORS & APPRAISERS

COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION





Looking for Professional Office Space?

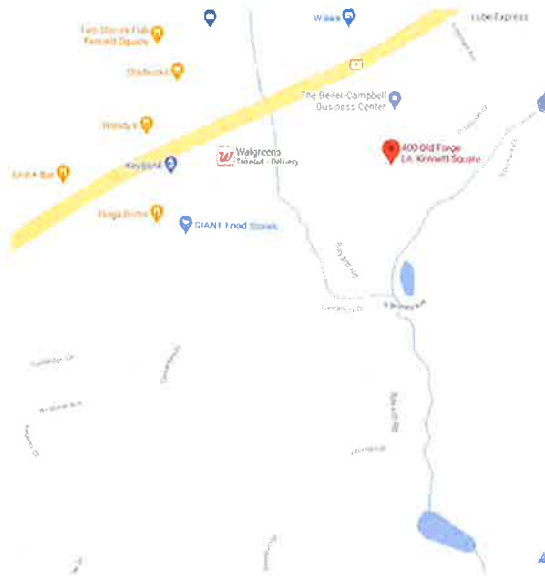
Build your business in the Longwood corridor of Kennett Square. Kennett Square is seated in Southern Chester County, a promising economic region with a population base of about 23k+ and key arteries and quick travel to several major cities on the east coast, including Philadelphia, Wilmington, Baltimore, Harrisburg, Washington DC, and Camden.

*This Professional Office Suite is what
you've been looking for!*

This office suite in the Beiler-Campbell Business Center, seated along the US1 corridor in the Longwood area of Kennett Square and boasting traffic counts of 40k+ is new and ready for your fit-out options. This approximately 2,146sf office is a NNN lease with a negotiable term. Located just 20 miles from Philadelphia at the southwest end of the metro area and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive in the dynamic economy of southeastern Pennsylvania. The Center is attractively seated on 10 professionally landscaped acres along US Route 1, less than one mile from the world-renown Longwood Gardens, major retail, chain and fine-dining restaurants, historic landmarks and booming local business. If you are looking for affordable Class A Office Space in a great location, look no further. The Beiler-Campbell Business Center is the logical choice for your business. Area Attractions include: Longwood Gardens, Brandywine River Museum, Delaware Museum of Natural History, John Chads House, Chadds Ford Historical Society, Brandywine Battlefield State Park, Chadds Ford Winery and Winterthur Museum.

Bring your floor plan and design plans and join Tower Health, WSFS Bank, Truist Bank, Verizon Wireless, and many local small businesses in this thriving Business Center. 7/1000 parking ratio. Easy access from US-1 and Bayard Rd.

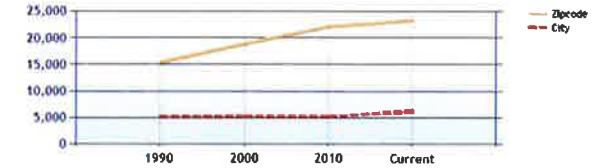
Street Map



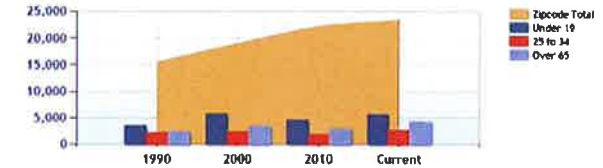
Demographics

	Zipcode	City	County	National
1 Population	23,414	6,248	524,631	325,285,910
2 Population Density	632.4	5,965.8	699.0	92.9
3 Percent Male	50.0%	52.0%	49.0%	49.0%
4 Percent Female	50.0%	48.0%	51.0%	51.0%
5 Median Age	41.8	36.0	41.0	38.6
6 People per Household	2.8	3.0	2.7	2.6
7 Median Household Income	\$80,853	\$65,413	\$89,595	\$87,525
8 Average Income per Capita	\$44,636	\$26,493	\$44,589	\$30,709

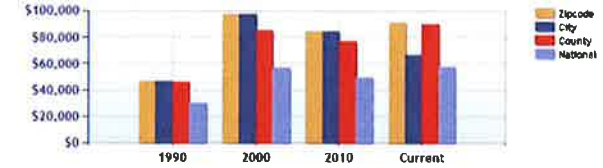
Population - Thirty Year Chart



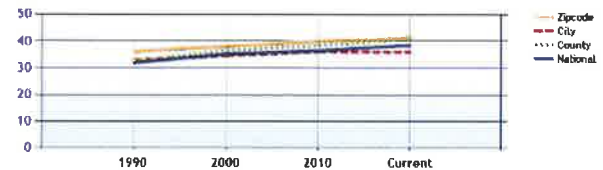
Population Age vs Total Population - Thirty Year Chart



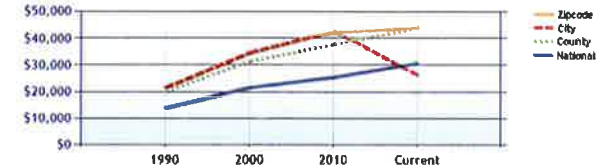
Household Income - Thirty Year Chart



Median Age - Thirty Year Chart



Median Personal Income - Thirty Year Chart



Parcel Map



Aerial Map





Andrew P. Crawford
 402 Bayard Rd, STE 100, Kennett Square,
 PA 19348
Office: (610) 444-7770 x176
Mobile: (610) 299-0500
Email: apccre@gmail.com
www.beilercampbellcommercial.com



FOLLOW US ON OUR
Social Media!





BEILER-CAMPBELL

REALTORS & APPRAISERS

COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



400 OLD FORGE LN - SUITE 409 | MLS #PACT530484

ABOUT THE PROPERTY

This 987sf Professional suite features an open suite with one restroom and corner executive office. Bring your floor plan and design plans and join Tower Health, WSFS Bank, Truist Bank, Verizon Wireless, and many local small businesses in this thriving Business Center. 7/1000 parking ratio. Easy access from US-1 and Bayard Rd.

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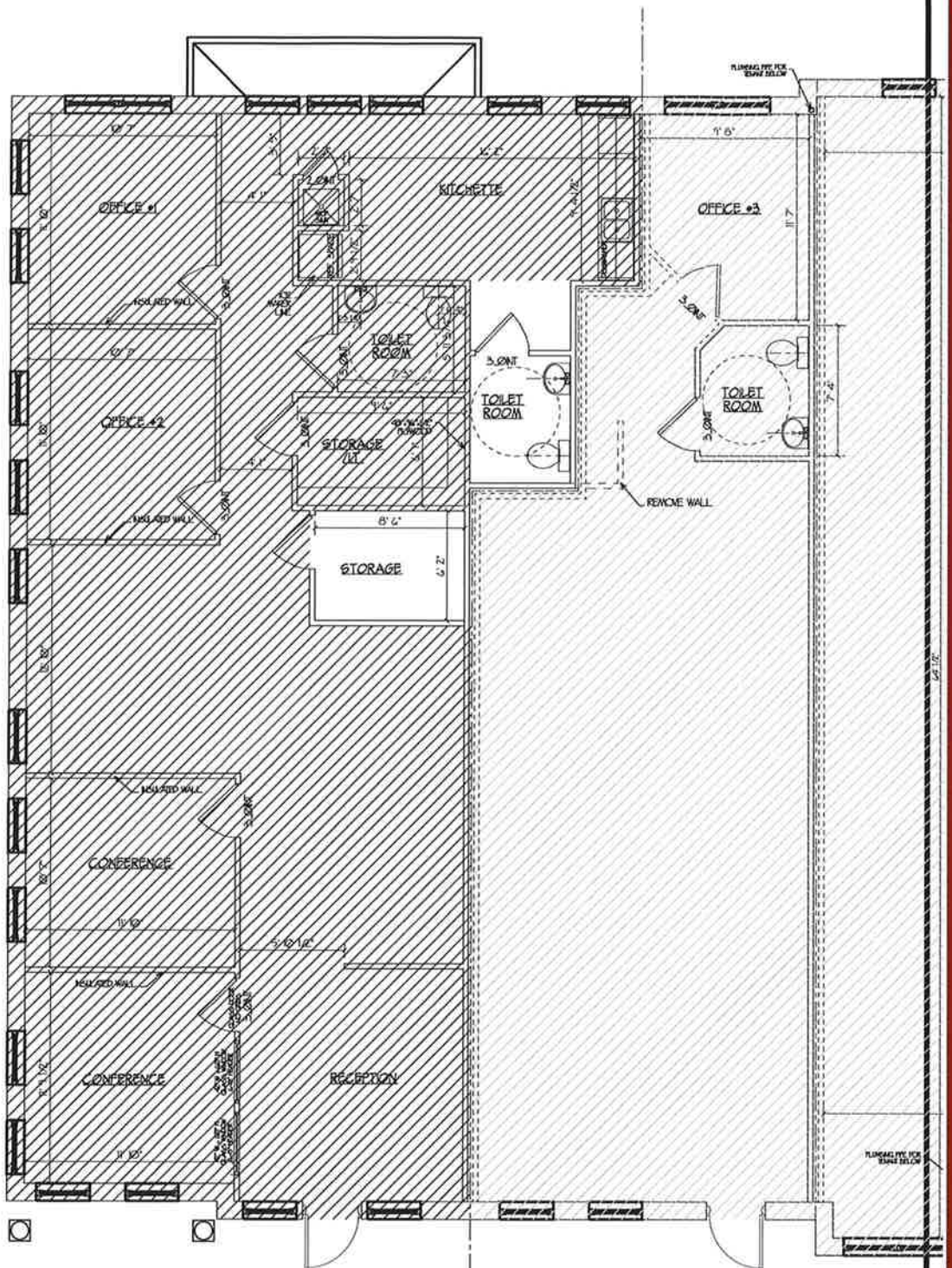


EXCLUSIVE FEATURES

- 7/1000 Parking Ratio
- 40,000 AADT Traffic Counts on US1
- Pylon Signage Available



For Lease
\$23/SF/NNN



1207 SQ. FT. GROSS

1291 SQ. FT. GROSS

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 – 1830 SF

Price – \$19/SF

Location – 1 North Bacton Hill Road, Suite 102
Malvern, PA 19355

Comment section:

Owner represented by RE Agent. Commission also for agent representing tenant.

1st Floor office, next to Chester Valley Trail. Immediate availability. Lease includes electric/natural gas, water & sewer paid by owner.

Contact section:

Name – Scott Smith

Firm – Andrew Blozowsky, LLC (owner)

Phone – 610.405.1959

Email – scott@envirasureinc.com

Commercial-Investment-Industrial Marketing Exchange Quick Form

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Investor/User/User-Investor

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

Data section:

Size – 1,200 SF plus full basement
Price – 2,200/month
Location – 319 S. High Street, 1st Floor
West Chester, PA 19382

Comment section:

Great 1st Floor office in downtown
West Chester

Contact section:

Name – Scott Smith

Firm – Owner

Phone – 610.405.1959

Email – Scott@~~enviros~~ envirosureinc.com.

Commercial-Investment-Industrial Marketing Exchange Quick Form

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Key word section:

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Investor/User/User-Investor

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

CMX2

Data section:

Size - 2400[±]

Price - 3300/month

Location - 6845 Germantown Ave, front unit

Comment section:

Can be a store for retail. or professional office.

Contact section:

Name - Kun Chen

Firm - Weichert Realtors, West Chester

Phone - 267-251-1511

Email - Kunchen2@gmail.com

CCIM.O

Commercial-Investment-Industrial Marketing Exchange Quick Form

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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 –

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

Products & Services



EnviroSure Inc.

FIRM BACKGROUND

EnviroSure is strategically located to provide reliable and cost-effective environmental and industrial hygiene services across DE, PA, MD, NJ, and NY. Our personnel deliver customized professional environmental services for assessing and addressing environmental liability.

PROFESSIONAL STAFF

EnviroSure's staff of certified and registered professionals include:

- Asbestos Consultants
- Environmental Engineers
- Environmental Scientists
- Field Technicians
- Hazardous Waste and Regulatory Compliance Specialists
- Indoor Environmental Consultants
- Industrial Hygienists
- Lead Consultants
- Licensed Site Remediation Professionals (LSRPs)
- Microbial Consultants
- Professional Geologists
- Safety Professionals

LOCATIONS

EnviroSure has offices located in Pennsylvania, New Jersey, and Delaware.

QUALITY. INTEGRITY. RELIABILITY.



Phase I and Phase II Environmental Site Assessment

Environmental Consulting Services

- Brownfields redevelopment
- Due diligence CERCLA protection
- Environmental compliance audits
- Expert witness testimony
- Groundwater sampling
- Hazardous building materials surveys
- Phase I and Phase II environmental assessments
- Preliminary assessments
- Risk assessments
- Site remediation and closure (PADEP, NJDEP, DNREC, and NYS DEC)
- Soil and groundwater contamination
- Stormwater sampling/analysis
- Underground Storage Tank (UST) removal/assessment

EnviroSure delivers reliable and cost-effective environmental and industrial hygiene services, customized to meet our client's needs. Our experienced staff is fully committed to meeting our clients' project goals through active communication and precise coordination. Our professional and responsive team is focused on keeping your site safe and functional by listening to your needs and delivering environmental services that mitigate risk, keep employees safe, and limit downtime.

Industrial Hygiene & Occupational Safety Services

- Asbestos and lead surveys
- Asbestos and lead management plans
- Confined space entry program design
- Hazard communication plans
- Health and safety plan preparation
- Hearing conservation programs
- Indoor air quality investigations
- Moisture and mold investigations
- Mold clearance testing
- Noise monitoring
- OSHA Personnel exposure assessments
- Respiratory protection program design



Asbestos and Lead-Based Paint Survey

CONTACT US: 610.696.8980 or info@envirosureinc.com





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Investment Marketing Exchange

Wants

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 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

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 - **1500+ sf for coffee/bakery**

Price -

Location - **Any good retail location with good visibility in Montgomery, Chester or northern Delaware Counties. Drive-thru preferred but not required.**

Comment section:

Excellent, experienced tenant.

Contact section:

Name - Carolyn Luskin

Firm - Keller Williams Main Line

Phone - (610) 585-1301

Email - cluskin@kw.com

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: Restaurant on business 30 corridor from Malvern to Downingtown

Data section:

3000+ sq.ft.

Price:700k-1.3 Mill.

Location Near Frazier

Comment section:

Client prefers a building which is already configured for a restaurant, but will consider another type of building for the right location and price

Contact section: Marsia Seydoux

Long and Foster

Cell :610-314-8321

Office :610-696-1100

Marsia.seydoux@LNF.com

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 - 3k - 10k sqft

Price - 500k - 1 million

Location - Tri-state area free standing. ~~But~~ Second gen restaurant.

Comment section:

Contact section:

Name - Sunny Chen

Firm - AERZ

Phone - 610 500 1091

Email - Sunnyfromphilly@gmail.com