

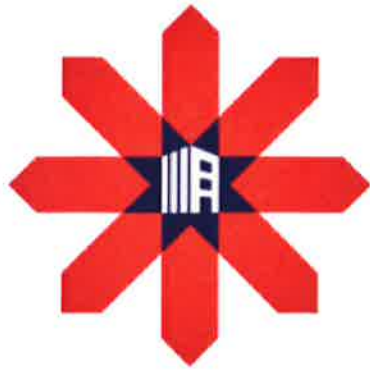
**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FRIDAY 3/10/23

FEATURED PROPERTIES



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

C/I Marketing Exchange

Tri-County Suburban REALTORS, Malvern PA 19355

Meeting Agenda - March 10, 2023

8:15am – 8:30am

- **Networking**

8:30am – 9:30am

- **SIOR Presentation: Colin Flynn**
- **Marketing Exchange**

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

- Quick Pitches
 - Haves
 - cash
 - paper
 - property for sale
 - property for lease/sublease
 - business opportunities
 - with real estate
 - without real estate
 - products & services
 - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday April 14: 8:15am – 9:30am**



COMMERCIAL
CHAPTER
TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

HARRY H. PENNEVER	610-507-6693	HARRY@PENNEVER.NET
Joe Bergquist	267-664-5598	jbergquist@HarleysvilleBank.com
Lori Livingston	484-947-7137	lori.livingston@expcommercial.com
Jennifer Sandner	610-608-8706	jsandner@cwfsbank.com
Bill Lang	302-588-3250	WLANG@CWFSBANK.COM
Marcia Syddox	610-314-8321	marcia.syddox@LNF.com
MALLIKA PRODUTOR	484-680-1129	MALLIKA.PRODDUTOR@GMAIL.COM
Scott Smith	610-405-1959	scott@envirosureinc.com
Armine Rego	610-563-9000	Armine@HeritageLandTransfer.com
Tom Walsh	484-802-5818	tom.walsh@Inf.com
CHELE HALLMAN	610-633-5796	OPENINGANOTHERDOOR@GMAIL.COM
STEPHEN PLOUDE	610-308-2049	STEPHEN@VRA-COMMERCIAL.COM
Suzanne Kurland	484-686-7872	suzanne@freestyle.com
Colin Flynn	215-561-6565	cflynn@flynnco.com



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

2023 C/I Exchange Calendar

8:15 am – 9:30 am

Tri-County Suburban REALTORS®

1 Country View Road, Suite 201, Malvern, PA 19355 // 610-560-4800

Jan 13	Joseph Gibson of CBRE – Market Forecast 2023
Feb 10	Marketing Exchange
March 10	SIOR with Colin Flynn
April 14	Marketing Exchange
May 12	Lender Panel TBD (Joe Bergquist)
June 9	Marketing Exchange
July 14	Jeff Metzger – Food Trade News
August 11	Marketing Exchange
September 8	Environmental Panel TBD (Tom Walsh)
October 13	Marketing Exchange
November 10	1031 Exchanges (Margo McDonnell)
December 8	Marketing Exchange

Please bring or send your flyers to all marketing exchanges.

On days that a program is scheduled, we will hold an abbreviated session at the end of the program.



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

"The Impact of the 2022 Midterm Election"



**Dr. G. Terry
Madonna**

Date - Wednesday, April 19th

**Location - Tri-County Suburban REALTORS®,
1 Country View Road, Malvern, PA 19355**

3:00 – Registration

**3:30-4:30 – Keynote presentation –
Dr. Madonna**

**4:30-6:00 – Networking Event at the
Fox Barn at Twenty9**

**16 Great Valley Parkway, Malvern, PA 19355
(open bar & complimentary hors d'oeuvres)**

About the Event

- Dr. Madonna will examine the impact of the 2022 Midterm elections on contemporary politics. He will look ahead to the 2024 presidential election. Also, he will provide a timely update on many aspects of Pennsylvania government and politics.

-Free for Commercial Chapter Members of Tri-County Suburban REALTORS®
-\$25 for Tri-County Suburban REALTORS® members (who are not Chapter members)
-\$40 for Non-members of Tri-County Suburban REALTORS®

**Visit bit.ly/Commercial-Seminar or
Call Us @ 610-560-4800 to
Reserve Your Seat!**



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

Commercial Education Summit 2023



**-\$45 per attendee, for 1 class only
-\$75 per attendee, for both classes
(Lunch is included for both)**

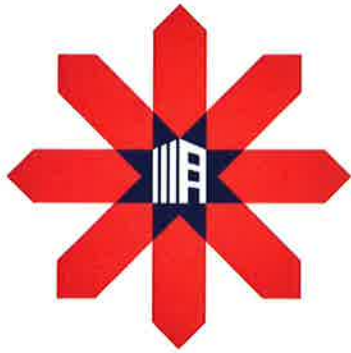
**-Visit tcsr.realtor or
Call Us @ 610-560-4800 to
Reserve Your Seat!**

**Date/Time - Tuesday, May 16th
8:30am-12:00pm - "Power of 1031 Exchanges",
Margo McDonnell, Instructor
3.5 Hours PA 22-24 License Renewal
3 Hours DE Module 7
3 Hours NJ Elective**

**1:00pm-4:30pm - "Competencies,
Responsibilities, and Commitments: PA Required
Module 2022-2024", Richard Strahm, Instructor
3.5 Hours PA 22-24 License Renewal**

**Happy Hour @ Chickie's & Pete's in Malvern -
4:30pm-6:00pm**

**Location - Tri-County Suburban REALTORS®,
1 Country View Road, Malvern, PA 19355**



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE



400 Bridge St, Phoenixville, PA 19460

\$4,249,000

400 Bridge Street Phoenixville PA

Phoenixville 9 Apartments, 6300 Sq. Ft. Retail and Liquor License



Sean Maloney
PA RS319879
610.828.6300

Listing Added: 11/26/2021

Listing Updated: 12/30/2022



Details

Asking Price	\$4,249,000	Property Type	Hospitality, Mixed Use, Multifamily, Retail
Subtype	Apartments, Liquor license, Retail	Investment Type	Stabilized
Investment Sub Type	Apartments Retail	Class	A
Lease Type	Gross	Tenancy	Multi
Square Footage	13,084	Net Rentable (sq ft)	13,084
Price/Sq Ft	\$324.75	Cap Rate	6.03%
Pro-Forma Cap Rate	6.03%	Occupancy	100%
NOI	\$256,082	Pro-Forma NOI	\$256,082
Units	11	Year Built	1900
Year Renovated	2020-2021	Buildings	2
Stories	3	Permitted Zoning	TC
Lot Size (sq ft)	43,210	Parking (spaces)	37
Rent Bumps	2% Annual Retail	Broker Co-Op	Yes
APN	15-09 -0356	Price/Unit	\$386,272.73
Ownership	Fee Simple		

Marketing Description

Phoenixville Investment Opportunity. 400 Bridge Street Phoenixville PA Chester County. The new cornerstone of Downtown Phoenixville is 400 Bridge Street. The west end of Bridge Street will be rapidly developed over the next few years with over 900 residential units added just a few blocks away. This is a turn-key property, with a no expense spared rehabilitation over a 1 year period in 2020-21. All major systems have been replaced with superior material that would ensure low maintenance and longevity.

COMMERCIAL • Mixed use two detached commercial buildings and two adjacent parking lots. Major renovations made to property in 2021 • Main building 1st floor retail space occupied by La Patrona leased through November 2026 (with annual increases and lease extension option) . Detached Stables Building occupied by Angry Jacks Axe Throwing; leased through March 2026 (with annual increases and extension option).

LIQUOR LICENSE INCLUDED WITH SALE • PA R-Liquor License

RESTAURANT EQUIPMENT INCLUDED WITH SALE- All Restaurant Equipment and Fixtures are Included with sale.

RESIDENTIAL • Nine (9), fully occupied, one bedroom apartments in main build- ing. All units had a complete renovation in 2021. Units feature new granite counter tops, stainless steel appliances, new bath- rooms, washer and dryer in each unit. One off-street parking space per unit.

NEIGHBORHOOD • Prime location with new residential construction to be completed in the immediate area.

Investment Highlights

- COMMERCIAL • Mixed use two detached commercial buildings and two adjacent parking lots. Major renovations made to property in 2021
- LIQUOR LICENSE INCLUDED WITH SALE • PA R-Liquor License
- RESIDENTIAL • Nine (9), fully occupied, one bedroom apartments in main building. All units had a complete renovation in 2021
- NEIGHBORHOOD • Prime location with new residential construction to be completed in the immediate area.

Property Improvements

Stables building. (1 story Building)

Insulated and shingled roof 2021

Canadian red oak trusses 2021

New mechanicals 2021 (HVAC, electrical, plumbing, fire)

The entire building was rehabbed Q1&Q2 2021

Tenant lease started April 2021, running thru March 2026 with two 5 yr options to extend, 3% annual increase

Fully landscaped Spring 2021

Main building

New Roof 2020

New mechanicals for apartments 2021 (HVAC, electrical, plumbing, fire)

New appliances for apartments 2021

All apartments fully rehabbed starting Spring 2020 thru Winter 2021

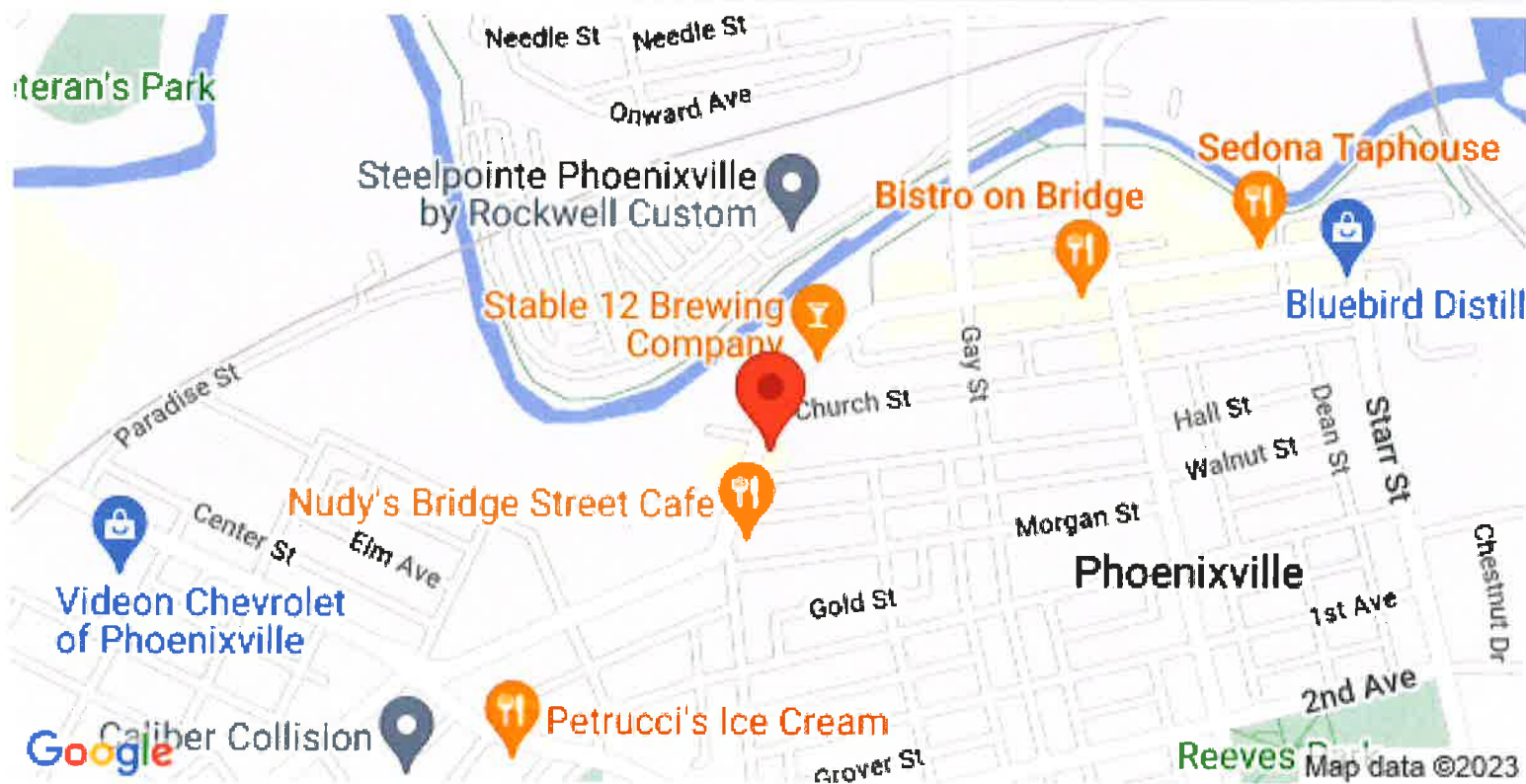
Commercial space fully rehabbed Fall 2020

New mechanicals 2021 (plumbing, HVAC, electrical, fire)

Tenant lease starts December 2021, running thru November 2026 with two 5 yr options to extend, 2% annual increase

Full landscaped Spring 2021

Location (1 Location)









Demographic Insights

THE MERCURY BUILDING

For Sale



Attention Investors!

Be a part the revitalization of Pottstown with this amazing opportunity. Whether you choose to create the hotel plans or your vision is apartments with all the amenities, be one of the new destinations in town. The first floor can host a cafe, full restaurant or distillery/brewery.

PROPERTY FEATURES

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

PROPERTY OPTIONS

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

30 N. HANOVER ST. POTTSTOWN, PA 19464



CHELE HALLMAN

COMMERCIAL & RESIDENTIAL REALTOR®

✉ OPENINGANOTHERDOOR@GMAIL.COM

1885 SWAMP PIKE, SUITE 109

GILBERTSVILLE, PA 19525

☎ 484.975.6400

☎ 610.633.5796



REALTY ONE GROUP

EXCLUSIVE

MLS# PAMC2062170

SCHEDULE A TOUR TODAY!



INVESTMENT PROPERTY | MIXED USE 916 CHESTER PIKE, PROSPECT PARK, PA

AVAILABLE FOR SALE

Building Description: Fully leased mixed use property with an industrial unit on first floor with 4 apartment units above it.

Building Size	+/- 8,100 SF
Lot Size	12,000 SF
Unit Breakdown	Unit 1A: 1 bed/1 bath Unit 1B: 3 bed/1 bath Unit 2: 2 bed/1 bath Unit 3: 2 bed/1 bath Unit 4: 2,800 SF Industrial unit with 2 drive in doors (11'x13' & 8'x8')
Parking	8 spaces (includes 2 car garage)
Real Estate Taxes	\$18,148
Zoning	R2 (Prospect Park Borough)
Additional	New roof in 2022. 3 of 4 units have been renovated with new appliances, new flooring, painted, with washer/dryer.

COLIN FLYNN, SIOR
CFLYNN@FLYNNCO.COM
215-561-6565 X 123

BEN CONWAY
BCONWAY@FLYNNCO.COM
215-561-6565 X 124

The
Flynn
Company

THE FLYNN COMPANY

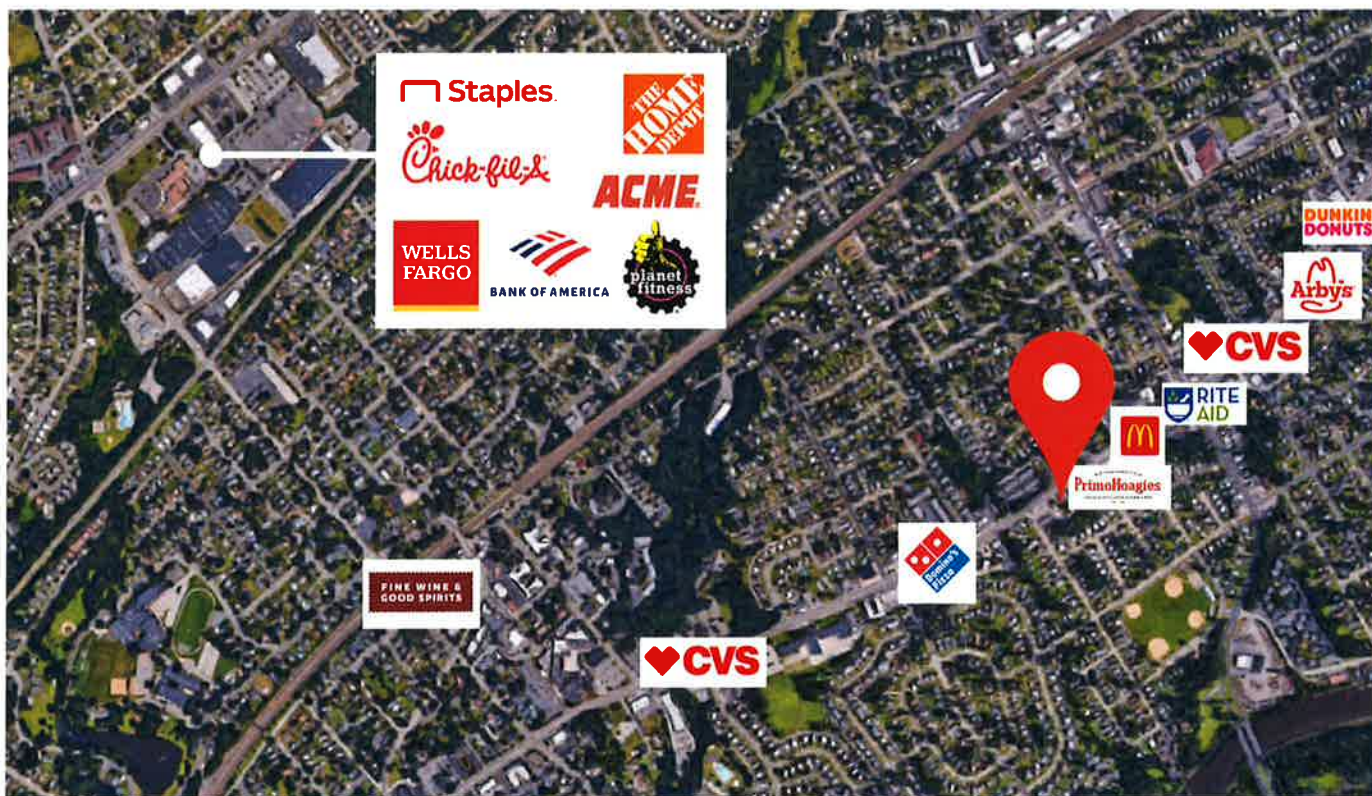
WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565

PROPERTY PHOTOS



LOCATION

- Convenient location to I-95 and walking distance to the Prospect Park train station.
- Located just 2.5 miles from I-95
- Located just 4.5 miles from PHL International airport
- Easy commute to center city Philadelphia



916 Chester Pike - Rent Roll

Units	Tenant Name	Square Feet	Monthly Income (Current)	Lease Commencement	Lease Expiration	Security Deposit
1a (1bed/1bath)	Antonia Peters	1000	\$ 1,300.00	11/28/2021	11/28/2022	\$ 1,300.00
1b (3bed/1bath)		1480	\$ 2,150.00	6/20/2022	6/20/2023	
2 (2bed/1bath)	Atiyyah Abdussamad	1200	\$ 1,200.00	3/7/2021	3/7/2023	\$ 1,200.00
3 (2bed/1bath)	Paul Fournier	1200	\$ 953.00	12/15/2017	MTM	\$ 925.00
4 (Commerical Unit/ Industrial)	William Holland Jr.	2800	\$ 1,600.00	10/15/2020	10/15/2022	\$ 1,600.00
Misc:						
2 Car Garage		400	incl. in unit 1b			

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



COMMERCIAL



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!

FOR SALE

LISTED AT **895,000**



1800 Willow Spur
Macungie, PA 19062

PROPERTY FEATURES

USDA Approved
(2) Loading Docks
Phase III & Phase I
6478 SF
.8859 Acre Lot

exp[®]
COMMERCIAL

Business & Real Estate

This Commercial/Industrial Building has been a successful butchery for several years. Ample space for food processing & manufacturing, as this is a USDA approved facility. Perfect for Kosher or Halal Butchery.

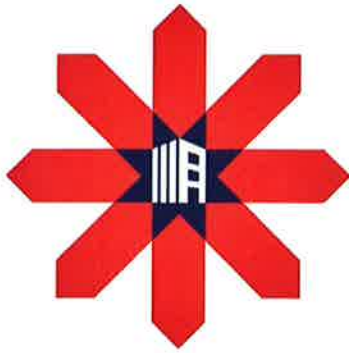


listed exclusively by:

LORI LIVINGSTON
484-947-7137

lori.livingston@expcommercial.com
www.expcommercial.com





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

**FOR SALE WITH OR
WITHOUT BUSINESS**

***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@lnf.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@lnf.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)

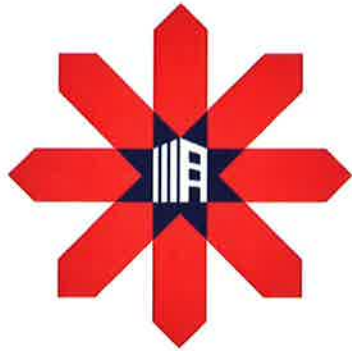
Dawg Day Afternoon

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!

709 East Gay Street – Suite 1, West Chester, PA 19380-4567



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE OR LEASE

INDUSTRIAL

FOR LEASE OR SALE



57 N 6th Street
Oxford, PA 19363

PROPERTY FEATURES

10.5 ACRES
Zoned Industrial
Poss Railroad Access
Truck Terminal
Public Utilities

exp[®]
COMMERCIAL

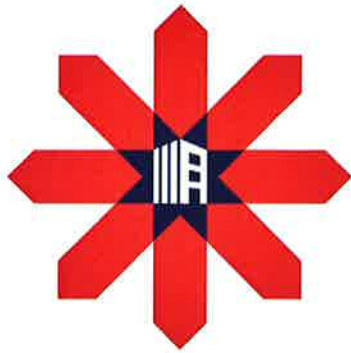
Many Possible Uses

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

listed exclusively by:

LORI LIVINGSTON
484-947-7137
lori.livingston@expcommercial.com
www.expcommercial.com





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR LEASE

IN-LINE RETAIL
FOR LEASE



625 E Cypress St, STE B, Kennett Square, PA 19348

MLS #: PACT2041132

County: Chester, PA

Tax ID #: 61-05-0027.0300

Municipality: Kennett Township

School District: Kennett Consolidated

Zoning: C

Business Use: Retail/Service Business

Traffic Counts: 7,830 AADT

This retail space is available immediately. Minnie's Square neighborhood shopping center is a popular location in the Kennett Square community. Seated along busy Cypress which is the main route out of Kennett to US 1, this shopping center receives a lot of traffic. Adjoining tenants include service businesses and a bakery. This 1379sf suite features large display windows and ample parking. Great visibility, good signage and the interior open layout can be modified for your specific use.



BEILER-CAMPBELL

REALTORS & APPRAISERS

COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



Client One-Page

625 E Cypress St #STE B, Kennett Square, PA 19348

Active

Commercial Lease

\$1,800.00



MLS #: PACT2041132
Leasable SQFT: 1,379
Business Use: Funeral Home, Other/General Retail, Professional, Religious Facility, Restaurant/Bar, School
Tax ID #: 62-04 -0033.0100
County: Chester, PA
MLS Area: Kennett Twp - Chester County (10362)
Subdiv / Neigh: NONE AVAILABLE
Year Built: 1974

Price / Sq Ft: \$1.31
Date Available: 05/06/23
Existing Lease Type: Modified Gross
Units Leased Count: 4
Traffic Count: 5000-9999
Lot Acres / SQFT: 0.97a / 42,253sf / Assessor
Lot Size Dimensions: 0.00 x 0.00

Recent Change: **03/07/2023 : New Active : ->ACT**

Taxes, Assessment, Fees

Association / Community Info

Commercial Lease Information

Current Use: Retail Purchase Opt.: No

Building Info

Building Total SQFT: 10,484 / Assessor Flooring Type: Carpet

Features

Interior Features: Accessibility Features: None
Parking: 0 Truck Trailer Spaces; 43 Car Parking Spaces
Utilities: Electric Available, Sewer Available, Water Available; Central A/C; Electric Service: 200+ Amp Service; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: On Site Septic

Remarks

Public: Minnie's Square is a popular location in the Kennett Square community. Seated along busy Cypress which is the main route out of Kennett to US 1, this shopping center receives a lot of traffic. Adjoining tenants include service businesses and a bakery. This 1379sf suite features large display windows and ample parking. Great visibility, good signage and the interior open layout can be modified for your specific use.

Listing Details

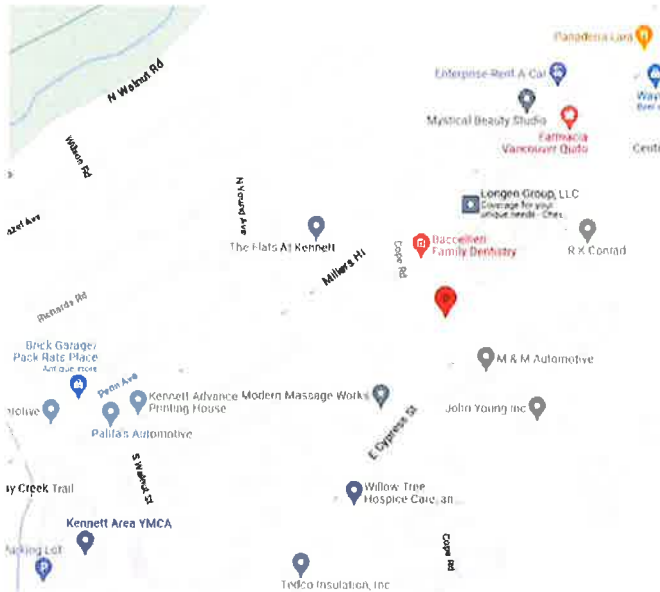
Original Price: \$1,800.00 DOM: 7
Listing Term Begins: 03/07/2023

© BRIGHT MLS - Information, although reliable, is not guaranteed and should be independently verified. Measurements may not be exact and should not be relied upon. School service boundaries are intended to be used as a reference only, to verify school information contact the school and/or school district directly. The offer of compensation is made

only to MLS participants under the MLS rules and reciprocal data share agreements. Copyright 2023. Created: 03/13/2023 09:46 AM



Street Map



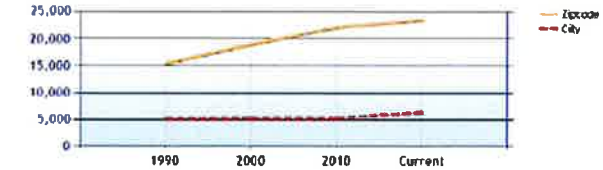
Parcel Map



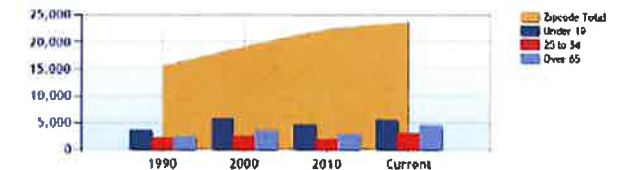
Demographics

	Zipcode	City	County	National
1 Population	23,578	6,380	531,353	331,426 / 69
2 Population Density	836.8	5,888.9	708.0	81.8
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	41.9	38.8	41.4	39.0
6 People per Household	2.8	3.0	2.7	2.8
7 Median Household Income	\$98,910	\$74,688	\$97,467	\$61,903
8 Average Income per Capita	\$48,688	\$28,514	\$48,148	\$33,235

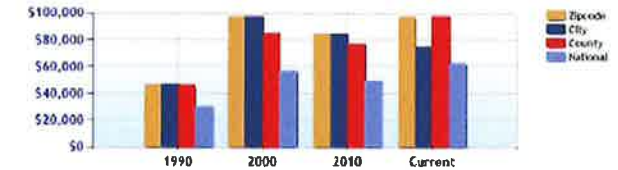
Population - Thirty Year Chart



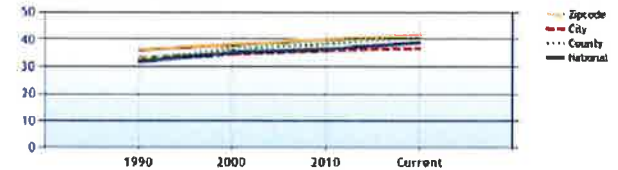
Population Age vs Total Population - Thirty Year Chart



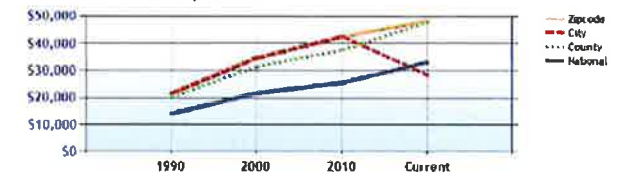
Household Income - Thirty Year Chart



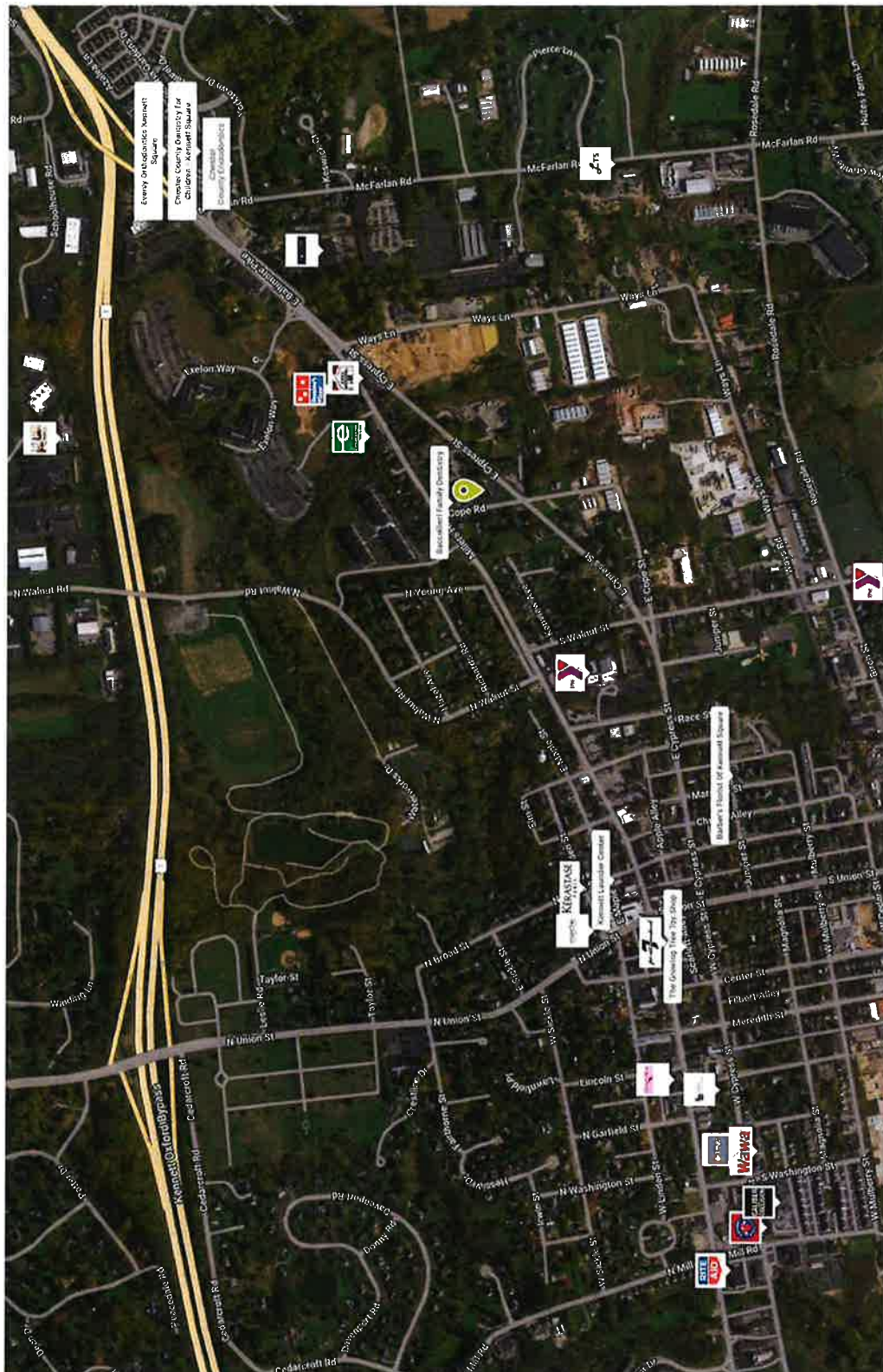
Median Age - Thirty Year Chart



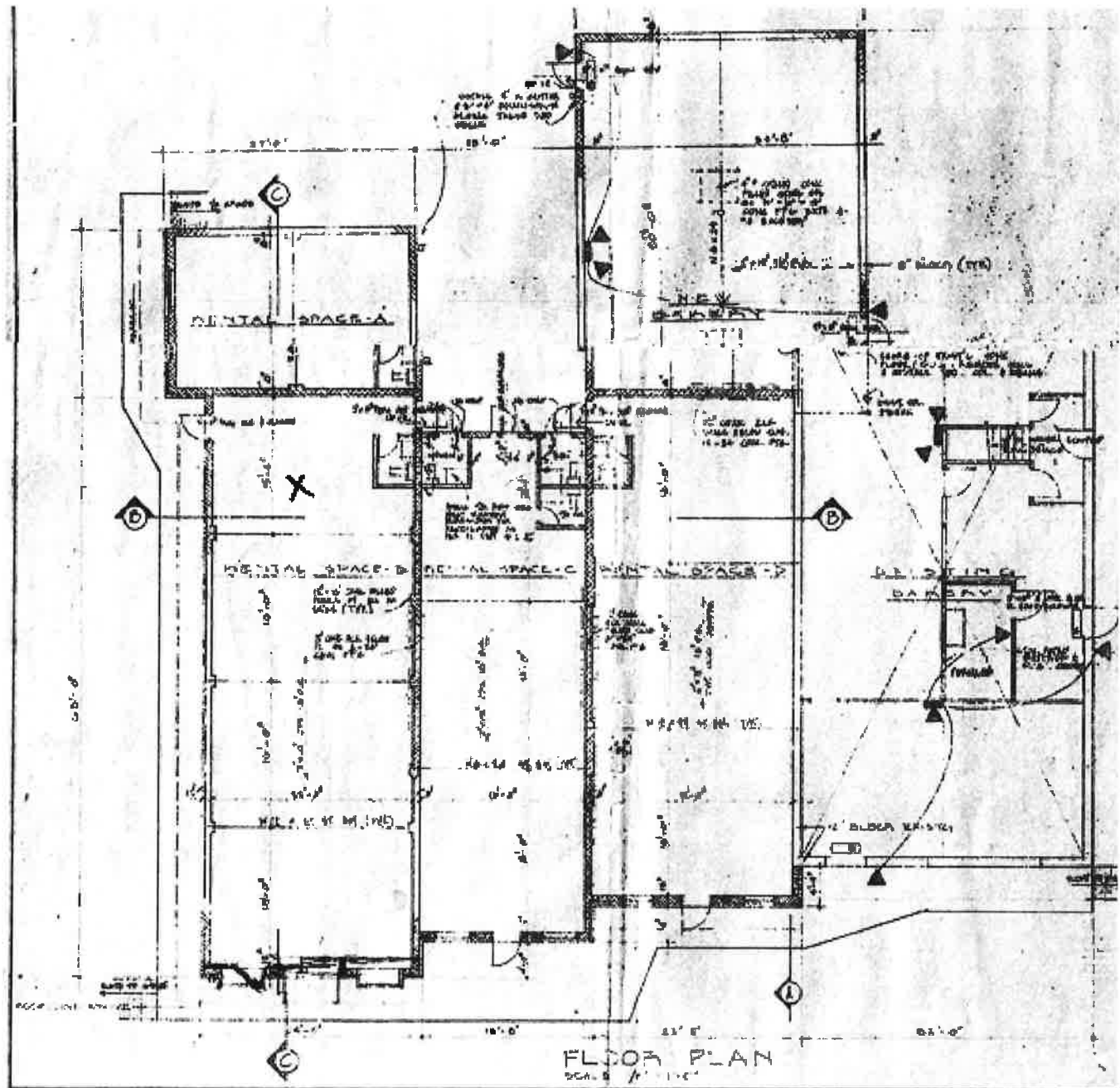
Median Personal Income - Thirty Year Chart



Aerial Map



Floor Plan





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

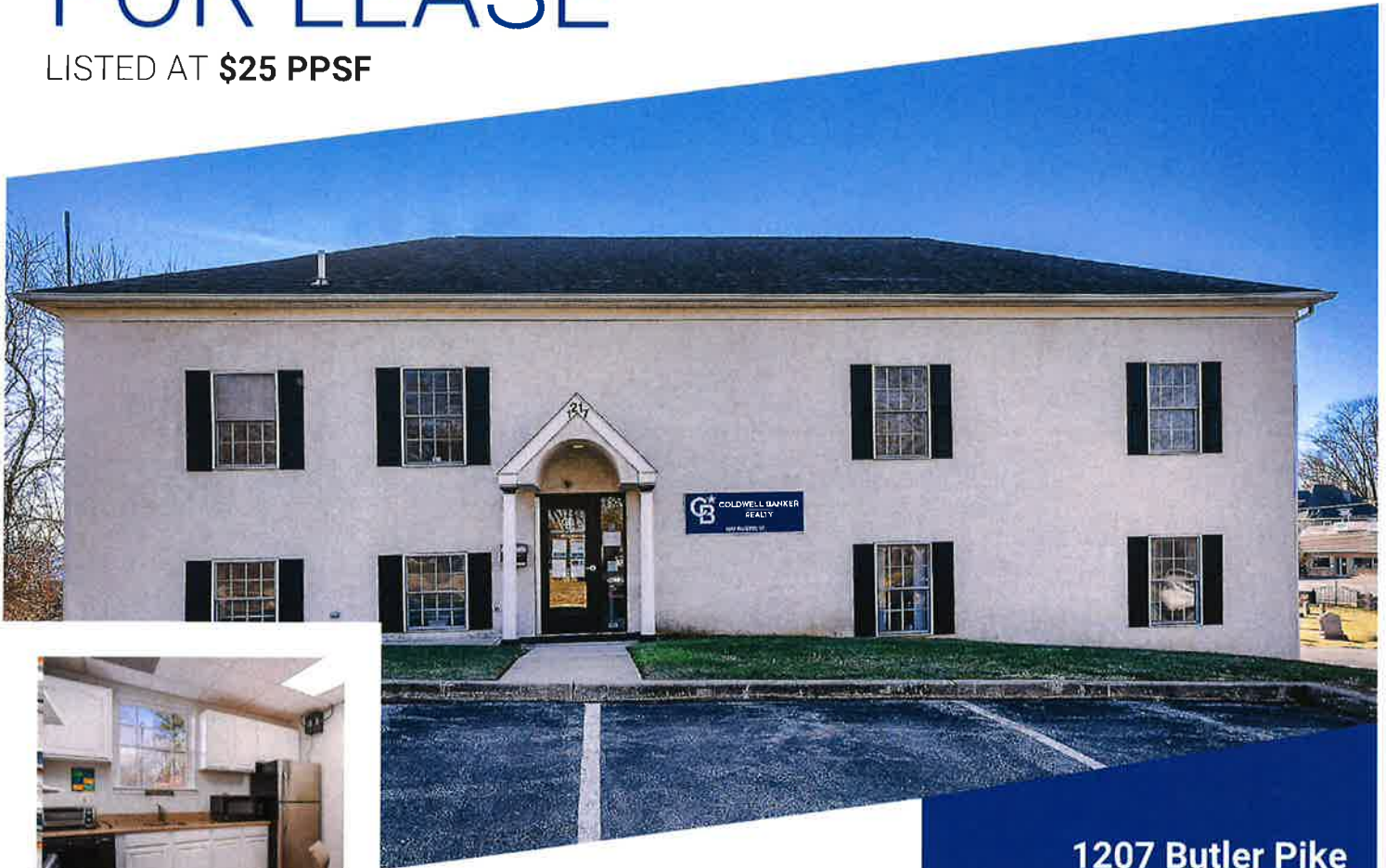


FOLLOW US ON OUR
Social Media!



FOR LEASE

LISTED AT \$25 PPSF



1207 Butler Pike
Conshohocken, PA
19428

PROPERTY FEATURES

Professional/Office
3402 SF
Public Utilities
15+ parking
All-In price-

exp[®]
COMMERCIAL

Conshohocken Location

This Commercial Building sits on Butler Pike, but rear building. Off Street parking, yard space for daycare center, Located just off the I-476 and I-76 exchange for convenience.



listed exclusively by:

LORI LIVINGSTON

484-947-7137

lori.livingston@expcommercial.com

www.expcommercial.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 –

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-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 – 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~~ scott@envirosureinc.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

3 offices for lease

Data section:

Size – 445 SF 1890 SF 1200 SF

Price – \$18-\$19.5/SF \$18-\$19.5/SF \$2,200/month
 ↑ ↑ ↓

Location –

1 N. Bacton Hill Rd
Suite 204, Malvern, PA

1 N. Bacton Hill Rd.
Suite 102, Malvern, PA

319 S. High Street, 1st Fl
West Chester, PA 19382

Comment section:

Contact section:

Name – Scott Smith

Firm – Owner

Phone – 610. 405. 1959

Email – Scott@envirosureinc.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 – 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@envirosureinc.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 - ~~25~~ FROM 1500sf up to 25,000sf - 3 FLOORS AVAIL

Price - NEG.

Location -
159 HIGH ST. POTTSTOWN, PA

Comment section:

OPTIONS: DELI, COFFEE SHOP, ICE CREAM, RETAIL (SM. GARDEN
OUTDOOR SEATING)
- OFFICE SPACE 2ND + 3RD FLOOR
- LIFE SCIENCE OPTION
- RETAIL
- DAYCARE (SMALL YARD AREA AVAIL.)

Contact section:

Name - CHELE HALLMAN

Firm - REALTY ONE GROUP

Phone - 610.633.5796

Email -

OPENING ANOTHER DOOR@GMAIL.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/Lease3/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 – 900 Sq. ft.

Price – 2300 \$

Location – MALVERN

Comment section:

Have a office space in malvern on Route 30,
Frontage commercial. Ready to occupy immediately.
Asking price – \$ 2300 per month.
Tenant pays all utilities.

Contact section:

Name – MALLIKA PRODUTOR

Firm – United Real Estate – Philadelphia

Phone – 484-680-1129

Email – mallika. proddutoor@gmail.com

(MALLIKA. PRODDUTOOR@GMAIL.COM)



225 High St, Phoenixville, PA 19460

\$18.46/SF/YR

\$1.54/SF/MO

225 W High Street Phoenixville

Office | Single tenant | 2,600 sq. ft.



Sean Maloney
PA RS319879
610.828.6300

Listing Added: 01/25/2023

Listing Updated: 02/06/2023



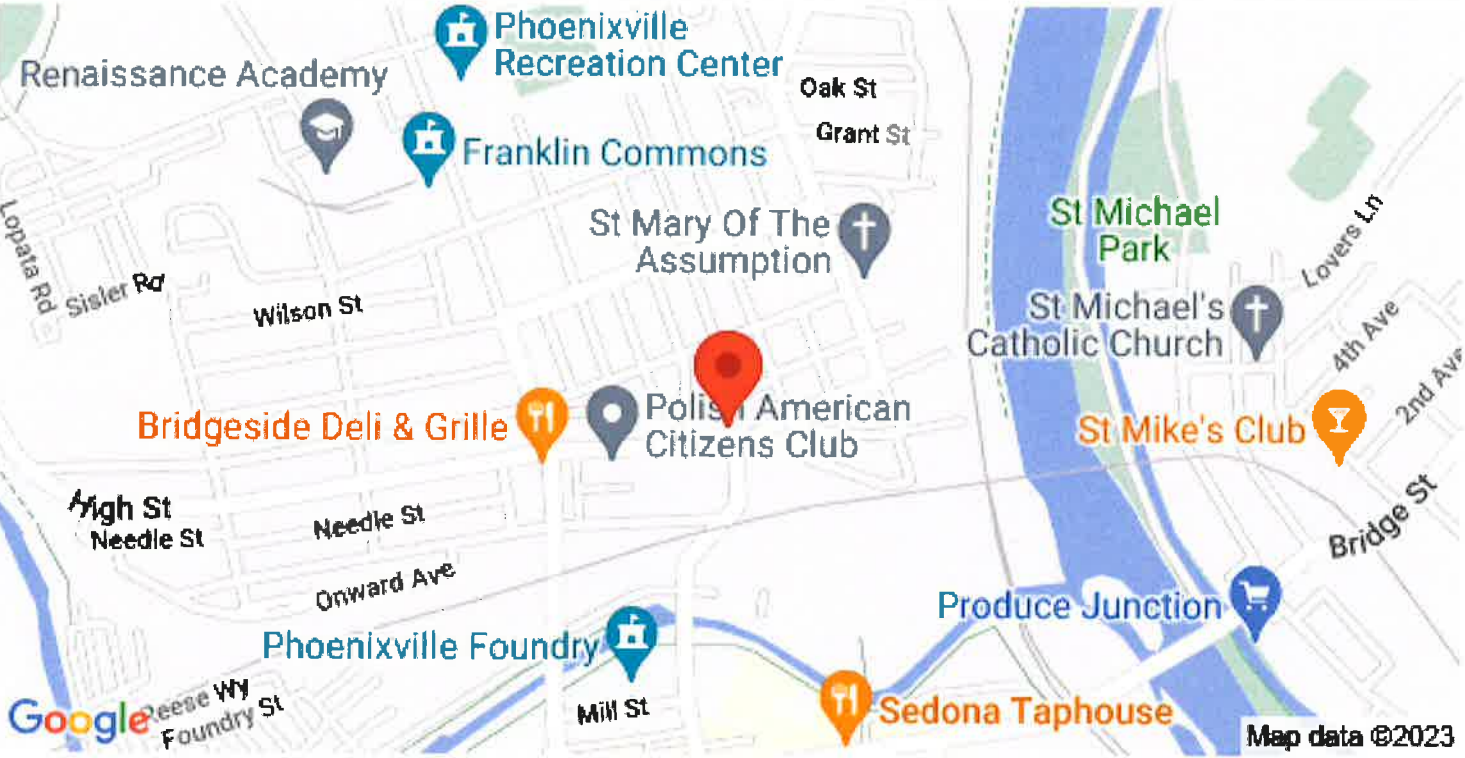
Building Details

Property Type	Office
Subtype	Traditional Office, Medical Office, Creative Office, Executive Office, Coworking
Tenancy	Single
Class	B
Year Renovated	2019
Buildings	1
Stories	1
Zoning	NC
APN	15-05 -0508.0100
County	Chester County
Submarket	Phoenixville

Building Description

Phoenixville Office Space Available 1st Floor 2600 square Feet. Featuring 3 private office spaces, Kitchen, 3 Bathrooms, Conference room and Open Workspace. Modern Office Recently renovated in 2019. Move in Ready!! Chic design elements with Opaque Glass Barn doors, Open Common Office Area flanked with Conference room on left and Private Executive offices on the right. Full Eat In Kitchen/Lunch Room in Rear of the space. Three bathrooms One private Executive bathroom and Two Additional bathrooms. Excellent location in Downtown Phoenixville. Plenty of public parking and close to all roadways: PA Turnpike, 422, Rt76, Rt 476.

Building Location (1 Location)

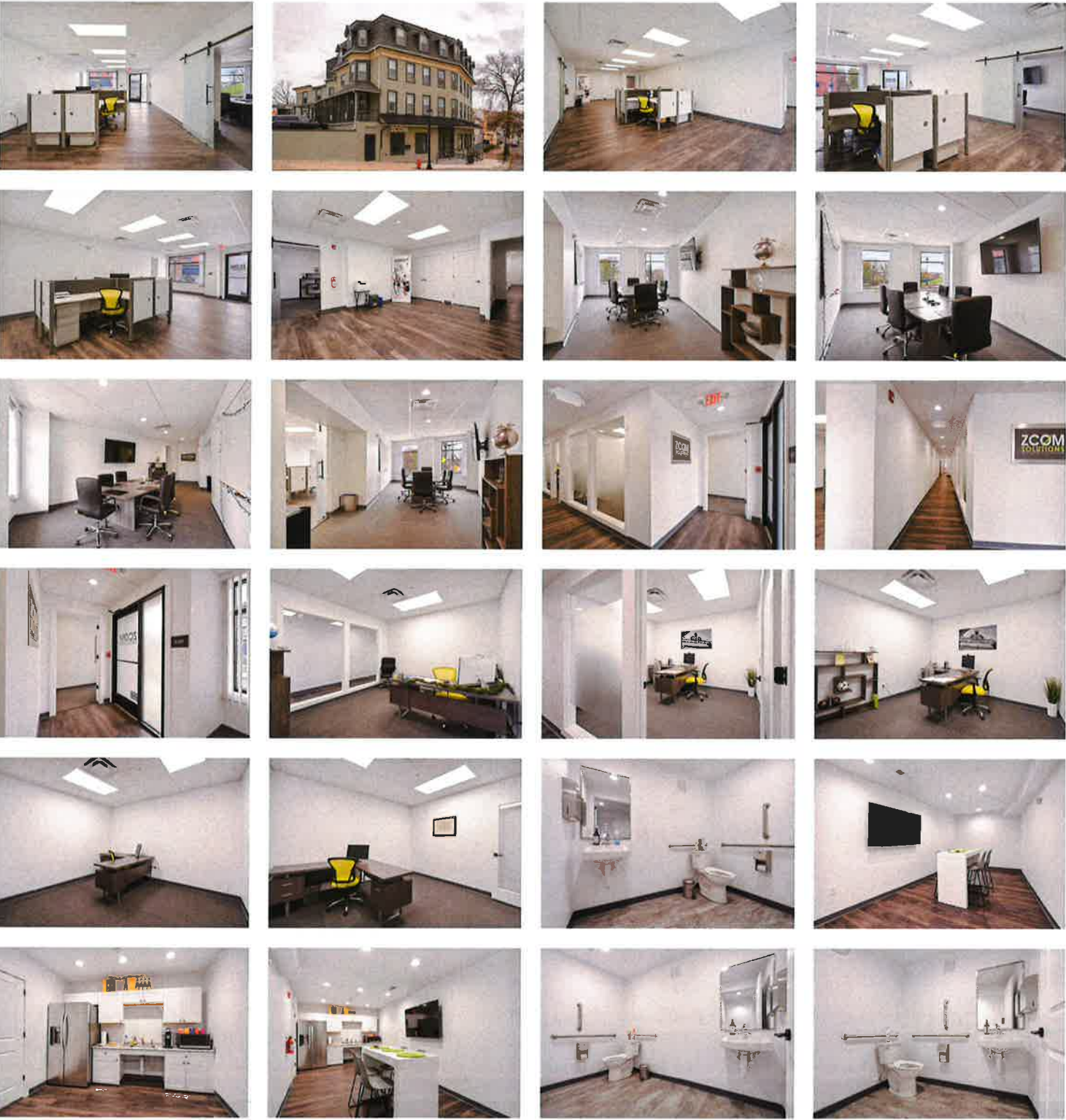


Details

Listing Type	Direct
RSF	2,600 SF
USF	2,600 SF
Parking	Off Street 2 Spaces Included
Rate (Per SF)	\$18.46 / SF / YR
Lease Type	NNN
Lease term	5+ years
Total CAM (Per SF/YR)	\$0.92

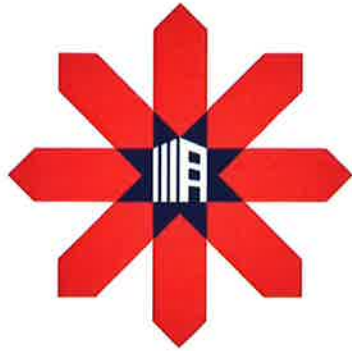
Expense Rate (Per SF/YR)	\$2.01
Total Rate (Per SF/YR)	\$21.39
Total Monthly Rent	\$4,000
Days on Market	42 days

Building Photos (24 photos)



Demographic Insights





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

INVESTORS NEEDED

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

LAND WITH REST/BAR - MUSIC VENUE - COMMUNITY
ENTERTAINMENT COMPLEX ICE RINK ETC.

Data section:

Size - 11 ACRES - WATERFRONT

Price - 1.5M

Location - 151 KEYSTONE BLVD.

Comment section:

- OPENING UP TO INVESTORS - APPROVED W/ BOROUGH.
- IN PHASE 2 FOR ENVIRON.
- READY TO MOVE FORWARD.

Contact section:

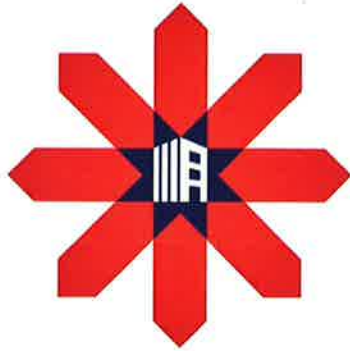
Name - CHELE HALLMAN

Firm - R (MY PROJECT)

Phone - 610.633.5796

Email -

OPENINGANOTHERDOOR@GMAIL.COM.



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

PRODUCTS & SERVICES

Getting new office space.

W

Expanding my
business.

W

Buying the
building.

W

Adding a second location.

W

Commercial Real Estate Loans for Small Businesses

Planning on expanding, relocating or investing? WSFS Bank Relationship Managers have solutions for all types of commercial real estate projects.

LIMITED-TIME OFFER

5.65%*
APR

5 YEAR FIXED RATE TERM/
20 YEAR AMORTIZATION

FIXED FEES & QUICK TURNAROUND!

Jennifer Sandner

Small Business Sales Manager

610.608.8706

jsandner@wsfsbank.com

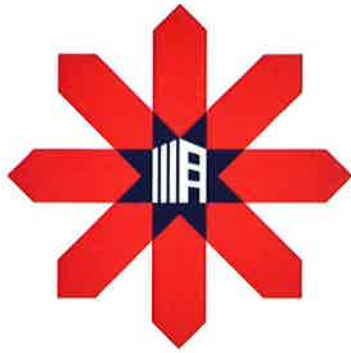
WSFS bank

We Stand For Service®

*Rate effective as of March 15, 2023 and subject to change after promotional timeframe. Offer excludes residential investor real estate loans. Minimum loan amount is \$100,000. Maximum loan amount is \$1,000,000. Applications taken between March 15 – April 14, 2023. Loans must close on or before June 30, 2023. Fixed fee of 1% of loan amount with minimum fee of \$3,000. Fee includes: cost of appraisal, lien recordation fees (except for Maryland properties), cost to prepare Bank documents, and credit and lien search reports required for underwriting. Other borrower costs (not included in the fee) include: title insurance, environmental reports, borrower attorney fees, Maryland recordation fees, and other costs attributed to property purchase. For residential investment real estate transactions, other rates and terms are available. Prepayment penalty is 3% in year one, 2% in year two, and 1% in year three. No prepayment penalty after three years. Borrower must maintain a WSFS Bank deposit account for which loan advances are credited and payments debited. Subject to credit approval.



Member FDIC | NMLS #417673



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

WANTS

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/Apartment/Mixed use/Office/Retail/Industrial/Shopping Center or Strip/Residential

Data section:

Size - 6000 Sq ft ~~Plus~~ → 35,000 Sq ft.

Price - 100k - 10 Million

Location - Downingtown, Exton, Westchester, Paoli, KOP, malvern

Comment section:

Investor/User looking for warehouses/mixed use properties/Retail /strip malls.

Contact section:

Name - MALLIKA PRODUTOR

Firm - UNITED REAL ESTATE - PHILADELPHIA

Phone - 484-680-1129

Email - mallika.produtor@gmail.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 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 - 15-20,000 SF WITH 1-3 ACRE OUTDOOR STORAGE

Price - \$1M +/-

Location - SOUTH JERSEY

Comment section:

FIBERGLASS MANUFACTURING OWNER OPERATOR
SEEKING INDUSTRIAL WAREHOUSE WITH FLEX

Contact section:

Name - STEPHEN FOURDE

Firm - VRA - COMMERCIAL

Phone - 610-308-2849

Email - STEPHEN@VRA-COMMERCIAL.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 - 2 ACRES

Price - < \$ 1m

Location - SOUTHEAST PA / NEW JERSEY

Comment section:

SEEKING GREENFIELD / BROWNFIELD LAND FOR
AUTO USER. AADT > 20,000 POPULATION 50,000 (5 MILE)

Contact section:

Name - STEPHEN PLOURDE

Firm - VRA COMMERCIAL

Phone - 610-308-2849

Email - STEPHEN@VRA-COMMERCIAL.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 - 5-15,000 SF

Price - 0 - \$1.5m

Location -

CHESTER / DELAWARE COUNTY

Comment section:

SEEKING NEIGHBORHOOD STRIP CENTER (PURPOSE BUILT)

SINGLE STORY

30,000 POP (3 MILE) AHHI \$75K (3 MILE)

Contact section:

Name - STEPHEN PLOURDE

Firm - VRA - COMMERCIAL

Phone - 610-308-2849

Email - STEPHEN@VRA-COMMERCIAL.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 - 1000 sqft — 6000 sq. ft.

Price - 0 — 600K.

Location - Chestersprings, downingtwn, Exton, malvern, KOP
Wayne, westchester.

Comment section:

looking for mixed use properties/offices.

Contact section:

Name - MALLIKA PRODUTOR

Firm - UNITED REAL ESTATE - PHILADELPHIA

Phone - 484-680-1129

Email - MALLIKA.PRODDUTOOR @ GMAIL. 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 - 0.3 ACRE GROUND ZONED FOR DRIVE THRU

Price -

Location - CHESTER COUNTY (MAIN LINE/SHADDS FORD/GLEN MILLS /
WEST CHESTER)
NEW CASTLE COUNTY (WILMINGTON)

Comment section: DELAWARE COUNTY (~~SEE~~ WESTERN/NORTHERN DELCO)

NATIONAL COFFEE FRANCHISEE SEEKING GROUND LEASE OR
PURCHASE 0.3 ACRE +/- FOR DRIVE THRU ONLY
600 SF BOX. WILL CONSIDER END CAP IN MULTI-TENANT
BLDG. AADT > 20,000 CARS. POPULATION 20,000 - 3 MILES

Contact section:

Name - STEPHEN FLOURDE

Firm - VRA COMMERCIAL

Phone - 610-308-2849

Email - STEPHEN@VRA-COMMERCIAL.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 - 10+ UNITS

Price -

Location - CHESTER / DELAWARE / NEW CASTLE COUNTY

Comment section:

INVESTOR SEEKS 10+ UNIT APARTMENTS
STABILIZED OR REDEVELOPMENT

Contact section:

Name - STEPHEN FLOURDE

Firm - VRA COMMERCIAL

Phone - 610-308-2849

Email - STEPHEN@VRA-COMMERCIAL.COM