

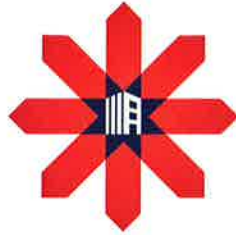
**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

**FRIDAY 4/14/23**

**FEATURED PROPERTIES**



COMMERCIAL  
CHAPTER  
TRI-COUNTY SUBURBAN  
REALTORS®

## Commercial/Industrial Marketing Exchange

Print Name

Phone #

Email

MIKE CARLIN

610-560-4800

MCARLIN@CSR.REALTOR

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tom.walsh@inf.com

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OPENINGANOTHERDOOR@GMAIL.COM



## COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN  
REALTORS®

### Commercial/Industrial Marketing Exchange

Tri-County Suburban REALTORS® Board Room

1 Country View Road, Malvern PA 19355, Suite 101

Meeting will be held in the Association Classroom

Meeting Agenda – April 14, 2023

8:15am – 8:30am

- **Networking**

8:30am – 9:30am

- **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

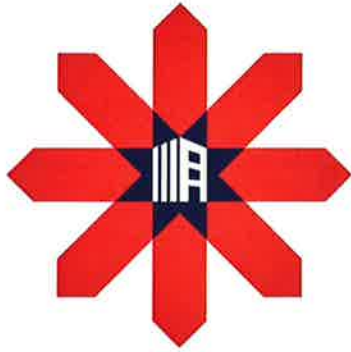
9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday May 12: 8:15am – 9:30am**

- **Lender Panel with Joe Bergquist, Harleysville Bank**



**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

# **UPCOMING EVENTS**



**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](https://bit.ly/Commercial-Seminar) or  
Call Us @ 610-560-4800 to  
Reserve Your Seat!**





**COMMERCIAL  
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TRI-COUNTY SUBURBAN  
REALTORS®

# Commercial Education Summit 2023

## Co-Hosted by CCIM & CII



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

- Visit [tcsr.realtor](https://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**

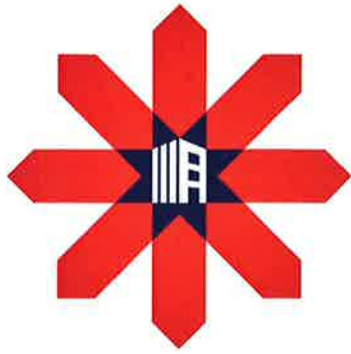
**\*Required Course for 22-24 PA License Renewal**

**Happy Hour Sponsored by Kershner Office Furniture**

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



**Location - Association of REALTORS® School,  
1 Country View Road, Ste 101, Malvern, PA 19355**



**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

**FOR SALE**

OFFICE CONDO  
FOR SALE



## 127 W Street Rd, Kennett Square, PA 19348

MLS #: PACT2033022

County: Chester, PA

Tax ID #: 61-05-0027.0300

Municipality: E Marlborough Twp

School District: Unionville-Chadds Ford

Zoning: WMU

Business Use: Professional Services/Executive Offices

Welcome to professional office condo ownership! This Upper-Level Office Condominium is available immediately. Located within the Willowdale Crossing Center, this commercial suite features ADA Compliant restroom, an executive office, ceiling fans, kitchenette with dishwasher and built-in microwave, digital thermostat and mainly open layout. Elevator serviced. Ample on-site lot parking. Well-appointed in the professional/business area of Unionville, just north of Historic Kennett Square. Professional neighboring businesses include Hendrix Orthodontics, Medical Offices, Medical Specialty Product producers, Medical Specialists, Willowdale Children's Academy, and Dental Professionals. Unionville area features an award-winning school district, fine restaurants, cool coffee shops and bistros, professional services, Kennett Golf and Country Club and financial institutions. This is a great area for your business to grow and thrive.



# BEILER-CAMPBELL

REALTORS & APPRAISERS

## COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION





## Client One-Page

**127 W Street Rd #B2, Kennett Square, PA 19348**

**Active**

**Commercial Sale**

**\$799,900**



MLS #:	PACT2033022	Type:	Office
Available SqFt:	4,680.00	Unit Entry Floor:	1
Price / Sq Ft:	170.92	Ownership Interest:	Condominium
Business Use:	Day Care Facility, Health Club, Medical, Professional	Traffic Count:	1000-4999
		Lot Size Dimensions:	0.00 x 0.00
Tax ID #:	61-05-0027.0300		
County:	Chester, PA		
MLS Area:	East Marlborough Twp - Chester County (10361)		
Year Built:	2004		

### Taxes, Assessment, Fees

### Association / Community Info

Tax Annual Amt / Year: \$13,701 / 2023

HOA:

No

Tax Assessed Value: \$365,700 / 2023

Land Assessed Value: \$81,800

### Commercial Sale Information

Possible Use: Commercial, Day Care, Financial, Investment, Medical/Dental, Office, Professional Service, Senior Assisted/DayCare  
Present Licenses: None

### Building Info

Building Total SQFT: 4,680 / Assessor

Main Entrance

East

Orientation:

Flooring Type:

Carpet, Tile/Brick

### Features

Interior Features: Accessibility Features: Elevator, Grab Bars Mod, Roll-under Vanity  
Parking: 0 Truck Trailer Spaces; 45 Car Parking Spaces  
Utilities: Cable TV Available, Electric Available, Phone Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Central; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

### Remarks

Public: Welcome to professional office condo ownership! This Upper-Level Office Condominium is available immediately. Located within the Willowdale Crossing Center, this commercial suite features ADA Compliant restroom, an executive office, ceiling fans, kitchenette with dishwasher and built-in microwave, digital thermostat and mainly open layout. Elevator serviced. Ample on-site lot parking. Well-appointed in the professional/business area of Unionville, just north of Historic Kennett Square. Professional neighboring businesses include Hendrix Orthodontics, Medical Offices, Medical Specialty Product producers, Medical Specialists, Willowdale Children's Academy, and Dental Professionals. Unionville area features an award-winning school district, fine restaurants, cool coffee shops and bistros, professional services, Kennett Golf and Country Club and financial institutions. This is a great area for your business to grow and thrive.

### Listing Details

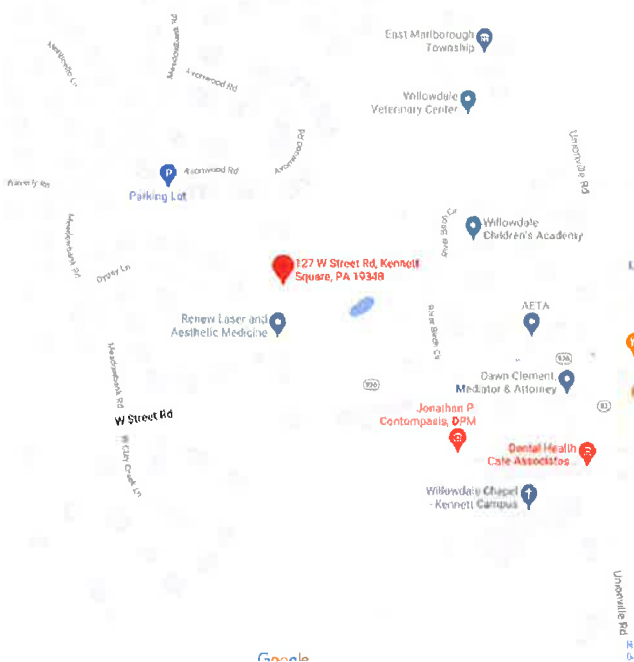
Original Price:	\$799,900	Sale Type:	Standard	DOM:	201
Listing Term Begins:	09/13/2022			Listing Terms:	All Negotiation Thru Lister

© 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

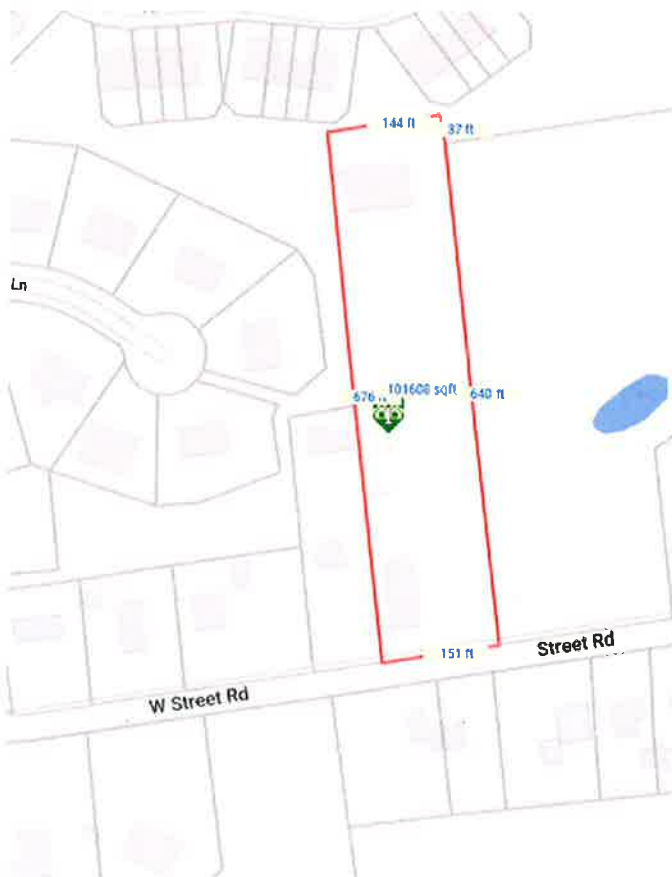
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## Street Map



## Parcel Map

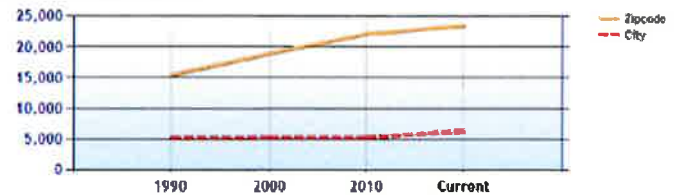


## Demographics

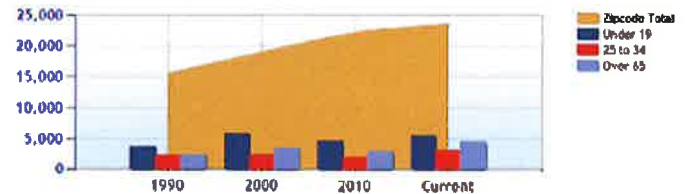
### Demographics near Zip Code 19348

	Zipcode	City	County	National
1 Population	24,073	6,594	937,835	335,956,293
2 Population Density	658.8	6,182.2	716.7	65.1
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	37.2	41.5	39.1
6 People per Household	2.6	3.0	2.7	2.6
7 Median Household Income	\$102,544	\$79,708	\$103,675	\$69,222
8 Average Income per Capita	\$52,801	\$31,832	\$51,738	\$35,475

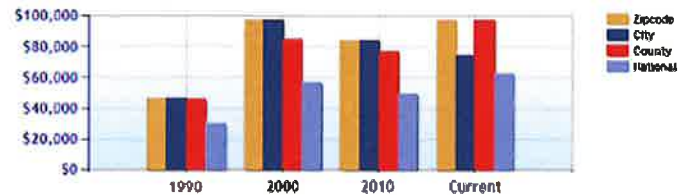
### Population - Thirty Year Chart



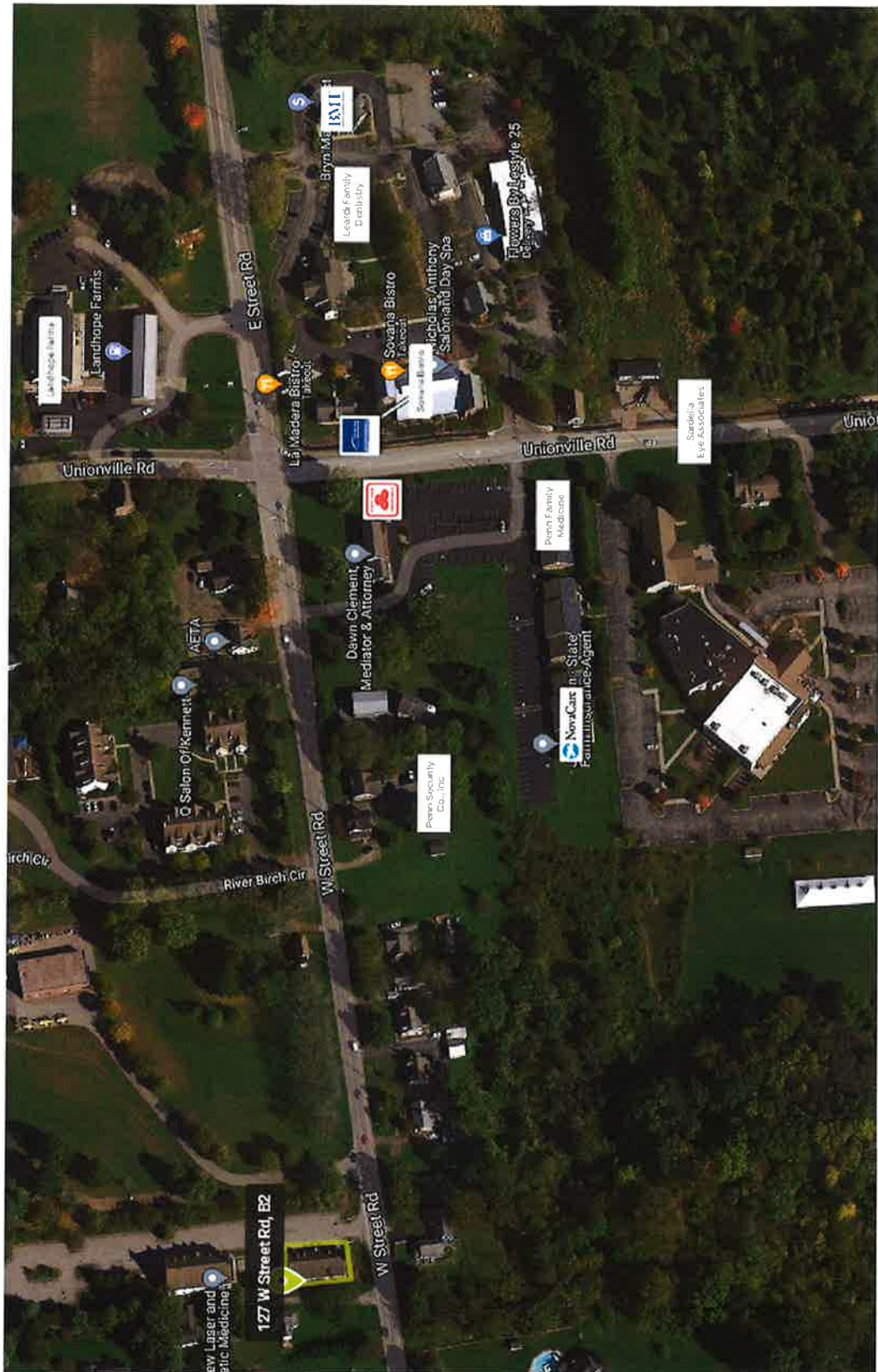
### Population Age vs Total Population - Thirty Year Chart

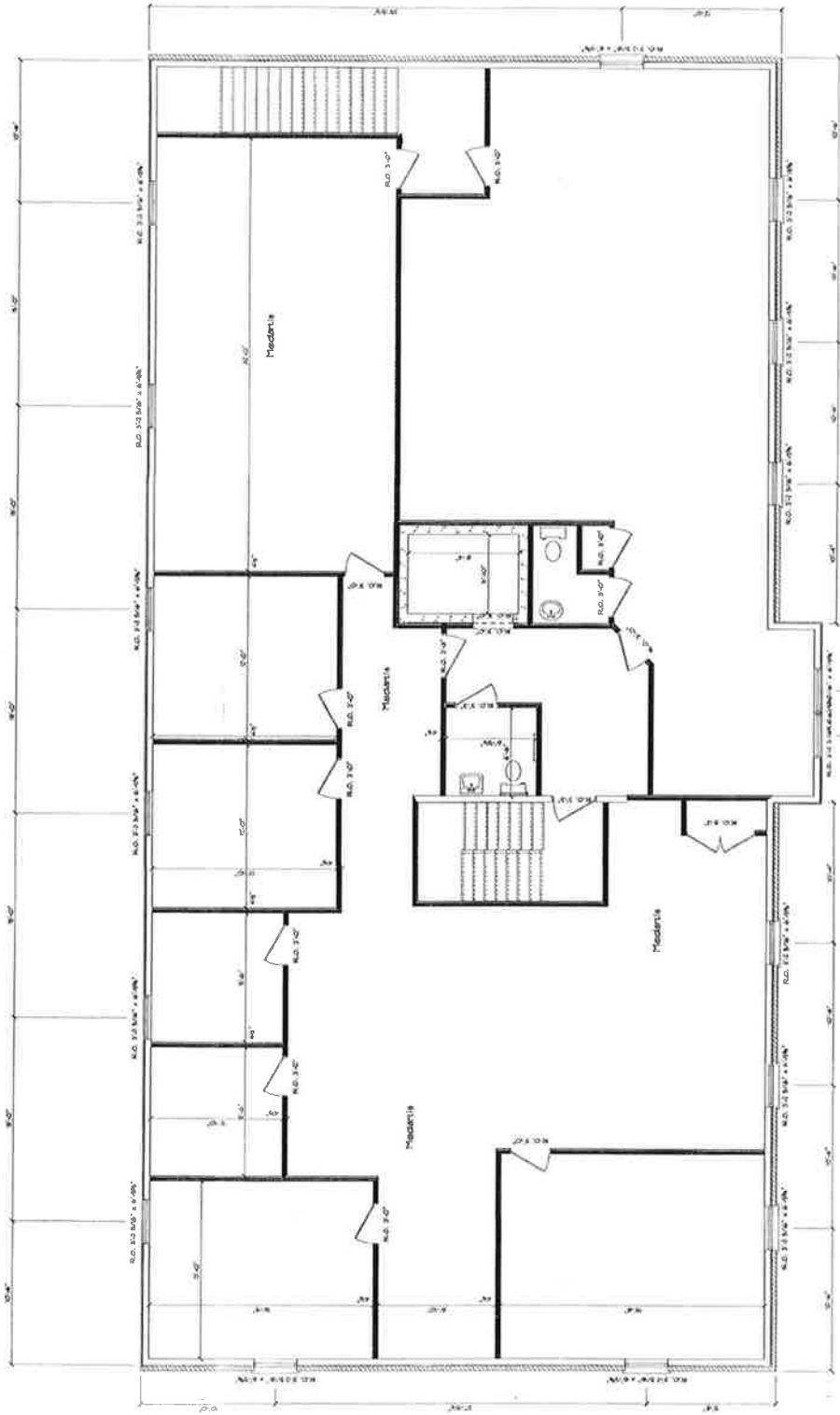


### Household Income - Thirty Year Chart



# Aerial Map





**BUILDING 2, 2ND FLOOR, AS-BUILT**





**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](http://www.beilercampbellcommercial.com)



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*Social Media!*



***Forestville Bus. Park  
Lot 7 Dalin Drive  
Lincoln University, PA  
Sale:Industrial Ground***



**COMMERCIAL**



***Features:***

- Light industrial lot – 3+/- acres
- Lot 7 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- Picture your new building here!

**Price: \$ 235,000.00**

**Contact: Tom Walsh**  
**Direct: 610-350-2635**  
**Fax: 610-696-0485**  
[tom.walsh@inf.com](mailto: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**

**Contact “Bud” Emig**  
**Direct: 610-715-1564**  
[bud@inf.com](mailto:bud@inf.com)

***Chester County welcomes thee!***

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## COMMERCIAL

**Tom Walsh, GRI**

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

**Direct: 610-350-2635**

**Main: 610-696-1100**

**Fax: 610-696-2449**

### **Site Overview: Lot 7 Dalin Drive and/or 840 Pennsgrove Road, Lincoln University, PA 19352 (Upper Oxford Township)**

This site is located in southern Chester County at the intersection of Route 896 and the four-lane divided highway known as U.S. 1. The four-lane divided portion runs from Kennett Square to the Maryland State line and is parallel to Interstate 95. The site is officially known as the Forestville Business Park with four of the thirteen light industrial lots being vacant. We are offering two lots (lot 7 @ 3 +/- acres and lot 12 @ 3.6 +/- acres) with a potential assemblage of up to 12 acres. The site has proximity to major highways in the tri-state area, the ports of Philadelphia, Wilmington, and Baltimore plus PHL Airport, BWI Airport, and the G. O. Carlson Airport (Coatesville). In addition, transload rail service is available at nearby Avondale by the East Penn Railroad that interchanges with the Norfolk Southern at Coatesville and the CSX at Elsmere Junction, Delaware.

This is the main growth corridor in southern Chester County, and it includes the Boroughs of Kennett Square, Avondale, West Grove, and Oxford. The region is known for its agricultural, food processing and small businesses. Educational facilities include Lincoln University and the technical program of the Delco Community College located at Pennock's Bridge. Penn Medicine, CHOP, and the Christiana Care Health System all have facilities along the corridor. Four school districts, numerous golf courses, and over-55 facilities are a key part of this region.

Explore the possibilities of this site with your clients. We can put you in touch with the Chester County Economic Development Council, Southern Chester County Chamber of Commerce, and/or the Upper Oxford Township officials. Shopping destinations include Historic Kennett Square and Oxford plus New Garden, London Grove Village, the Shoppes at Jenner's Village, Oxford Commons and Oxford Square shopping centers.

***Chester County Welcomes Thee!***

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

***Forestville Bus. Park  
840 Pennsgrove Road  
Lincoln University, PA  
19352***



**COMMERCIAL**



***Features:***

- Light industrial lot – 3+/- acres
- Lot 12 – Upper Oxford Township
- U S 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Proximity to ports of Philadelphia, Wilmington & Baltimore
- Proximity to East Penn Rail
- 12+/- ac. assemblage potential

**Price: \$ 285,000.00**

**Contact: Tom Walsh**

**Direct: 610-350-2635**

**Fax: 610-696-0485**

[tom.walsh@inf.com](mailto:tom.walsh@inf.com)

Pa. License # RS065523A

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**Fax: 610-696-2449**

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**Phone: 610-715-13564**

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***Chester County Welcomes Thee!***

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

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



***Features:***

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

**Price: \$ 985,000.00**

**Contact: Tom Walsh**

**Direct: 610-350-2635**

**Fax: 610-696-0485**

[tom.walsh@inf.com](mailto:tom.walsh@inf.com)

Pa. License # RS065523A

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**709 East Gay Street**

**West Chester, PA 19380-4567**

**Office: 610-696-1100**

**Fax: 610-696-2449**

**Contact: "Bud" Emig**

**Direct: 610-715-1564**

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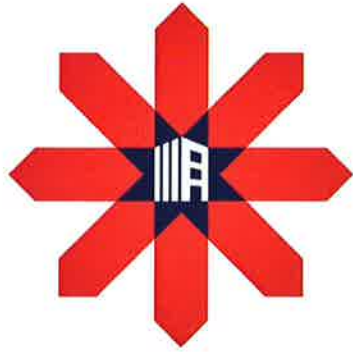
**Fax: 610-696-2449**

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

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

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

***Chester County welcomes thee!***



**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

# **BUSINESS FOR SALE WITH 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 Reduction**

**Contact: Tom Walsh**  
**Direct: 610-350-2635**  
**Fax: 610-696-0485**  
[tom.walsh@lnf.com](mailto:tom.walsh@lnf.com)

Pa. License # RS065523A

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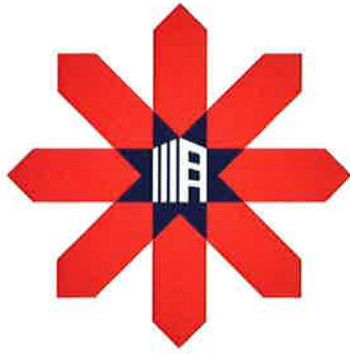
### **Site Overview: 1572 Horseshoe Pike, Glenmoore, PA 19343 (Rt. 322 – West Brandywine Township, Chester County)**

#### **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**

***Historic Town Center  
18 North Church Street  
Borough of West Chester  
Lease: 2<sup>nd</sup>/3<sup>rd</sup> Floor Office***



**COMMERCIAL**



***Features:***

- **LEASE: Great office space.**
- **Available June 1, 2023**
- **2200 +/- SF on 2<sup>nd</sup> & 3<sup>rd</sup> floors**
- **Located between Historic Courthouse and County Justice Center**
- **Quality shops and restaurants**
- **Across from major redevelopment**
- **44 West Building & Plaza**

**Price: \$2,950.00 mo.**

**Contact: Tom Walsh**

**Direct: 484-802-5818**

**Fax: 610-696-0485**

**[tom.walsh@Inf.com](mailto:tom.walsh@Inf.com)**

**Pa. License # RS065523A**

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**709 East Gay Street**

**West Chester, PA 19380-4567**

**Office: 610-696-1100**

**Contact: "Bud" Emig**

**Direct: 610-715-1564**

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**Fax: 610-696-8424**

[tom.walsh@lnf.com](mailto:tom.walsh@lnf.com)

### **SITE OVERVIEW – 18 N. Church Street, West Chester, PA 19380 -3051**

Located in the heart of Historic West Chester, this 19<sup>th</sup> century property is between West Gay Street and West Market Street. The property is one-half block from the Historic Courthouse complex and is across the street from the new, 44 West Building and Plaza. The Justice Center is a block away and the County Administration Building is 2-1/2 blocks away. This property has proximity to bus transportation, three parking garages and three flat lots, plus on-street parking. The Hotel Warner is just two blocks away. The 2<sup>nd</sup> and 3<sup>rd</sup> floors, which have been fully renovated and will be available. The owners operate their business on the 1<sup>st</sup> floor. The site is in the Business Improvement District (BID) and in the HARB, or historic district. Quality shops, restaurants, services, and non-profits are to be found throughout the center of town. The Borough is also home to West Chester University, the Chester County History Center and the Chester County Hospital. We can arrange for you to meet with a representative from the Business Improve District, Chester County Economic Development Council and/or the Greater West Chester Chamber of Commerce.

*West Chester Welcomes Thee!*

## **Commercial-Investment-Industrial Marketing Exchange Quick Form**

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

**Key word section:**    lease 1200 square feet prime office space

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

Investor/User/User-Investor    insurance, legal, home care, all types of office use

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

820 Fox Chase rd. Rockledge Pa 19046 considered first flr side entrance floor

### **Data section:**

Size –        executive front office 20'X13', vaulted ceiling, gas f[plc.wash room wall of windows

Price - \$1800. plus gas and electric

Location -    corner of Route 232 and Fox Chase Rd. High visibility at highly traveled intersection

### **Comment section:**

Located in growing Borough of Rockledge just outside the City of Philadelphia with 1.5 mill income tax. Lots of parking. Office consists of two reception/secretarial locations. Managers office, two sales /employee desk locations, conference room with vaulted ceiling.

### **Contact section:**

Name - Conrad Kraus owner

Firm – Conrad J Kraus Real Estate Inc.

Phone – 215 379 8100

Email – conrad@ckraus4ahouse.com







# BEILER-CAMPBELL

REALTORS & APPRAISERS

## COMMERCIAL DIVISION

SALES | LEASING | INVESTMENT PROPERTIES | CONSULTING | SITE SELECTION



500 OLD FORGE LN - SUITE 504 | MLS #PACT2020738

## ABOUT THE PROPERTY

This 2,146 sf Turnkey Professional suite is raw space with a very flexible layout. Fit-Out options available. This space can be modified to accommodate your business' specific needs.

Call Us For More Information

# 610-444-7770

[www.beilercampbellcommercial.com](http://www.beilercampbellcommercial.com)



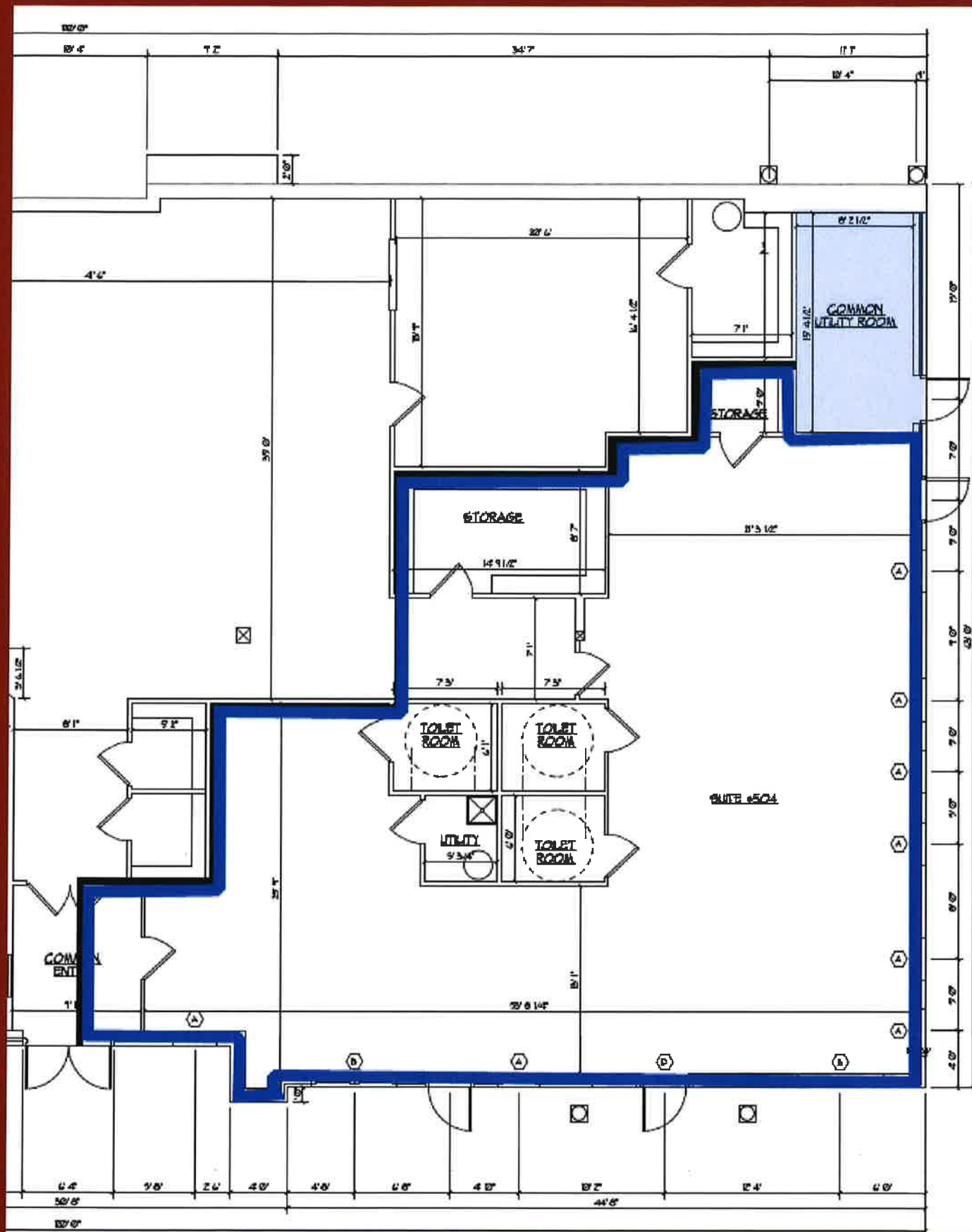
Beiler-Campbell  
Center

## EXCLUSIVE FEATURES

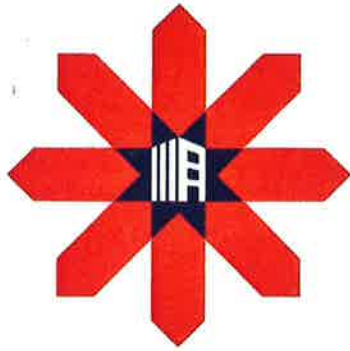
- 7/1000 Parking Ratio
- 40,000 AADT Traffic Counts on US1
- Pylon Signage Available



For Lease  
**\$23/SF/NNN**





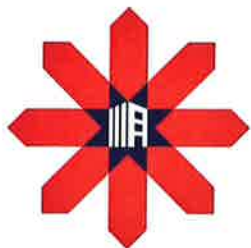


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## COMMERCIAL CHAPTER

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Are you a Tri-County Suburban REALTOR®/Affiliate who has a majority of their business in commercial real estate? If so, Tri-County offers you an exciting new opportunity: Membership in the Commercial Chapter!

Name \_\_\_\_\_

Company \_\_\_\_\_

Contact Phone \_\_\_\_\_

Email \_\_\_\_\_

Do you have a CCIM Designation? ☐ Yes ☐ No

Do you have a SIOR Designation? ☐ Yes ☐ No

Other Designations \_\_\_\_\_

### Chapter Membership Fee—\$25 Annually

☐ Credit Card (VISA/MC/AMEX/ DISC) ☐ Check (payable to TCSR)

CC # \_\_\_\_\_

Expiration Date \_\_\_\_\_ Billing Zip \_\_\_\_\_

Name on Card \_\_\_\_\_

**Sign Up: Email completed form to**

**[mcarlin@tcsr.realtor](mailto:mcarlin@tcsr.realtor) or fax to 610-560-4801**

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- Networking opportunities at social events and the monthly C/I Marketing Exchange
- Placement of Crexi listings on a dedicated listing page on Tri-County Suburban's site
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**NOTE: Only active Tri-County Suburban REALTOR® or Affiliate members are eligible to join/maintain Commercial Chapter membership.**