

**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

**FRIDAY 7/14/23**

**FEATURED PROPERTIES**

**&**

**MEETING RECAP**

**Guest Speaker: Jeff Metzger**

President/Publisher - [Food Trade News](#)

[Food Trade News 2023 Market Study Issue](#)

Watch a recording of Jeff Metzger's Presentation + Group Discussion here:

<https://youtu.be/YXd03L7lt7w>



## COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN  
REALTORS®

# Commercial/Industrial Marketing Exchange

Tri-County Suburban REALTORS® Classroom  
1 Country View Road, Malvern PA 19355, Suite 101  
Meeting Agenda - July 14, 2023

8:15am – 8:30am

- **Networking**

8:30am – 9:15am

- **Guest Speaker – Jeff Metzger – Food Trade News**

<https://www.foodtradenews.com/>



**Jeff Metzger**  
*President and Publisher*

(410) 730-5013  
[Jeff@foodtradenews.com](mailto:Jeff@foodtradenews.com)

*Jeff has been reporting, analyzing and opining about the retail grocery business since 1973. He writes the closely followed **Taking Stock** column and has served as publisher of *Food Trade News* and *Food World* since 1978 and as president since 2007.*

[Read Jeff's Taking Stock columns](#)

9:15am – 9:30am (approximately)

- **Marketing Exchange** (shortened)  
**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 August 11: 8:15am – 9:30am**



## COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN  
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### Commercial/Industrial Marketing Exchange 2023 Calendar

8:15am – 9:30am

Tri-County Suburban REALTORS®

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

Jan 13	Joseph Gibson, CBRE – Market Forecast 2023
Feb 10	Marketing Exchange
March 10	SIOR with Colin Flynn
April 14	Marketing Exchange
May 12	Lender Panel with Joe Bergquist, Harleysville Bank
June 9	Marketing Exchange
July 14	Jeff Metzger – Food Trade News
August 11	Marketing Exchange
Sept 15	Environmental Panel TBD (Tom Walsh)
October 13	Marketing Exchange
Nov 10	1031 Exchanges (Margo McDonnell)
Dec 8	Marketing Exchange

Please bring your flyers to all marketing exchanges, or email to Mike Carlin ([mcarlin@tcsr.realtor](mailto:mcarlin@tcsr.realtor)).  
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®

## Commercial/Industrial Marketing Exchange

**Print Name**

**Phone #**

**Email**

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**Print Name**

**Phone #**

**Email**

CHELE HALLMAN

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Emily Wang

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**COMMERCIAL  
CHAPTER**

**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

**FOR SALE**





**2455 and 2501 MILL ROAD, JAMISON PA., BUCKS COUNTY PA**

**\$4,000,000.00 - LAND AND BUILDINGS FOR SALE**

**MLS# PABU2046166 AND PABU2048664**

**INTRODUCTION:**

Welcome to 2455 and 2501 Mill Road located in beautiful Jamison, Warwick Township, Bucks County PA. These properties are being sold as one property and include 2 single family homes and a carriage house situated on 10.45 acres of spacious land.

The property located at 2455 Mill sits on 6.46 acres and the home is a 2-story colonial with 4 bedrooms, 2 full baths and a half bath. The home was built in 1965 and has recently been renovated and updated. The property located next door at 2501 Mill Road sits on 3.99 acres and includes a single family home with a carriage house and a detached 4 car garage. This home is a 2-story colonial with 3 bedrooms and 1 full bath and a ½ bath and has all the upgrades!

The properties have on-site well water, on-site sewage system, and the home is heated with oil and electric backup and electric Air conditioning.

These properties are Zoned "RA" – Residential Agricultural District, which may have several potential uses which include, Senior Living up to 65 units, Professional Offices, Equestrian use, and more as per the Township Zoning requirements provided by the listing agent. The property has a premier location as described in the Demographics below.

Make an appointment to see these unique properties and potential opportunity!

**DEMOGRAPHICS:**

Warwick Township is located 20 miles north of Philadelphia PA and 10 miles west of Trenton New Jersey and 6 miles from Doylestown PA., the Borough and County seat of Bucks County PA. This 10.45 acre property is located on Mill Road and is a premier location surrounded to the south with a Shopping Center and major Retailers. Across Mill Road, from the Site, are newer Townhome Developments and direct access to the highly traveled Old York Road (Hwy Rt 263). To the north and west of the subject Site are existing Residential Single Family Homes.

Population = 19,323 (2018)

Area = 11.12 square miles

Median Household Income = \$132,205

Average Household Income = \$159,803

Traffic counts at nearest major highway (Old York Road - Rt. 263) = 38,000 AADT (annual average daily traffic)

Zoning: RA – Residential Agricultural Districts

Information was obtained from the official Warwick Township Website, AADT, and The U.S. Census Bureau 2018

**ZONING INFORMATION:**

This property is Zoned "RA" – Residential Agricultural District, which has many potential uses which include, but are not limited to, Senior Living / Continuing Care up to 65 units, Professional Offices, Day Care, Recreational, Equestrian Uses, Wind Energy and Solar Energy systems, and several more uses. The property has access to public water, sewer, and gas services on the road. The Listing Agent will provide additional information regarding the various uses that are permitted for the property by Right, Special Exception and Conditional Use upon request.



Bud Emig  
Residential and Commercial Real Estate Sales and Leasing  
**2022 Commercial Real Estate Leadership PA-NJ-DEL**  
**GOLD TEAM 2021 Top Producer award**  
Long and Foster Real Estate  
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Devon PA 19333                      Avalon NJ 08202  
610-715-1564                      609-425-7448

email: [bud@LNF.com](mailto:bud@LNF.com)



***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: 484-802-5818**  
**E-Fax: 610-696-8424**  
[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!***

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.

*Designed by The Write Connection, West Chester, PA. 610-692-1708*

***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: 484-802-5818**

**E-Fax: 610-696-8424**

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

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**Phone: 610-715-13564**

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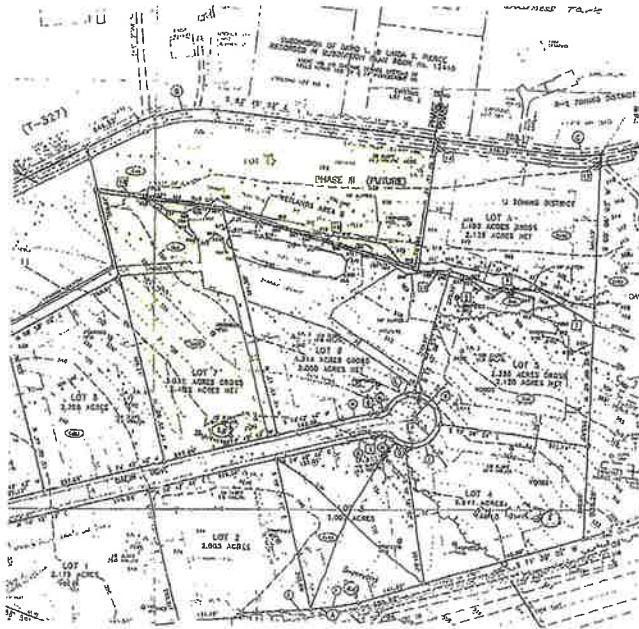
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***Forrestville Bus.Park  
Lots 7 & 12  
Upper Oxford Township  
Sale: Industrial Ground***



**COMMERCIAL**



***Features:***

- Light Industrial lots for sale
- Lot 7 – 3.0 acres 6 Dalin Drive
- Lot 12 – 3.6 acres 840 Penns Grove Rd
- US Rt. 1 & Rt. 896 Interchange
- Requires on-site water & sewer
- Rail, port & air opportunities
- Assemblage Potential: 12+/- acres

**Sale: \$495,000.00**

**Contact: Tom Walsh**

**Direct: 484-802-5818**

**E-Fax: 610-696-8424**

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

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## COMMERCIAL

**Tom Walsh, GRI**

Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

**Direct: 484-802-5818**

**Main: 610-696-1100**

**E-Fax: 610-696-8424**

### **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**





**Emily Wang**  
 Century 21 Advantage Gold-South Philadelphia  
 Cell: (267) 254-4405  
 Office Fax: (215) 336-7793  
 eqhw2002@gmail.com



## Client Full

**101 S Main St, North Wales, PA 19454**

**Active**

**Commercial Sale**

**\$1,200,000**



MLS #: PAMC2047854  
 Tax ID #: 14-00-01300-009  
 Ownership Interest: Fee Simple  
 Sub Type: Mixed Use  
 Waterfront: No

Available SqFt: 7,560.00  
 Business Use: Banquet Facility/Lodge, Hair Salon and Spa, Health Club, Other, Professional  
 Year Built: 1975  
 Property Condition: Good

### Location

County: Montgomery, PA  
 MLS Area: North Wales Boro - Montgomery County (10614)

School District: [North Penn](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$9,070 / 2023  
 School Tax: \$6,695  
 County Tax: \$982 / Annually  
 City/Town Tax: \$1,392 / Annually  
 Clean Green Assess: No  
 Zoning: COMMERCIAL

Tax Assessed Value: \$232,000 / 2023  
 Land Use Code: 4100  
 Block/Lot: 24

### Commercial Sale Information

Business Type: Banquet Facility/Lodge, Hair Salon and Spa, Health Club, Other, Professional  
 Possible Use: Bar/Tavern/Lounge, Barber/Beauty, Beer/Wine/Liquor, Commercial, Day Care, Dry Cleaner, Medical/Dental, Mixed, Office, Professional Service, Spa  
 Property Use: Owner User

Present Licenses: Other  
 Potential Tenancy: Multiple  
 Building Area Total: Assessor

### Building Info

Building Total SQFT: Assessor

Construction Materials: Other  
 Total Loading Docks: 0  
 Total Levelers: 0  
 Total Drive In Doors: 0

### Lot

Lot Acres / SQFT: 0.2a / 8496sf / Assessor  
 Location Type: Corner Lot/Unit

Lot Size Dimensions: 68.00 x 0.00

### Parking

Car Parking Spaces: 12  
**Total Parking Spaces: 12**

Features: Parking Lot

### Interior Features

Interior Features: Accessibility Features: Ramp - Main Level



## Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

## Remarks

Inclusions: Banquet hall furniture and equipment

Exclusions: equipment and furniture for Yoga studio and dry cleaning units.

Public: Large, corner spacious commercial building with 3 units. Great corner location on a main thoroughfare with great visibility, and spacious parking lot available to the building. Located in the heart of North Wales on Main St, this banquet/reception hall with two additional units including a yoga studio and dry cleaner, features 7,560 sq ft and updated utilities. The banquet hall is finished with wood floors, beautiful decorative moldings, chandeliers and a bar. The hall allows tons of natural lighting with large windows and two exits to street with handicap ramp. The owner is operating the hall. The yoga studio and dry cleaner are tenant occupied. Located very close to North Wales SEPTA train station, on a street with sidewalks and convenient access to 476, 309, and access to Philadelphia.

## Directions

Cross St E Walnut St

## Listing Details

Original Price:	\$1,200,000	DOM:	312
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/29/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional		





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 eqhw2002@gmail.com



Client Full

6322 Woodland Ave, Philadelphia, PA 19142      Expired      Commercial Sale      \$299,000



brigh



MLS #:	1000414796	Available SqFt:	15,771.00
Tax ID #:	882057625	Year Built:	1929
Ownership Interest:	Fee Simple		
Waterfront:	No		
<b>Location</b>			
County:	Philadelphia, PA	School District:	<a href="#">The School District Of Philadelphia</a>
MLS Area:	19142 - Philadelphia County (19142)		
Subdiv / Neigh:	ELMWOOD PARK		
<b>Taxes and Assessment</b>			
Tax Annual Amt / Year:	\$3,917 / 2018	Tax Assessed Value:	\$280,000
Zoning:	CMX-2	Land Assessed Value:	\$234,521
<b>Building Info</b>			
		Construction Materials:	Brick, Metal Siding, Stone
		Flooring Type:	Carpet, Tile/Brick
		Roof:	Flat
<b>Lot</b>			
Lot Acres / SQFT:	0.36a / 15771sf	Lot Size Dimensions:	225X85
Fencing Y/N:	No		
Location Type:	Urban		
<b>Parking</b>			
Total Parking Spaces	Unknown	Features:	On Street
<b>Interior Features</b>			
Interior Features:	No Fireplace; Accessibility Features: None		
<b>Utilities</b>			
Utilities:	Sewer Available, Water Available; Water Source: Public; Sewer: Public Sewer		
<b>Remarks</b>			
Public:	Over 15,000 of development possibility in up and coming Southwest area Elmwood. The building formerly known as the Ben Movie Theatre is now available for sale. Frontage is 25 ft on Woodland Avenue and hosts space that is currently being utilized by a church. Approximate depth is approximately 80 ft. Interior Door provides access to what was the movie theatre which is approximately 285 x 85 on Sayer St. Retail, residential or mixed use development opportunity. Very large property for great price. Owner User for medical, retail, day care, office with apartments, senior care facility, short term rehabilitation facility amazing opportunity. Priced right for immediate sale. Great location on very busy retail corridor, join many national companies like Dunkin Donuts, Dollar General, Beneficial Bank along with medical and other service related businesses. High visibility. Average current rental rate for apartments according to published property statistics is \$988/month.		

Directions



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## Client Full

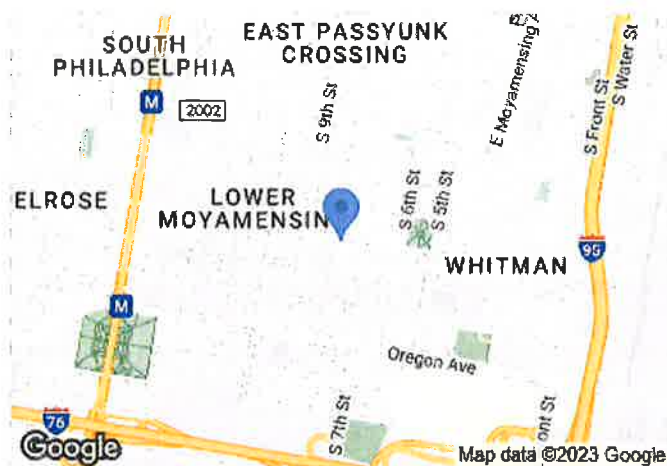
379.00

744 W Ritner St, Philadelphia, PA 19148

Active

Multi-Family

\$395,000



Recent Change: **06/03/2023 : New Active : ->ACT**

MLS #: PAPH2243376  
 Tax ID #: 871554990  
 Ownership Interest: Fee Simple  
 Type: Duplex  
 Waterfront: No  
 Garage: No

Number of Units: 2  
 Above Grade Fin SQFT: 1,560 / Estimated  
 Price / Sq Ft: 253.21  
 Year Built: 1925  
 Property Condition: Very Good  
 Architectural Style: Colonial  
 Central Air: Yes

### Location

County: Philadelphia, PA  
 MLS Area: 19148 - Philadelphia County (19148)

School District: [The School District Of Philadelphia](#)

### Taxes and Assessment

Tax Annual Amt / Year: \$3,395 / 2022  
 School Tax: \$1,863  
 County Tax: Annually  
 City/Town Tax: \$1,532 / Annually  
 Clean Green Assess: No  
 Refuse Fee: \$500  
 Zoning: CMX1

Tax Assessed Value: \$242,600 / 2023  
 Imprv. Assessed Value: \$194,080  
 Land Assessed Value: \$48,520  
 Land Use Code: S30  
 Block/Lot: 165

### Units Information

Single Room Units: 1  
 One Bedroom Units: 0  
 Two Bedroom Units: 1  
 Three Bedroom Units: 0  
 Furnished Units: None

Leased Units: 2  
 Vacant Units: 0  
 Units Month to Month: 1

### Unit 1:

Bedrooms:	1	Rooms:	3	Bathrooms:	/1
Level:	1	Finished SqFt:		Contiguous Space	
Occupied:	Yes	Lease Type:		Lease Exp:	
Monthly Rent:	\$1,545	Security Dep:		Projected Mo Rent	
Features:	grocery store space, back room storage space, bathroom& basement				

### Unit 2:

Bedrooms:	2	Rooms:	3	Bathrooms:	1
Level:	2	Finished SqFt:		Contiguous Space	
Occupied:	Yes	Lease Type:	Month to Month	Lease Exp:	
Monthly Rent:	\$1,300	Security Dep:		Projected Mo Rent	
Features:	hardwood floor, new kitchen with granite counter top, full bath with tub, living and dining combination. Deck.				

### Financial Information

Gross Income: \$34,140  
Cap Rate: 8.00

Net Operating Income: \$29,645  
Total Actual Rent: \$34,140  
Existing Lease Type: Long Term

Income Includes: Apartment Rentals  
Owner Pays: Insurance

### Expenses

Op. Expense Includes: Insurance

### Building Info

Yr Major: 2021  
Reno/Remodel:  
Structure Type: End of Row/Townhouse  
Building Units Total: 2  
Building Level Count: 2  
Above Grade Fin SQFT: 1,560 / Estimated  
Total Fin SQFT: 1,560 / Estimated  
Total SQFT: 1,560 / Estimated  
Foundation Details: Other

Construction Materials: Masonry  
Flooring Type: Ceramic Tile, Hardwood

### Lot

Lot Acres / SQFT: 0.02a / 900sf / Estimated  
Location Type: Corner Lot/Unit

Lot Size Dimensions: 15.00 x 60.00

### Parking

Total Parking Spaces: Unknown

Features: On Street

### Interior Features

Interior Features: Combination Dining/Living, Kitchen - Eat-In, Recessed Lighting, Wood Floors; No Fireplace; Built-In Microwave, Dryer, Washer; Accessibility Features: None

### Exterior Features

Exterior Features: Pool: No Pool

### Utilities

Utilities: Electric Available, Natural Gas Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Heating: 90% Forced Air; Heating Fuel: Electric, Natural Gas; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

### Remarks

Inclusions: washer, dryer and refrigerator on 2nd floor

Exclusions: tenant owned equipment and fixtures

Public: Large corner mixed use property with commercial grocery store on first floor and basement for storage, 2nd floor with 2 bedrooms residential unit. Same tenant for both floors. Great cash flow. Building was completely renovated in 2021 with upgrades in exterior wall, roof, interior wall, kitchen, electricity, plumbing and sewerage. First floor grocery store tenant occupies the second floor unit which is a newly renovated 2 bedroom 1 full bathroom unit with separate entrance from the street. laundry area in hallway consists newer washer, dryer and cabinet. Large open living, dining area connected to the kitchen with new granite countertop and mable cabinet. Gas cooking. Hardwood floor. Access to the rear deck with outdoor space. New bathroom with cultured marble vanity, new toilet, bathtub and ceramic tile floor. Separate central heating and air conditioning system by electricity locates in the closet next to the deck. Electric hot water heater locates next to the first floor laundry room. Gas cooking. Tenant pays for all utilities. Rent is \$1,300 per month starting Jan 20-Jan 31, 2023 and now on a month to month lease. First floor is a grocery store with basement for storage. Laminate floor. Tenant owns all the equipment, and shelves. Store opens daily 2:30pm-12am. Starting rent \$1,500 with 3% increase each year started 12/1/2021 and expected to end on 11/30/2026 with 5 years option to renew(current rent is \$1,545). tenant pays \$50 water which is included in the lease amount. Tenant has the first right of refusal if house is sold. However current tenant hasn't showed any intention to purchase. Central heating and sir conditional system by natural gas and electricity. Electric hot water heater. Year 2: From Dec 1 2022 to Nov 30. 2023 \$1,545/month; Year 3: From Dec 1 2023 to Nov 30, 2024 \$1,591/month; Year 4:From Dec 1 2024 to Nov 30, 2025 \$1,639/month; Year 5: From Dec 1 2025 to Nov 30, 2026 \$1,688/month. The first floor tenant pays the following: 1/2 of real estate tax annually, \$50 water fee per month, its own gas and electricity and use and occupancy tax to city. The landlord is only responsible for main sewer. water pipe and HVAC maintenance and repairs. Full basement with ceramic tile floor and and newly parged walls. Basement equipped with stairs access to the sidewalk for loading and storage. Great location close to public transportation and shopping. Great income with stable tenant.

### Directions

Cross St 8th

### Listing Details

Original Price: \$395,000  
Annual Rental Income: 34,140.00  
Sale Type: Standard

DOM:

6





**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***



***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

**\$695,000.00**

**Contact: Tom Walsh**  
**Direct: 484-802-5818**  
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[tom.walsh@lnf.com](mailto:tom.walsh@lnf.com)

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Commercial REALTOR®

Commercial/Industrial/Investments

RS065523A

**Direct: 610-484-802-5818**

Main: 610-696-1100

E-Fax: 610-696-8424

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

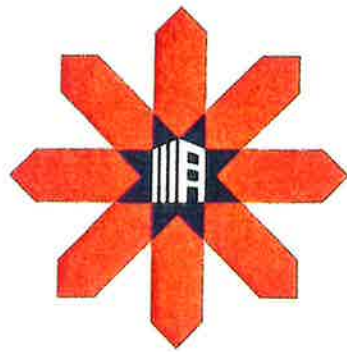
**Dawg Day Afternoon**

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' X60' 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  
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**TRI-COUNTY SUBURBAN  
REALTORS®**

**Commercial/Industrial Marketing Exchange**

**FOR LEASE**

# FOR LEASE: 216 W Bristol Road, Warminster PA

**\$2500 / MO**



This beautiful 1380 SF Office space is centrally located in Ivyland / Warminster PA. This 2nd floor open layout unit includes 4 private offices, waiting room & recept area, storage / file rm, & eat-in kitchen. The 1st main entrance foyer area is well maintained w/ modern features. The Foyer has a wide stairway and elevator to the 2nd floor. The unit has updated men's / ladies' restrooms in the hall immediately outside the unit. Plenty of private parking. This space is available for immediate possession. Please contact the listing agents for a tour of the office building and space



**Mark Tierney**

#2322149 NJ, #RS279514 PA  
Devon  
Mobile: (610) 580-4898  
Office: (610) 225-7400  
mark.tierney@lnf.com



**Bud Emig**

#0570879 NJ, #RS289586 PA  
Devon  
Mobile: (610) 715-1564  
Office: (610) 225-7400  
Bud@LNF.com

The information contained on this flyer is deemed reliable but should be independently confirmed by the viewer. The information had not been verified, is not guaranteed and may be subject to change.

**LONG & FOSTER®**  
— REAL ESTATE —







216 W. Bristol Road, Warminster PA

**STORAGE SPACE FOR LEASE**

This is an amazing private storage space located on the ground floor of the well maintained office building with easy access from the parking lot and front entrance of the office building. The space is 15' x 40' x 11' ceiling height. The asking lease price is \$650.00 per month. **The ownership is offering a reduction incentive in price for the storage space to \$500 for a new office space tenant on the second floor.** The office and the storage space are in a great location with close proximity and access to Doylestown, Warminster, Warrington, Horsham, Willow Grove, and other well-known designation areas in Bucks and Montgomery counties.



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



**COMMERCIAL**



***Features:***

- **LEASE: Great office space.**
- **Select the size you need!**
- **700+/- SF to 2200 +/- SF available**
- **Located between Historic Courthouse and County Justice Center**
- **Quality shops and restaurants**
- **Across from major redevelopment**
- **44 West Building & Plaza**

**Price:\$950.00 to \$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**

**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)**

***West Chester 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.

# 54,000 sq. ft. for Lease

1000 Calcon Hook Road  
Sharon Hill, PA 19079  
Fall 2024 Expected Occupancy



OPENING DOORS... to modern, collaborative workspaces & convenient office space

## Property Highlights

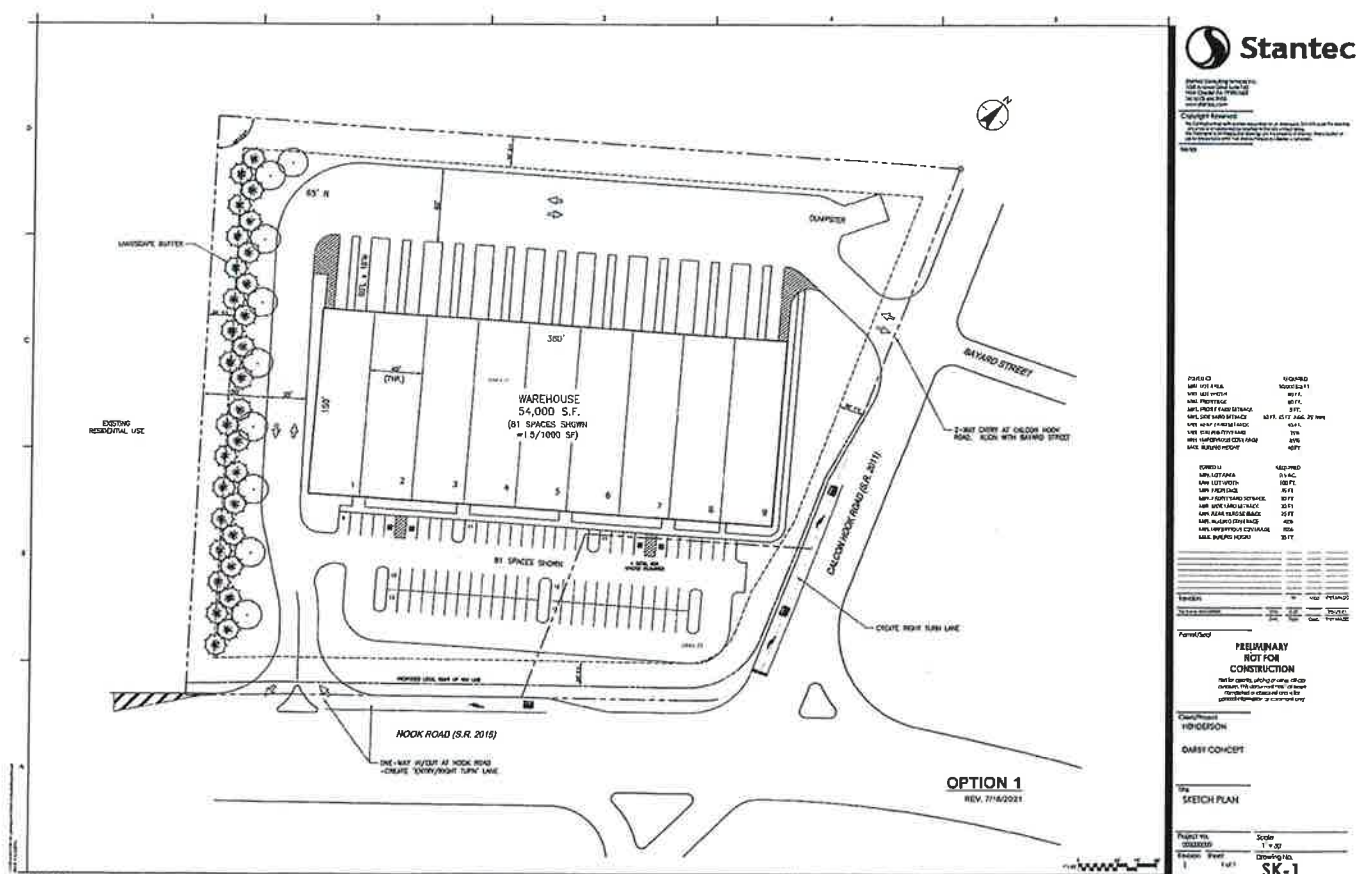
- Office - TBD per Tenant requirements
- Up to 18 dock height overhead doors
- Electric - TBD per Tenant requirements
- 30-foot clear ceiling height
- Column spacing—40'x50'
- 81 parking spaces
- Limited to Industrial Use Only (LI)
- SEPTA Route 115 (Delaware County Community College to Philadelphia International Airport)
- SEPTA Wilmington/Newark Line (to/from Center City Philadelphia)
- Just minutes to the Philadelphia International Airport, I-95, I-76 and I-476 ("Blue Route")
- Less than 30 minutes to Center City Philadelphia, Delaware and New Jersey

TO LEARN MORE CONTACT JOE PATTI at 610.574.8160 or [JPATTI@HENDERSONGROUPINC.COM](mailto:JPATTI@HENDERSONGROUPINC.COM)





### Aerial view



### Sketch Plan





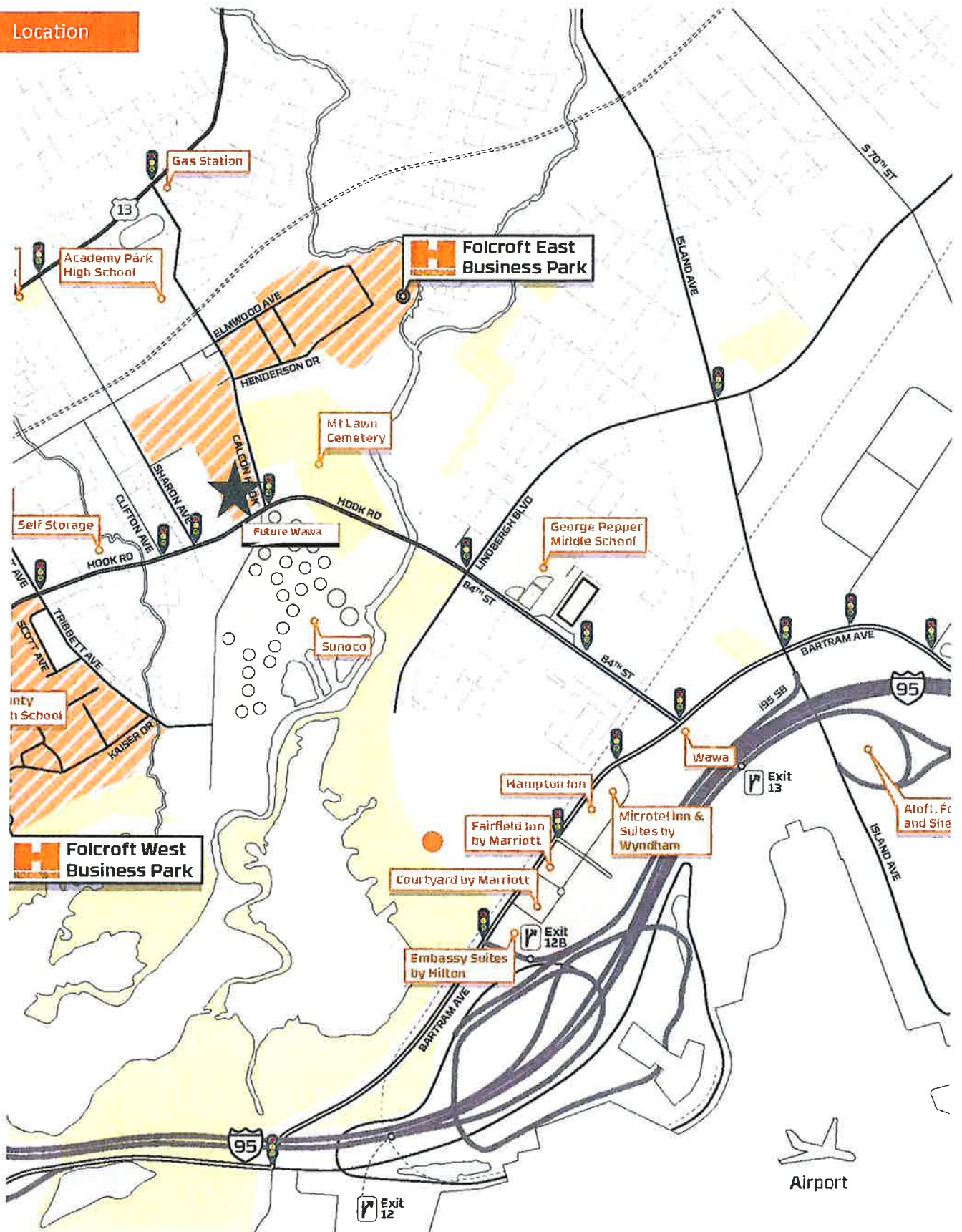
Front view



Loading docks



## Location

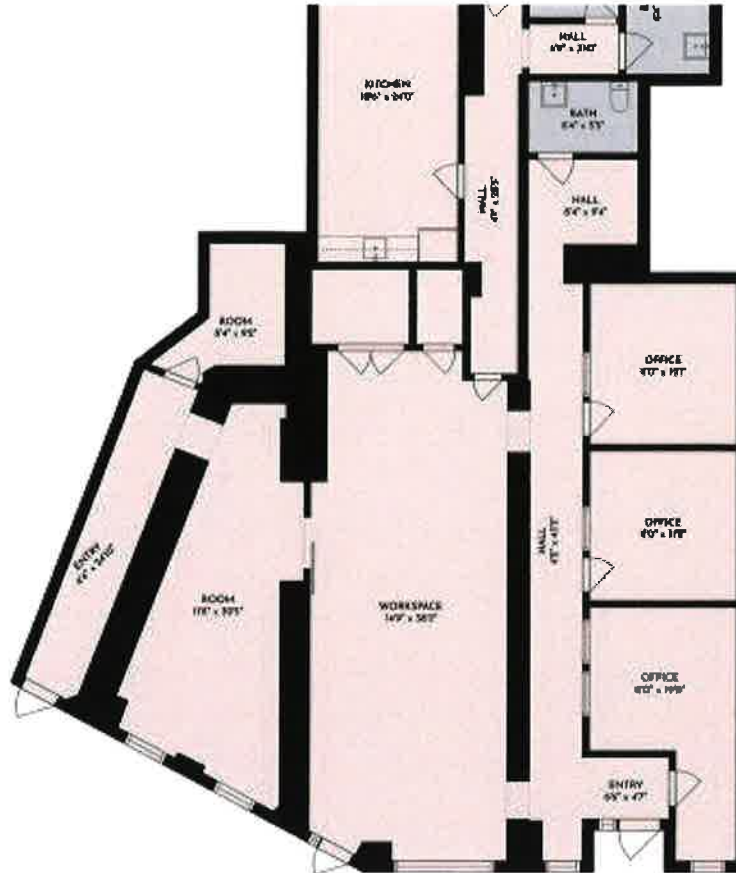




- [illegible]

Please contact: Matt Bates 610-241-0212

Lexington Real Estate Partners 610-249-4600



225 High St, Phoenixville, PA 19460

**\$17.30/SF/YR**

**\$1.44/SF/MO**

225 W High Street Phoenixville

Office | 3 spaces available | 1,000 sq. ft. - 2,600 sq. ft.



Sean Maloney  
PA RS319879  
610.828.6300

Listing Added: 01/25/2023

Listing Updated: 07/13/2023



## Building Details

Property Type	Office
Subtype	Traditional Office, Medical Office, Creative Office, Executive Office, Coworking
Tenancy	Multiple
Total Building SQFT	2,600
Minimum Divisible SQFT	1,000
Max Contiguous SQFT	2,600
Total Building Suites	2
Class	B
Year Renovated	2019
Buildings	2
Stories	1
Zoning	NC
APN	15-05 -0508.0100
County	Chester County
Submarket	Phoenixville

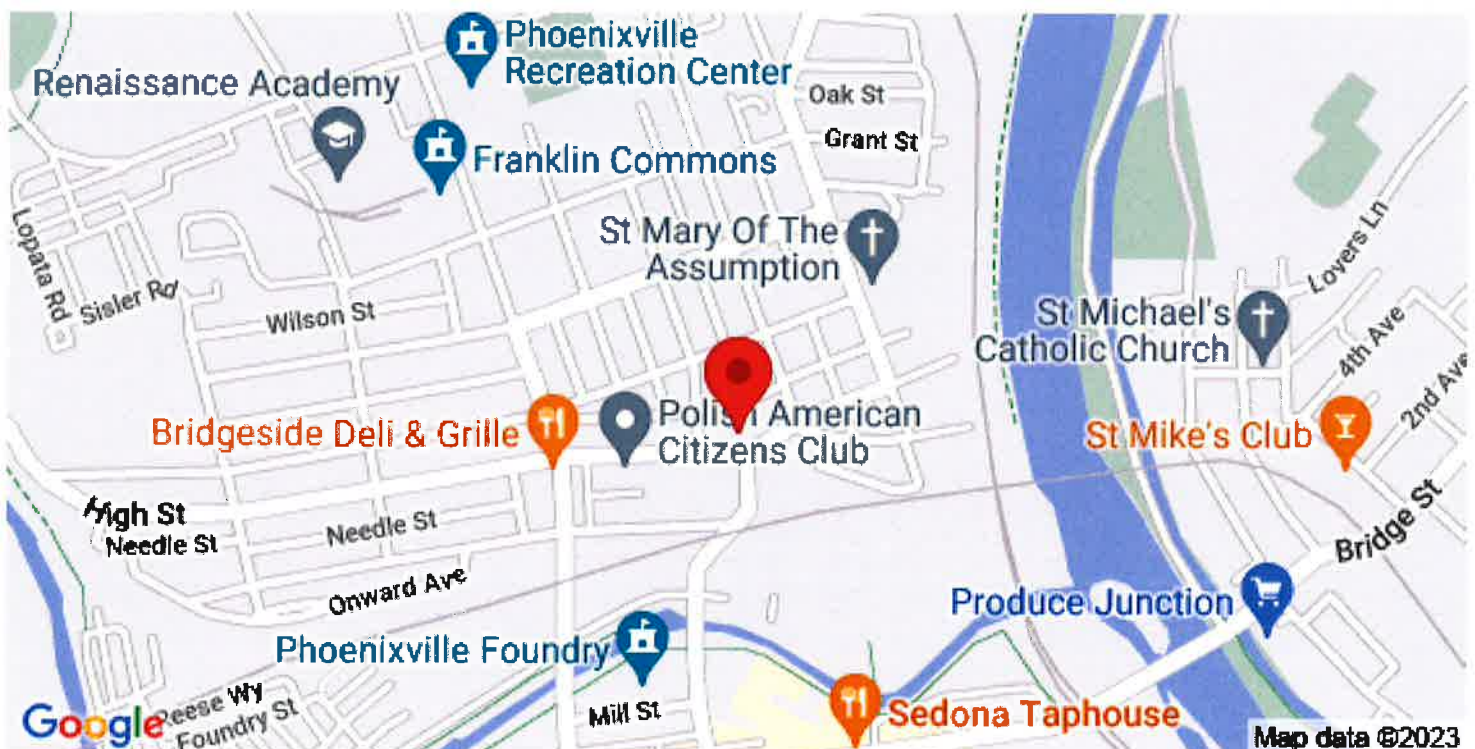
## Building Description

Phoenixville Office Space Available 1st Floor 2600 square Feet. Featuring 3 private office spaces, Kitchen, 3 Bathrooms, Conference room and Open Workspace.

Owner will consider dividing into 2 spaces. 1000-2600 Available Rent the 3 Private offices and private bathroom only or Large Common office area and Conference room. Both will have access to the Common Kitchen/Break Room area.

Modern Office Recently renovated in 2019. Move in Ready!! Chic design elements with Opake 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
Space Subtype	Traditional Office,Medical Office,Creative Office,Executive Office,Coworking
RSF	2,600 SF
USF	2,600 SF
Min Contiguous SF	1,000 SF
Max Contiguous SF	2,600 SF
Parking	Off Street 2 Spaces Included
Rate (Per SF)	\$17.3 / 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)	\$20.23
Total Monthly Rent	\$3,750
Days on Market	168 days

**Available Space 2 Details**

Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Creative Office,Executive Office,Coworking
RSF	1,000 SF
Rate (Per SF)	\$17.3 / SF / YR
Lease Type	NNN
Lease term	2-4 years
Days on Market	0 days

**Available Space 3 Details**

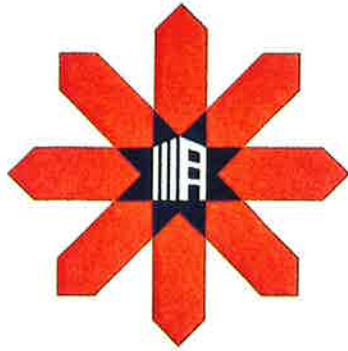
Listing Type	Direct
Space Subtype	Traditional Office,Medical Office,Creative Office,Executive Office,Coworking
RSF	1,600 SF
Rate (Per SF)	\$17.3 / SF / YR
Lease Type	NNN
Lease term	2-4 years
Days on Market	0 days



## Building Photos (25 photos)



## Demographic Insights



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

**WANTS**



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## 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)

**Keyword section:** Purchase Industrial office Retail Land

**Have/Want:** Want Industrial, Office, Retail, and Land

Cash / Buy / Sell / Lease / <sup>Have industrial for lease</sup> 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:** 250,000+ SF or 25+ acres

**Price:**

**Location:** Greater Philadelphia (Including NJ & DE),  
Harrisburg area, Lehigh Valley

### Comment section:

The Henderson Group is seeking to purchase flex/warehousing (~500k+ SF), office (~250k+ SF), retail (~250k+ SF), or land (~25 acres).

We are okay with a covered land play.

Henderson also has a new 54k SF Flex building under development that we are leasing. We also have a few < 10k SF Flex available for lease. These properties are all in Sharon Hill, PA.

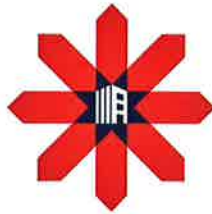
### Contact section:

**Your Name:** Zachary Hurst, Esq.

**Your Firm:** The Henderson Group

**Phone:** 610-247-0247

**Email:** zhurst@hendersongroupinc.com



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## Commercial-Investment-Industrial Marketing Exchange Quick Form

(If you do not have a flyer with your Haves and Wants,  
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### Keyword 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:

① buy warehouse (existing any condition with some  
Size: 10,000 sq ft. parking space - loading dock is  
not necessary  
Price: 1,000,000

Location: Greater phila area.

### Comment section:

② buy ~~land~~ land or parking lot in Center City <sup>Philly</sup> Area  
with 2+ parcel sizes.

Thanks.

### Contact section:

Your Name:

Emily Wang

Your Firm:

Century 21 Advantage Gold

Phone:

267-774-4405

Email:

eqhw2002@gmail.com





## COMMERCIAL CHAPTER

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

*(If you do not have a flyer with your Haves and Wants,  
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#### Keyword section:

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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: VARIES - LAND -

Price: NEG.

Location: \*NEAR A HOSPITAL AND HIGHWAY

#### Comment section:

WILL BUILT MULTI UNIT ASSIST. LIVING FAC.  
SIZE NEG. CAN GO BIG.

#### Contact section:

Your Name: CHELE HALLMAN

Your Firm: REALTY ONE GROUP EXCLUSIVE

Phone:

Email: 610.633.5796

OPENING ANOTHER DOOR @GMAIL.COM

## Mike Carlin

---

**From:** Bud Emig <Bud@LNF.com>  
**Sent:** Friday, July 14, 2023 6:33 AM  
**To:** Thomas Walsh (West Chester II)  
**Cc:** Mike Carlin  
**Subject:** Tri County Association - "WANTS"

Hi Tom,  
Can you please introduce the 2 "WANTS" to the group today....

- 1). Shopping Centers up to \$2,000,000.00 in all 3 counties.
- 2). Flex space up to \$1,500,000.00 in all 3 counties.
- 3). Any Warehousing over 50,000 s.f. anywhere at any price.

Thank you!



**Bud Emig**  
Commercial and Residential Real Estate Sales and Leasing  
**2022 Commercial Real Estate Leadership PA-NJ-DEL**  
**GOLD TEAM 2021 Top Producer award**  
Long and Foster Real Estate  
92 Lancaster Ave., 2997 Dune Drive  
Devon PA 19333 Avalon NJ 08202  
610-715-1564 609-425-7448  
email: bud@LNF.com

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**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)*

**Keyword Section:** Buyer seeking to purchase paving company.

**Data Section:**

**Price** - \$3 million to \$10 million

**Location** – Pennsylvania, New Jersey, Delaware and Maryland.  
Will consider other areas.

**Comments** – Looking for company whose business is primarily apartment, industrial and shopping center parking lots. Hot interested in “Mom n Pops” that focuses on residential drive ways.

**Contact section:**

**Name** - Tom Walsh

**Office** - Long & Foster Real Estate, Inc (West Chester)

**Phone** -484-802-5818 (Direct) – 610-696-1100 (Main Office)

**Email** - tom.walsh@Inf.com

**E-Fax** - 610-696-8424



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TRI-COUNTY SUBURBAN  
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**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)*

**Keyword Section:** Office referral wants to lease farm with at least 10 acres for non-profit animal shelter for horses and other animals.

**Data Section:**

**Price -TBD**

**Location -** Chester, Lancaster, Berks and Cecil Counties

**Comments -** Willing to lease now rather than later.

**Contact section:**

**Name -** Tom Walsh

**Office -** Long & Foster Real Estate, Inc (West Chester)

**Phone -**484-802-5818 (Direct) – 610-696-1100 (Main Office)

**Email -** tom.walsh@Inf.com

**E-Fax -** 610-696-8424



## Commercial-Investment-Industrial Marketing Exchange Quick Form

10-14-22

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

### Key word section:

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

**Investor**/User/User-Investor

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

### Data section: Investor wants to buy

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

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

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

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

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

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

### Comment section:

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

### Contact section:

Name - Harry H. Pennewell

Firm – Pennewell Real Estate

Phone – C: 610-507-6633

Email – hhpennewell@comcast.net

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

*(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 (or Warehouse or Flex)**/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 3<sup>rd</sup> party consultants ( engineer, environmental & appraiser ) and can close the sale quickly !

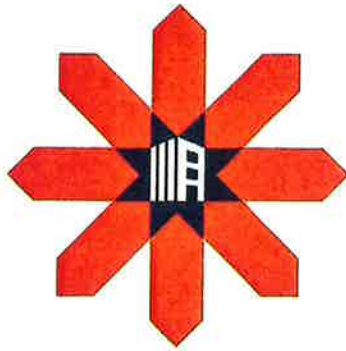
### Contact section:

Name - Harry H. Pennewell

Firm – Pennewell Real Estate

Phone – C: 610-507-6633

Email – hhpennewell@comcast.net



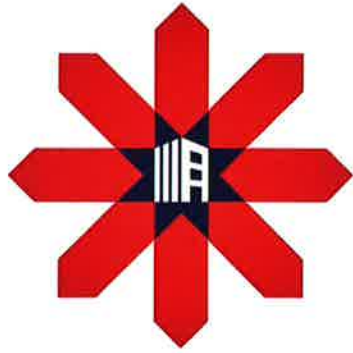
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**HAVES**





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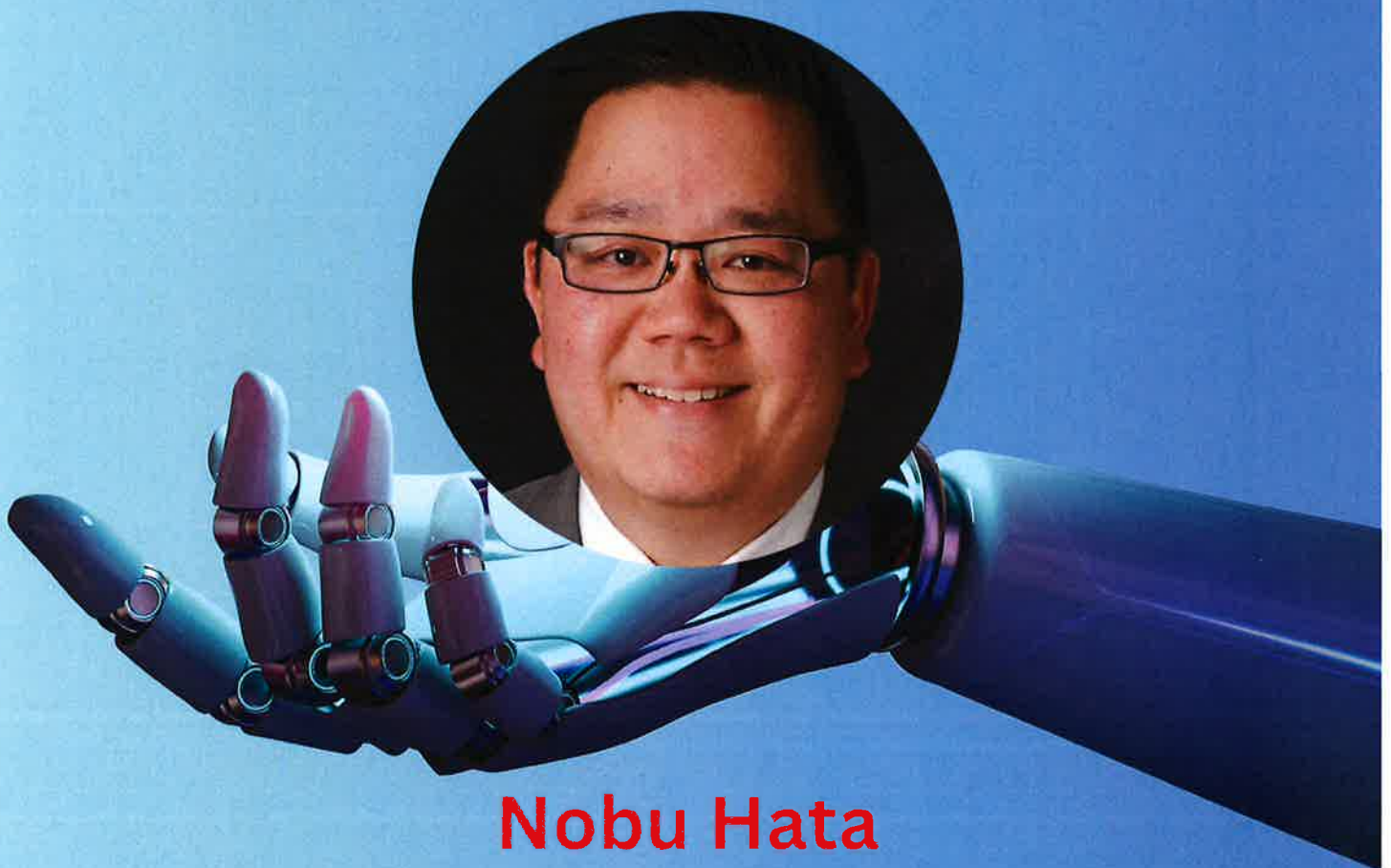
# **UPCOMING EVENTS**

**The Real Deal:**  
**Artificial Intelligence and Real Estate**  
**with Nobu Hata from Zillow Group**

**Tuesday, August 8th**  
**10:00am-11:30am**

Join us for this informative session  
with industry expert Nobu Hata from Zillow Group,  
and learn about the real impact of AI technology  
on real estate, real estate marketing, consumer interactions  
and what you can do right now to prepare for another leap in  
real estate technology.

Call Your Association at 610-560-4800  
or Visit [tcsr.realtor](http://tcsr.realtor) to Reserve Your Seat Now!



**Nobu Hata**

**Director of Association & Industry Affairs, Zillow Group**

# Developer's Forum & Happy Hour

Wednesday, September 27th  
3:00pm-6:00pm

**Hotel West & Main**  
46 Fayette St., Conshohocken, PA 19428

Call Your Association at 610-560-4800  
or Visit [tcsr.realtor](http://tcsr.realtor) to Reserve Your Seat Now!

Richard Gottlieb, the visionary behind this Keystone Development transformation, will present to attendees and conduct a tour of this amazing property.

A repurposed 1874 Washington Fire Company station, the hotel features luxury accommodations, sophisticated dining, and unique bar experiences.

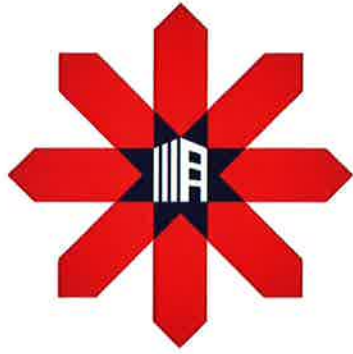


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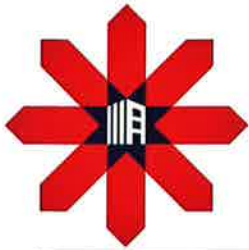
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**Join Now for Just \$25/yr!**

## Tri-County Suburban REALTORS® Commercial Chapter Membership



**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**

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

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The Chapter unites current Tri-County Suburban members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate. The Chapter provides unique benefits and services to enhance your commercial real estate business, including:

- Accredited education and FREE/Discounted seminars on the latest issues impacting commercial real estate
- 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
- Subscription discount on the Philadelphia Business Journal
- Monitoring and reporting of legislative issues impacting commercial real estate

Join now and enjoy the value of Tri-County Suburban membership and the unique benefits of the Commercial Chapter for just \$25 annually.

**NOTE: Only active Tri-County Suburban REALTOR® or Affiliate members are eligible to join/maintain Commercial Chapter membership.**