

**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FRIDAY 8/11/23

FEATURED PROPERTIES

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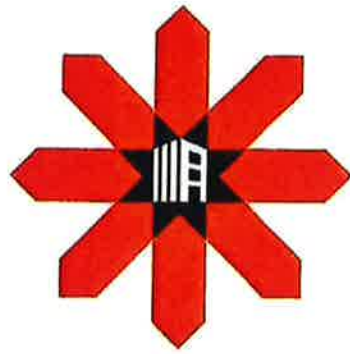
MEETING RECAP



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

Print Name	Phone #	Email
<u>Zach Hurst</u>	<u>610-247-0247</u>	<u>zhurst@hendersongroupinc.com</u> zhurst@
<u>Jon Bergquist</u>	<u>267-664-5598</u>	<u>jbergquist@harleysvillebank.com</u>
<u>MARSIA SEYDOUX</u>	<u>610-314 8321</u>	<u>MARSIA.SEYDOUX@LNF.COM</u>
<u>KEVIN McGonigal</u>	<u>860 803 0820</u>	<u>KEVIN.MCGONIGAL@REMAX.NET</u>
<u>Pinz Partow</u>	<u>046-436-1222</u>	<u>Piruzpartow@Kw.com</u>
<u>Bud Emig</u>	<u>610-715-1564</u>	<u>BUD@LNF.COM</u>
<u>CHELE HALLMAN</u>	<u>610-633-5796</u>	<u>OPENING ANOTHER DOOR</u>
<u>Carminc Rego</u>	<u>610 563-9000</u>	<u>CARMINC@HeritageLAND</u> <u>transstar.org</u> <u>EMAIL.COM</u>
<u>Tom Walsh</u>	<u>484-802-5818</u>	<u>tom.walsh@inf.com</u>
<u>MIKE CARLIN</u>	<u>610-560-4800</u>	<u>MCARLIN@TCSR</u> <u>REALTOR</u>
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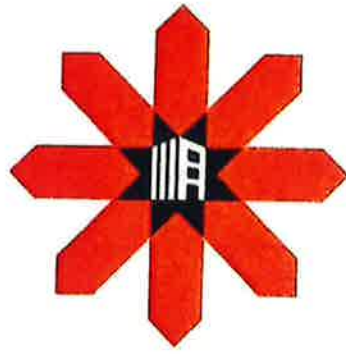


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HAVES



**COMMERCIAL
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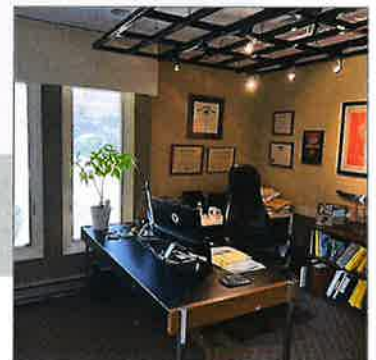
**TRI-COUNTY SUBURBAN
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FOR SALE

FOR SALE: 1515 West Chester Pike, West

Welcome to Westtown Professional Center located 1515 West Chester Pike, West Chester PA. This 1000 s.f. office unit has 4 offices, a recep.area, restroom, & copy/coffee Rm. The office complex is perfectly located only minutes from downtown West Chester in beautiful Chester County PA. See page 2 of flyer for further details...



\$179,000



Bud Emig

#0570879 NJ, #RS289586 PA

Devon

Mobile: (610) 715-1564 Office: (610) 225-7400

Bud@LNF.com



Mark Tierney

#2322149 NJ, #RS279514 PA

Devon

Mobile: (610) 580-4898 Office: (610) 225-7400

mark.tierney@lnf.com



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LONG & FOSTER®
REAL ESTATE

1515 WEST CHESTER PIKE, WEST CHESTER PA

Property Description – page 2 of 2

Welcome to Westtown Professional Center located at 1515 West Chester Pike, West Chester PA. This 1000 s.f. office unit has 4 offices, a reception area, restroom, and copy / coffee area. The office complex is perfectly located only minutes from downtown West Chester in beautiful Chester County PA. The offices are carpeted and the conference area has hardwood flooring. The unit is located in a very private and quiet section of the office center. The office center is well-maintained and has 20 units with plenty of off-street parking. All the office furniture is included in the sale of the unit. Make an appointment to see this beautiful office unit in the highly desirable Westtown Professional Center.

BUD EMIG
610-715-1564
Bud@LNF.COM



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
92 Lancaster Ave., 2997 Dune Drive
Devon PA 19333 Avalon NJ 08202
610-715-1564 609-425-7448

email: bud@LNF.com

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

ONE REALTY ONE GROUP
EXCLUSIVE

MLS# PAMC2062170

SCHEDULE A TOUR TODAY!

***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

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

Chester County welcomes thee!

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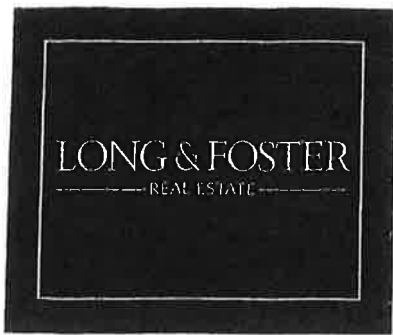
Designed by The Write Connection, West Chester, PA. 610-692-1708



LONG & FOSTER
REAL ESTATE

An aerial photograph of a rural property. A white arrow points to a specific area within a larger parcel. The parcel is labeled '67-22044 23.6 AC'. Surrounding areas are labeled '67-22045 23.6 AC', '67-22043 23.6 AC', and '67-22042 23.6 AC'. A road labeled 'Penne Grove Rd' is visible at the top right. The image is in a sepia or brownish tone.

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



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

For Sale Summary Report

For Sale: 202 Exton Cmns

Exton, PA 19341 - Exton/Whitelands Submarket



FOR SALE DETAILS

Price	\$280,000
Price/SF	\$123.73
On Market	1 Days
Last Updated	Jul 27, 2023
Status	Active
Sale Type	Investment or Owner User
Investment Type	Opportunistic

BUILDING

Type	Office
Location	Suburban
GLA	2,263 SF
Floors	2
Typical Floor	1,132 SF
Year Built	1982

LAND

Land Acres	2.90 AC
Bldg FAR	0.02
Land SF	126,468 SF

SALES CONTACTS

Sales Company	RE/MAX Action Associates
	Bagyalakshmi Iyer
	403 W Lincoln Hwy, Suite 101
	Exton, PA 19341
	United States
	(610) 363-2001 (p)



SALE NOTES

Rare opportunity to own a 2 story office condo with well maintained first level office spaces, loft room and additional space in the accessible lower level in well located Exton Commons. This is an office condo of a 2 unit building with plenty of windows. 2 kitchen areas, 2 powder rooms and many sink locations through out the unit. Currently leased by an Orthodontist. Buyer can purchase orthodontic equipment and furniture if that suits there business. Ask listing agent for the list if interested. Ample on-site parking. Ideal location in the heart of Exton.

For Sale Summary Report

For Sale: 202 Exton Cmns

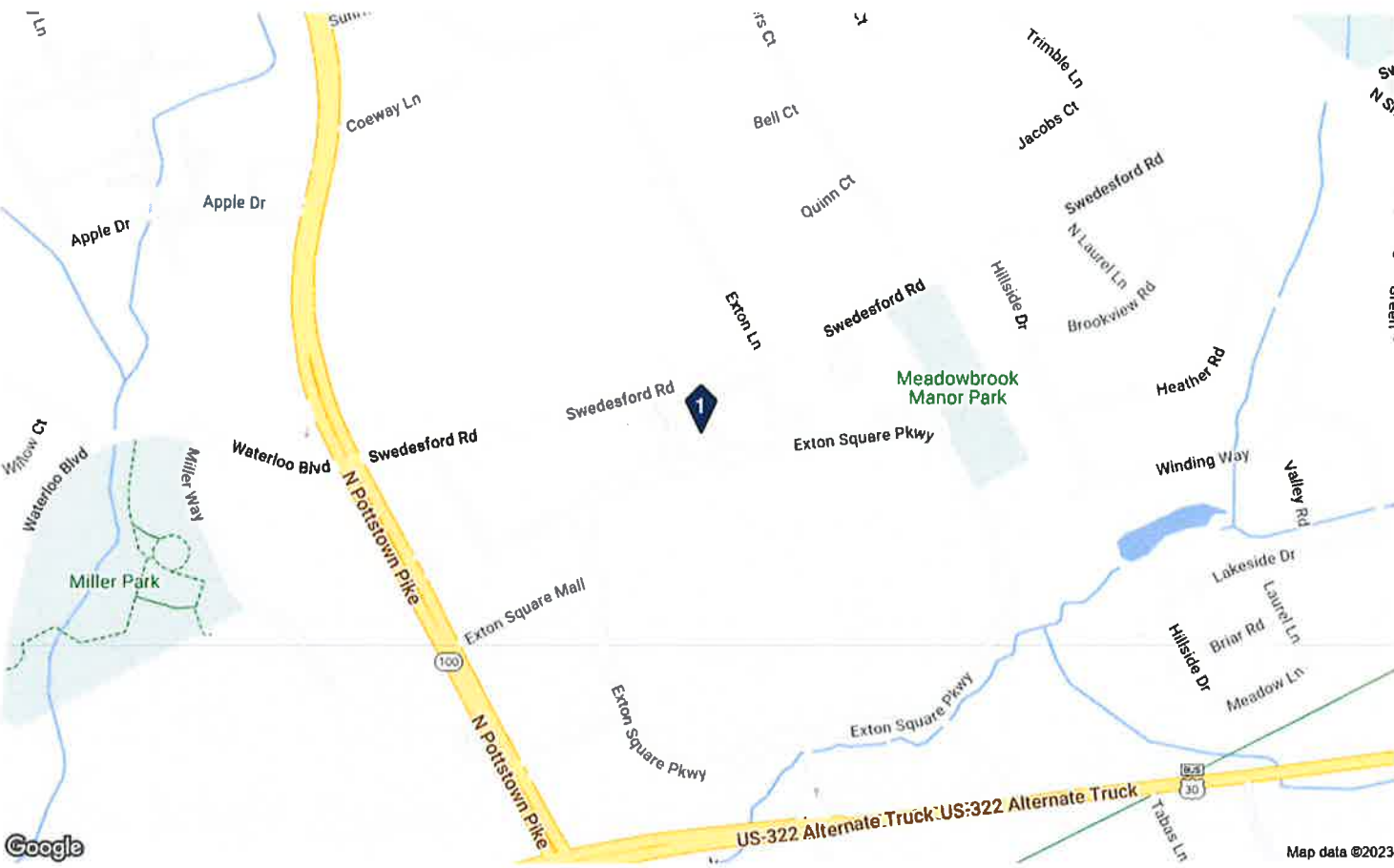
Exton, PA 19341 - Exton/Whitelands Submarket

MARKET CONDITIONS		
Vacancy Rates	2023 Q3	YOY Change
Subject Property	0.0%	0.0%
Submarket undefined	10.9%	-0.0%
Market Overall	10.8%	1.0%
Market Rent Per Area		YOY Change
Submarket undefined	\$26.03/SF	0.8%
Market Overall	\$27.54/SF	1.0%
Submarket Leasing Activity		Prev Year
12 Mo. Leased	219,900 SF	-64.1%
Months on Market	19.5	2.4 mo
Submarket Sales Activity	2023 Q3	Prev Year
12 Mo. Sales Volume (Mil.)	\$112.93M	\$77.21M
Market Sale Price Per Area	\$171/SF	\$184/SF

For Sale Summary Report

For Sale: 202 Exton Cmns

Exton, PA 19341 - Exton/Whitelands Submarket

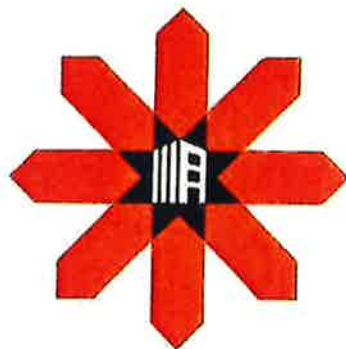


LOCATION

Zip	19341
Submarket	Exton/Whitelands
Submarket Cluster	Suburban Philadelphia
Market	Philadelphia
County	Chester
State	PA
CBSA	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
DMA	Philadelphia, PA-NJ-DE

TRANSPORTATION

Airport	48 min drive to Philadelphia International Airport
Walk Score®	Somewhat Walkable (60)



**COMMERCIAL
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**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

\$695,000.00

Contact: Tom Walsh
Direct: 484-802-5818
E-Fax: 610-696-8424
tom.walsh@Inf.com

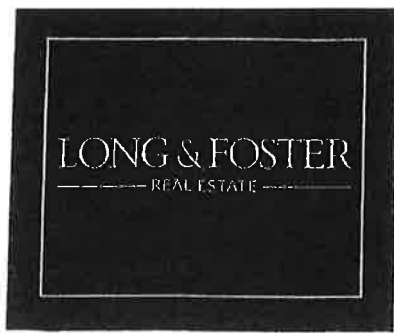
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Long & Foster Real Estate, Inc.
709 East Gay Street
West Chester, PA 19380-4567
Office: 610-696-1100
Fax: 610-696-2449

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

Chester County welcomes thee!

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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)

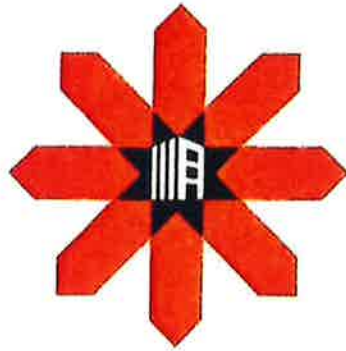
Dawg Day Afternoon

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.

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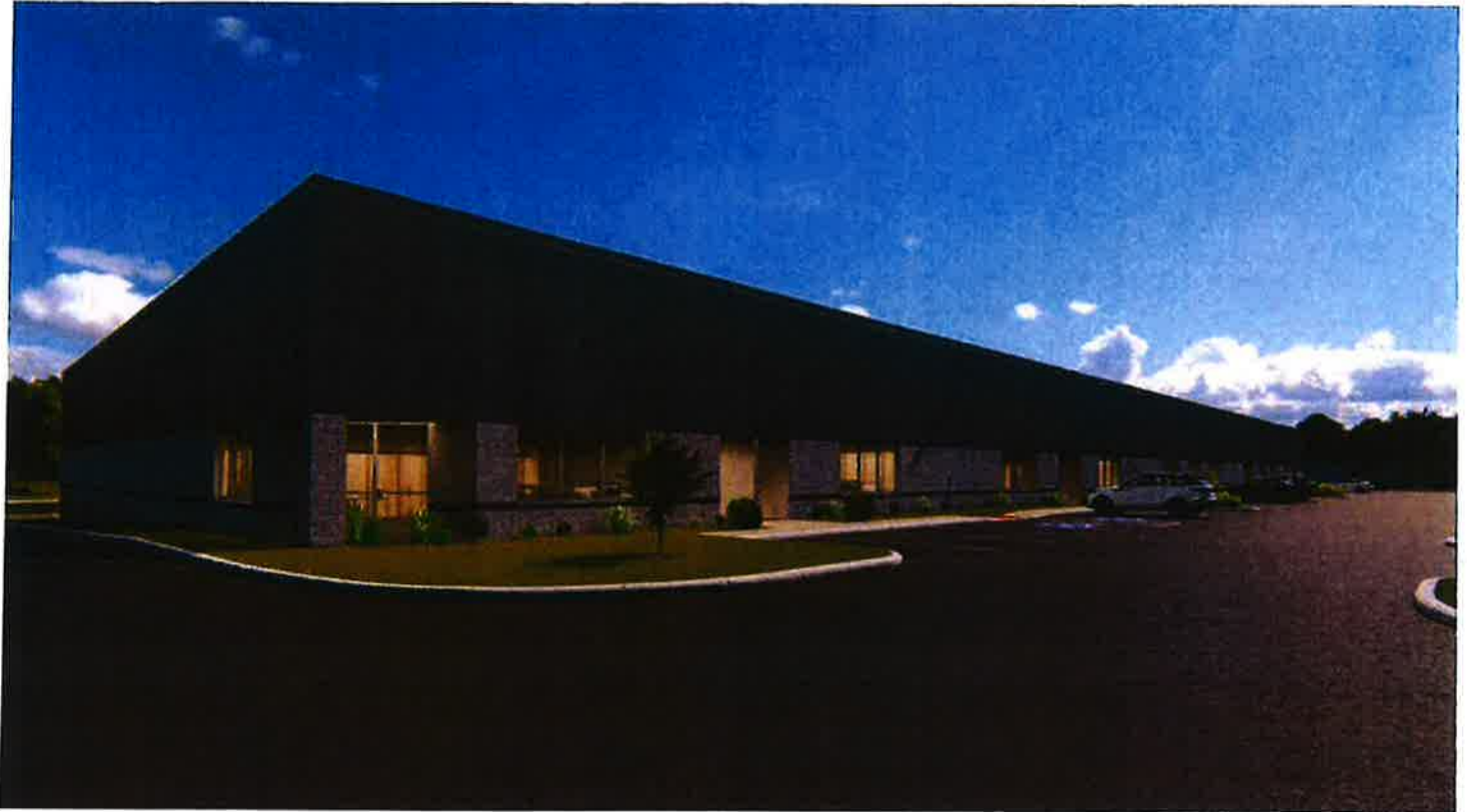
FOR LEASE

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

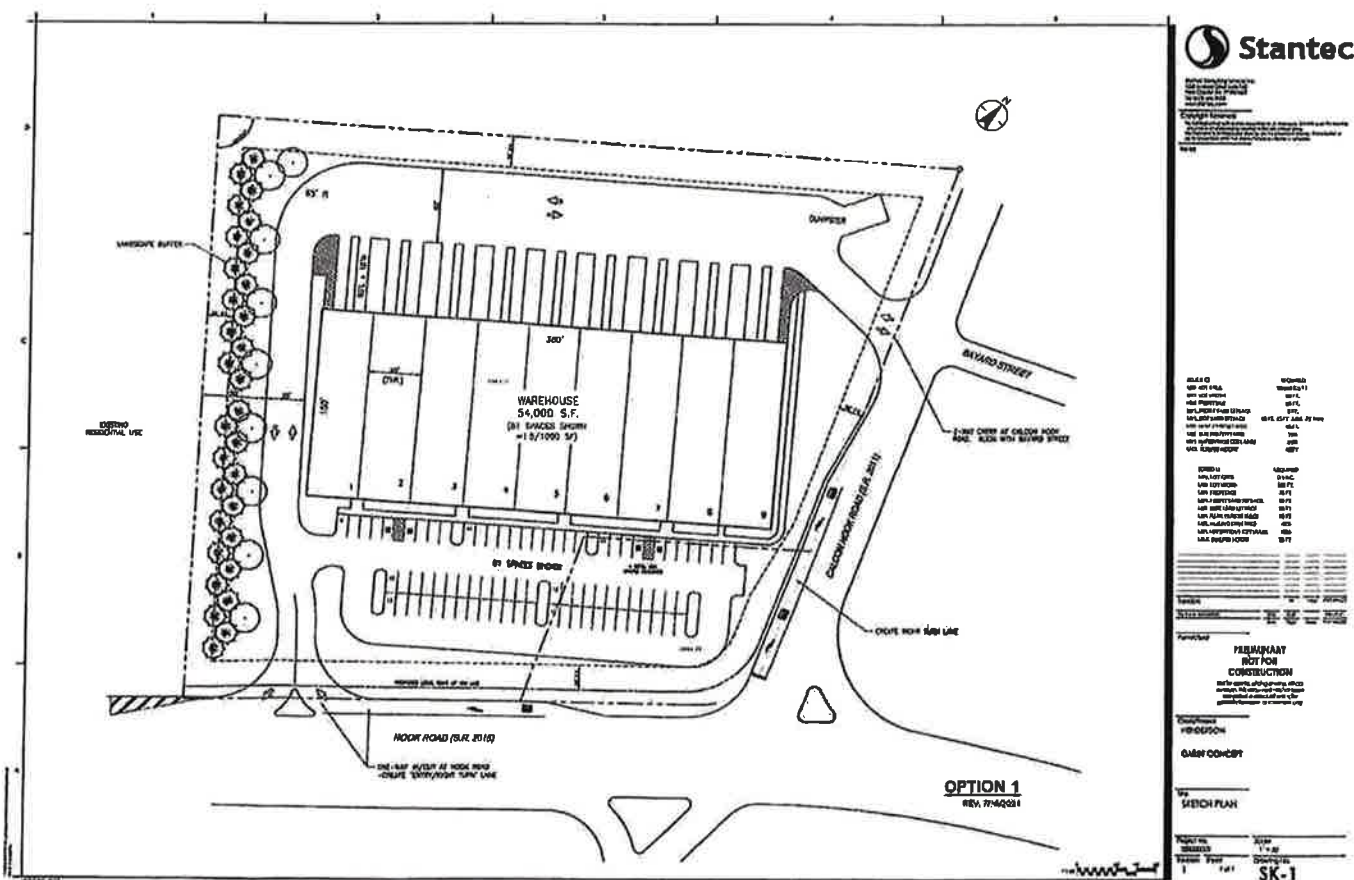
Property Highlights

- 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



Aerial view



Sketch Plan

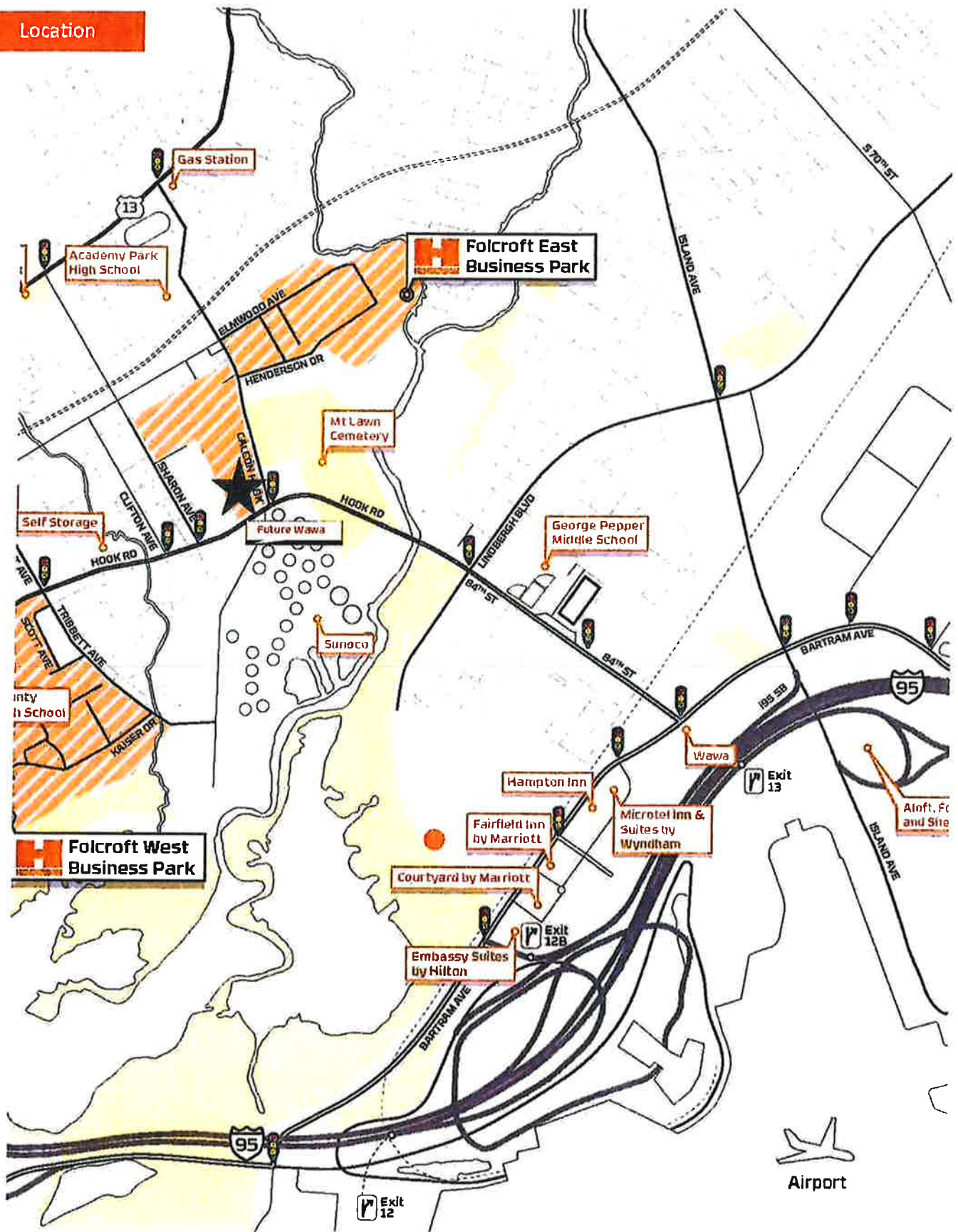


Front view



Loading docks

Location



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



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#2322149 NJ, #RS279514 PA
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LONG & FOSTER®
— REAL ESTATE —

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\$2500 / MO

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LONG & FOSTER®
— REAL ESTATE —

Approx 1380SF of very nice, well maintained & unique office space available in Ivyland Boro (\$17.50SF)
Quiet Cul de Sac type location set back off West Bristol Road - Level main floor entry to lobby with elevator & stairs to second floor "Suite A" at the end of the building - Waiting room area with private reception room - Four private offices with closet, window(s) and solid wood doors - Separate storage / file room - Eat in kitchen (No stove or frig) Two story original beamed open space in center of offices with rear door to small deck - There are updated & tiled mens / ladies rooms in the hall immediately outside the suite - Plenty of level parking - Owners take care of common area maintenance, snow removal, landscaping, trash & water - Tenant responsible for their share of gas & electric - Interior sprinkler system - Hard wired smoke detection - Timed exterior lighting according to township regulations - This is a former early 1900's coal / stone / grain shed that has been fully & thoughtfully converted in to great space and fully leased other than "Suite A" - Available for immediate possession - Currently nine total units in the building - Just a few minutes drive to Costco, WaWa & other local businesses & a very brief walk to popular Tony's Place Bar and Grille - A lower level garage unit MAY be coming up for lease soon too

BUD ENIG
610-715-1564
BUD@LNF.COM

***Historic Town Center
18 North Church Street
Borough of West Chester
Lease: 2nd/3rd 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@lnf.com

Pa. License # RS065523A

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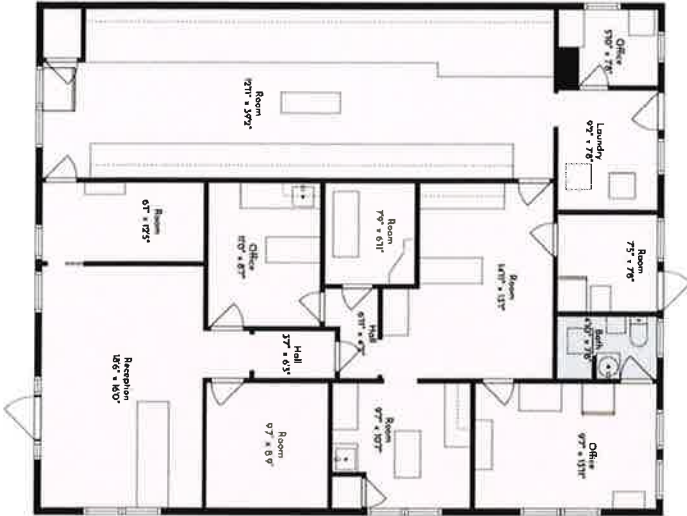
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JUST LISTED

For Lease - \$50,000 / YR

8510 Lansdowne Avenue
Upper Darby, PA 19082



We are excited to offer this great location in Upper Darby to start your new veterinary practice or open a 2nd location. This stand-alone building has been operated as a successful practice for 40 years. This location features plenty of traffic and high visibility in the heart of Upper Darby, just off the intersection of Rt 1 and Rt 3. This is an excellent opportunity to hit the ground running with the existing equipment in place. The property has a large, fenced-in back yard which is perfect for pet relief and play area. The inside has just been painted and cleaned and is ready for patients. There is plenty of room to grow into this space. Easy to add a 4th exam room, expand the treatment area, or add a larger surgery suite. There are multiple signage locations and a big parking lot including marked accessible space.



RE/MAX Ready



KEVIN MCGONIGAL
Associate

860.803.0820 (cell)
610.828.6300 (office)
Kevin.McGonigal@remax.net
<https://kevin-mcgonigal.therealestategps.com>
License# RS367864 PA



Restaurant For Lease!

Fully TURN-KEY Restaurant / 2851 Ridge Pike, Eagleville, PA 19403



- Fully Equipped
- Massive Walk-in Refrigeration Unit
- Large Parking Area and Ample Outdoor Sitting
- Prime Location ~Eagleville on Busy Ridge Pike
- High Visibility Location & Foodie Destination

Price: \$18/Sq.ft NNN

Bring your dreams and see them realized. Turn-key restaurant, no need to buy the kitchen equipment, they are all there!



Anjal Bahal
Realtor

610-563-0120
610-696-1100
anjal.bahal@lnf.com

**Call Us
NOW!!**

LONG & FOSTER
REAL ESTATE

Marsia Seydoux
Realtor

610-314-8321
610-696-1100
marsia.seydoux@lnf.com





**COMMERCIAL
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TRI-COUNTY SUBURBAN
REALTORS®

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:

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: 3000 sq ft

Price: 4500 NNN

Location: TROOPER

Comment section:

FULLY EQUIPED Restaurant.

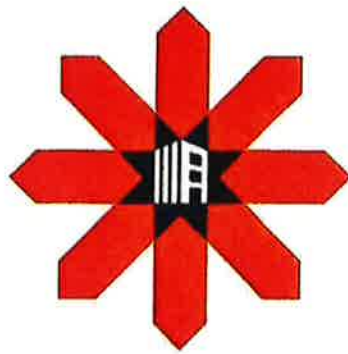
Contact section:

Your Name: Marcia Seydoux

Your Firm: Long, Foster

Phone: 610 314 8321

Email: marcia.seydoux@LNF.com



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

WANTS



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

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: Buyer/Investors

Want: 1. Shopping Centers – Up to \$2,000,000.00 – Chester, Montgomery, or Bucks
2. Flex Space – Up to \$1,500,000.00 – Chester, Montgomery, Bucks
3. Warehouse Space – 50,000 sf or more – anywhere & any price

Data Section - SEE ABOVE

Price:

Location:

Comment Section

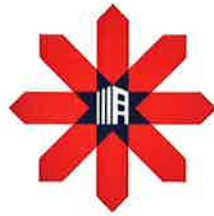
Contact Section

Name: Bud Emig

Firm: Long & Foster Real Estate, Inc. – Devon & Avalon/Stone Harbor

Phone: 610-715-1564 (cell) – 610-225-7400 (office)

Email: bud@Inf.com



**COMMERCIAL
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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: Industrial, Land, Office, Retail

Have/Want: Want existing Industrial, Office, and vacant retail. Will purchase industrial land.

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

Also have a 54k SF warehouse by the Phila. Airport for lease.

Data section:

Land: 25+ acres

Size: Industrial = 500k + SF

Office = 250k + SF → we would probably redevelop

Price: Retail = 250k + SF

Location: within a 1 hour drive of Philadelphia. Okay with the Lehigh Valley, Harrisburg, Delaware, NJ.

Comment section:

Seeking to purchase assets of the above criteria.

We are also open to a covered land play that could lend to ~25+ buildable acres.

→ we also have a 54k SF warehouse we are developing. 30' ceilings and in Sharen Hill. By I-95 and the Phila. Airport. Tax advantages being just out of the city.

Contact section:

Your Name: Zach Hurst

Your Firm: The Henderson Group

Phone: 610-247-0247

Email: zhurst@hendersongroupinc.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: 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

(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 3rd party consultants (engineer, environmental & appraiser) and can close the sale quickly !

Sale and Leaseback

Contact section:

Name - Harry H. Pennewell

Firm – Pennewell Real Estate

Phone – C: 610-507-6633

Email – hhpennewell@comcast.net



COMMERCIAL CHAPTER

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:

Have/Want: ~~Business~~ Business with RE

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: upto 2m.

Price:

Location: Greater Philly

Comment section:

Owner operator NO restaurants
business like convenience store

Ready NOW!!

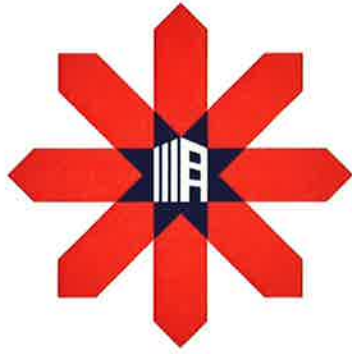
Contact section:

Your Name: MARSIA SEYDOUX

Your Firm: Long T Foster

Phone: 610 314 8321

Email: marsia.seydoux @ CNF . com



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

Commercial/Industrial Marketing Exchange

PRODUCTS & SERVICES

Meet KEVIN MCGONIGAL DDSmatch.com

Kevin McGonigal brings 20 years of valuable dental industry experience to DDSmatch, where he will join **Joe McGonigal** and **Bill Coates**, on the DDSmatch Northeast team covering Eastern Pennsylvania, Delaware, Connecticut, Western Massachusetts, and New Jersey. In his previous role, Kevin worked for Patterson Dental as a CEREC and equipment specialist. In his time with Patterson, he helped build out over 250 practices, and is known for his ability to evaluate issues and solve problems in a creative way. In addition, Kevin holds a PA Real Estate license to better serve his clients. Kevin lives in Chester County, PA, and likes playing guitar, art, working on his farm and spending time with his wife of 17 years and his daughter.

Q & A with Kevin

Q: What is DDSmatch?

Kevin McGonigal: DDSmatch is a dental transition company that focuses on the seller so we can truly help "connect a dentist's present with their future." When a dentist is ready, it starts with a conversation. We talk about their goals, their practice, and their hopes for the future. Then we set a plan in place to find the perfect match, while walking them through every step and managing every detail.

Q: What role does DDSmatch play?

KM: DDSmatch is here to assist dentists **transition on their own terms**. Dentists want help with services like practice sales, practice mergers, dental partnership agreements, associate placements, dental office valuations and dental practice real estate sales. We are honored to provide these services. We also work with other business professionals and trusted advisors such as attorneys, accountants, real estate professionals, and certified business valuation experts, to ensure the smoothest transition possible.

Q: Why do dentists choose DDSmatch for their dental practice sale?

KM: Dentists choose DDSmatch because of their comprehensive approach from start to finish, called The Trusted Transition Process™. Dentists are drawn to our dental specific expertise, focus on the seller, and our local transition presence that maximizes efforts by connecting to DDSmatch's nationwide network active in more than 45 states. Finally, every dentist wants to know what their practice is truly worth. DDSmatch utilizes an independent third party valuations conducted by CPAs and Certified Valuation Analysts. We're one of the few companies to do this, because we believe our dentists should know the fair and substantiated value of their practice.

Q: What role do you play in the transition?

KM: Keeping the end goals of the dentist in mind, I initiate and coordinate all transition efforts on their behalf. I work to find qualified potential buyers in person, through our searchable website, and across our nationwide network. I stay in touch with the dentist, continuously communicating upfront to set expectations and limit surprises, so we are always on the same page. As we near the transition completion, I keep on top of all the moving parts in our detailed closing timeline, and see it all through to a successful transition.

Q: What makes you and DDSmatch great at what you do?

KM: At DDSmatch, it's about pairing service and expertise to create desired outcomes. Each practice receives the attention it deserves, using DDSmatch's proven processes, our nationwide network, and our technology. My diversity of experience allows me to bring an intuitive set of skills to a client. My career thus far has been similar to the life cycle of a dental practice. As an equipment rep for 20 years, I was there for the start-ups, the expansions, and the growing pains that come with the adoption of new equipment and technology. In this new role, I get to continue into the next phase of the journey and use my experience and expertise to guide clients through the most important transition their practice will go through.

Q: What motivates you?

KM: I am motivated by my desire to help a dentist achieve the vision they have for their future. My goal is to be a trusted business partner with strong relationships who can effectively help navigate the challenges of a transition and take the stress away from the dentist.



KEVIN MCGONIGAL

Eastern PA, DE, NJ, CT, W. MA

kmcgonigal@ddsmatch.com

Phone: 860-803-0820

Harleysville

SINCE 1915 BANK

Harleysville Bank ("HB") provides commercial lending for all asset types including retail, apartment, industrial, office, and mixed use. HB will finance both owner occupied and investment properties. Below is an outline of general terms that HB can offer on these types of real estate transactions. *All rates detailed below are subject to change.*

Owner occupied:

- 80% LTV
- 5-year fixed rate at 6.75%
- 25-year amortizations
- 1/2% commitment fee

Investment properties:

- 75-80% (depends on property type and situation)
- 5-year fixed rate of 6.75%-7.00% (depends on property and level of risk)
- 25-year amortizations
- 1/2% commitment fee
- DSCR of 1.20-1.25x

HB's coverage area is the counties around Philadelphia – Delaware, Chester, Montgomery, Bucks, Berks, and Lehigh counties. We do not go into Philadelphia, New Jersey or Delaware.

The bank can do deals up to \$10 million in transaction size, with our general sweet spot being transactions between \$1 - \$4 million.

If you have any questions, please let me know. My contact information is listed below.

Joseph Bergquist
Vice President, Commercial Lending
Harleysville Bank
1889 E. Ridge Pike
Royersford, PA 19468
Email: jbergquist@harleysvillebank.com
Office: (215) 256-5573
Cell: (267) 664-5598



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

UPCOMING EVENTS



Developer's Forum & Happy Hour

Wednesday, September 27th

3:00pm - 6:00pm

Hotel West & Main

46 Fayette Street, Conshohocken, PA 19428



**COMMERCIAL
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TRI-COUNTY SUBURBAN
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**TRI-COUNTY
SUBURBAN
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**Enjoy an open bar, tours of Hotel West & Main;
and a presentation by Richard Gottlieb
with Keystone Development.**

TICKETS: \$10 - Commercial Chapter Members

\$25 - Tri-County Members

\$40 - Non-Members

All Are Welcome!

Reserve Your Seat Today! Seats are Limited. Call 610-560-4800 or visit tcsr.realtor.



Richard Gottlieb, President & COO, Keystone Development

Gottlieb is the visionary behind Hotel West & Main - a Keystone Development transformation!

Hotel West & Main is a repurposed building - previously the Washington Fire Company station from 1874.

It now stands as a luxury hotel featuring contemporary accommodations, sophisticated dining and unique bar experiences in the heart of Conshohocken.



Tri-County's Commercial Chapter is excited to once again join SIOR-Philadelphia Chapter, PA-NJ-DE CCIM Chapter, CIRC, DREW and the Appraisal Institute for the premier commercial real estate event of the holiday season.



2023 JOINT NETWORKING EVENT & HOLIDAY DINNER

November 16th, 2023

5:30 pm - 8:30 pm

Harry's Savoy Ballroom

2020 Naamans Road, Wilmington, DE 19810

**Keynote Speaker : Gerard H. "Jerry" Sweeney,
President & CEO/Trustee of Brandywine Realty Trust**

Tickets

\$80 - Commercial Chapter Members

\$80 - Tri-County Members

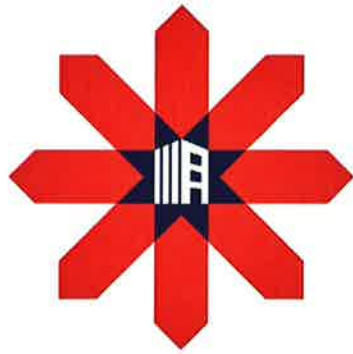
\$90 - Non-Members

Ticket Includes Dinner,
1 Free Drink Ticket & Cash Bar

Visit <https://tcsr.realtor/events/>
or call **610-560-4800** to purchase.



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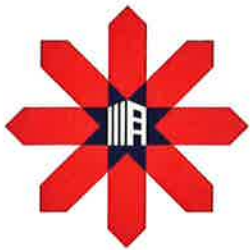


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**JOIN THE
COMMERCIAL CHAPTER**



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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

mcaryl@tcsr.realtor or fax to 610-560-4801

The Voice of Commercial Real Estate in the Delaware Valley

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.