

**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

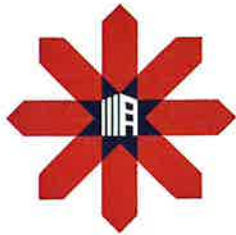
Commercial/Industrial Marketing Exchange

FRIDAY 11/10/23

FEATURED PROPERTIES

&

MEETING RECAP



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

Print Name	Phone #	Email
<u>FRANK DONATO</u>	<u>215-479-2062</u>	<u>Frankdonato@gmail.com</u>
<u>SEAN MALIK</u>	<u>267-368-1876</u>	<u>SEAN.MALIK@FOXBOACH.COM</u>
<u>Joe Bergquist</u>	<u>267-664-5598</u>	<u>J.Bergquist@HarleysvilleBank.com</u>
<u>ANDREW P. CRAWFORD</u>	<u>610-299-0500</u>	<u>ATCCRE@GMAIL.COM</u>
<u>Zach Hurst</u>	<u>610-247-0247</u>	<u>zhurst@hendersongray inc.com</u>
<u>Kristie Berguy</u>	<u>215 783 3434</u>	<u>KIB@KBexperience.com</u>
<u>Brian Figg</u>	<u>610.745.7884</u>	<u>Brianfiggsre@gmail.com</u>
<u>Carmine Rego</u>	<u>610 563-9000</u>	<u>Carminere@heritage1andtrans ,com</u>
<u>Scott Smith</u>	<u>610.696.8980</u>	<u>scott@envirosureinc.com</u>
<u>Nancy Simpson</u>	<u>484 369 1420</u>	<u>nsimpson@continental realty.com</u>
<u>Lori Livingston</u>	<u>484-947-7137</u>	<u>lori.livingston@expcommercial.com</u>
<u>Mike Carlin</u>	<u>610-560-4800</u>	<u>MCARLIN@TCR.REALTOR</u>
<u>MARK REALE</u>	<u>610-308-9500</u>	<u>MARKREALE44@Gmail.com</u>
<u>Tom Walsh</u>	<u>484-802-5818</u>	<u>TDM.WALSH@LNF.COM</u>

Print Name

Phone #

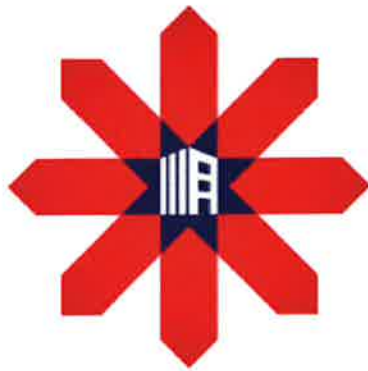
Email

JOSEPH SCOTT MCARDLE 267-532-6552 PVILLEGUY@GMAIL.COM
 CHELLE Hallman 610-633-5796 OPENINGANOTHERDOOR@GMAIL.COM

~~Chere~~ Hallman

610-633-5796

OPENING ANOTHER DOOR@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 201
Meeting Agenda – November 10, 2023

8:15am – 8:30am

- **Networking / Coffee Available**

8:30am – 9:30am

- **Marketing Exchange**

Bring Your “Haves” and “Wants” – Plus Flyers!

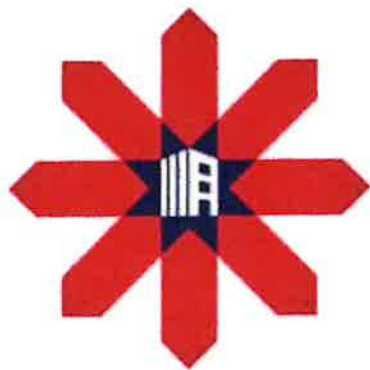
- Quick Pitches
 - Haves
 - cash
 - paper
 - property for sale
 - property for lease/sublease
 - business opportunities
 - with real estate
 - without real estate
 - products & services
 - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday December 8: 8:15am – 9:30am**
 - **Guest Speaker: Margo McDonnell – 1031 Corp.**



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

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 with Scott Smith - EnviroSure
October 13	Marketing Exchange
Nov 10	Marketing Exchange
Dec 8	1031 Exchanges (Margo McDonnell)

Please bring your flyers to all marketing exchanges, or email to Mike Carlin (mcarlin@tcsr.realtor).
On days that a program is scheduled, we will hold an abbreviated session at the end of the program.



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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:

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:

Price:

Location:

Comment section:

Contact section:

Your Name:

Your Firm:

Phone:

Email:



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

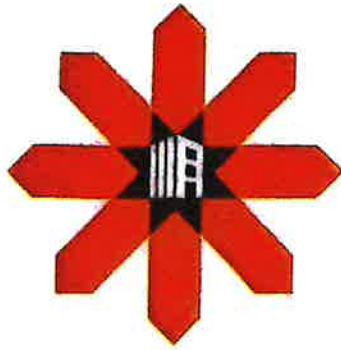
\$90 - Non-Members

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

Commercial/Industrial Marketing Exchange

HAVES



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE

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



REALTYONEGROUP
EXCLUSIVE

MLS# PAMC2062170

SCHEDULE A TOUR TODAY!

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



LONG & FOSTER®
REAL ESTATE

***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!

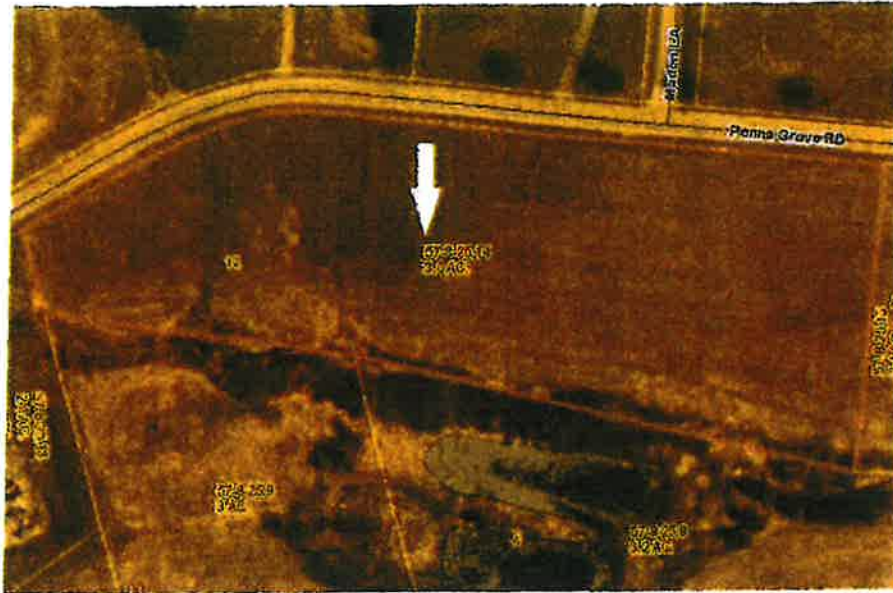
The information contained herein has been obtained from the owner of the property and/or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representations. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any 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@inf.com

Pa. License # RS065523A

Long & Foster Real Estate, Inc.

709 East Gay Street

West Chester, PA 19380-4567

Office: 610-696-1100

Fax: 610-696-2449

Contact: "Bud" Emig

Phone: 610-715-13564

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



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. Carison 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



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

OFFICE CONDO
FOR SALE OR LEASE



127 W Street Rd, Kennett Square, PA 19348

MLS #: PACT2054224 | PACT2054222

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

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



Client One-Page

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

Active

Commercial Sale

\$799,900



MLS #:	PACT2054222	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 Orientation:	East
		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:	33
Listing Term Begins:	10/06/2023				

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

Active

Commercial Lease

\$15.50



MLS #:	PACT2054224	Price / Sq Ft:	\$0.00
Leasable SQFT:	4,680	Date Available:	10/06/23
Business Use:	Professional	Existing Lease Type:	Triple Net
Tax ID #:	61-05 -0027.0300	Final Lease Type:	Triple Net
County:	Chester, PA	Unit Entry Floor:	1
MLS Area:	East Marlborough Twp - Chester County (10361)	Traffic Count:	1000-4999
Subdiv / Neigh:	WILLOWDALE CROSSIN	Lot Acres / SQFT:	0.52a / 22,723sf /
Year Built:	2004	Assessor	
		Lot Size Dimensions:	0.00 x 0.00

Taxes, Assessment, Fees

Association / Community Info

Commercial Lease Information

Current Use:	Office	Purchase Opt.:	Yes
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Building Info

Building Total SQFT:	4,680 / Assessor	Flooring Type:	Carpet, Tile/Brick
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Features

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

Remarks

Public:	This professional office is available immediately. Located within the Willowdale Crossing Center, this commercial suite features an ADA Compliant restroom, an executive office, ceiling fans, a kitchenette with a dishwasher and built-in microwave, a digital thermostat, and a primarily 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.
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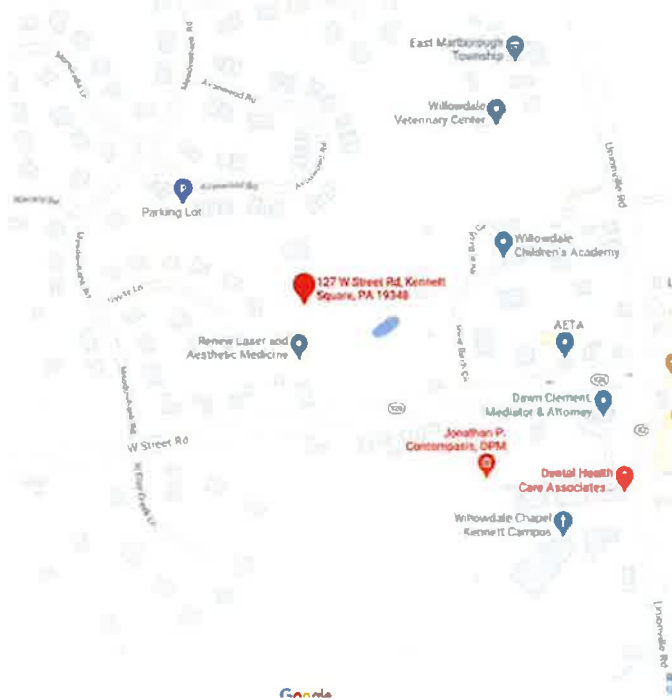
Listing Details

Original Price:	\$15.50	DOM:	33
Listing Term Begins:	10/06/2023		

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Street Map

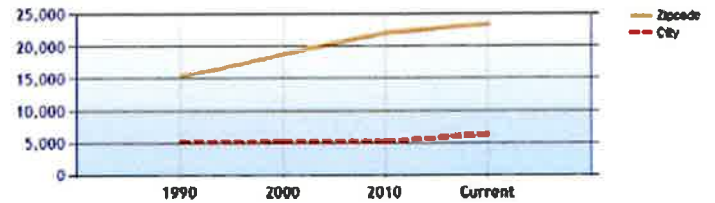


Demographics

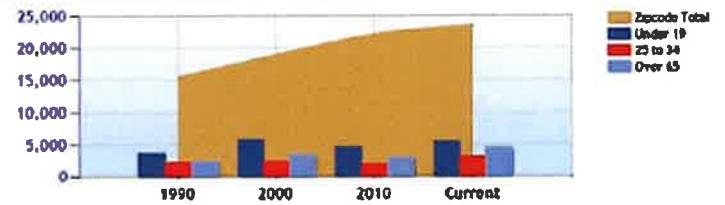
Demographics near Zip Code 19348

	Zipcode	City	County	National
1 Population	24,073	6,686	937,885	335,856,263
2 Population Density	665.8	6,182.2	716.7	95.1
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	41.0	37.2	41.5	38.1
6 People per Household	2.8	3.0	2.7	2.9
7 Median Household Income	\$102,544	\$79,706	\$103,673	\$66,222
8 Average Income per Capita	\$52,891	\$31,832	\$51,738	\$38,473

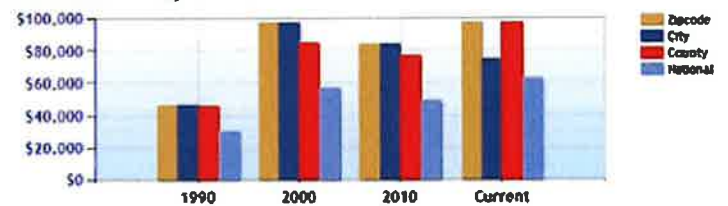
Population - Thirty Year Chart



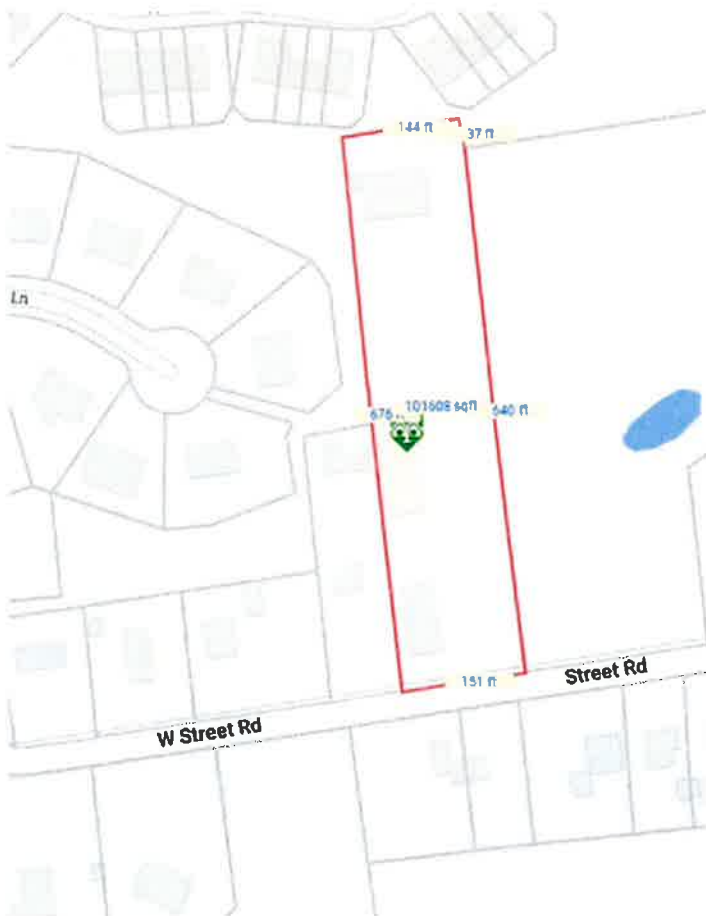
Population Age vs Total Population - Thirty Year Chart



Household income - Thirty Year Chart

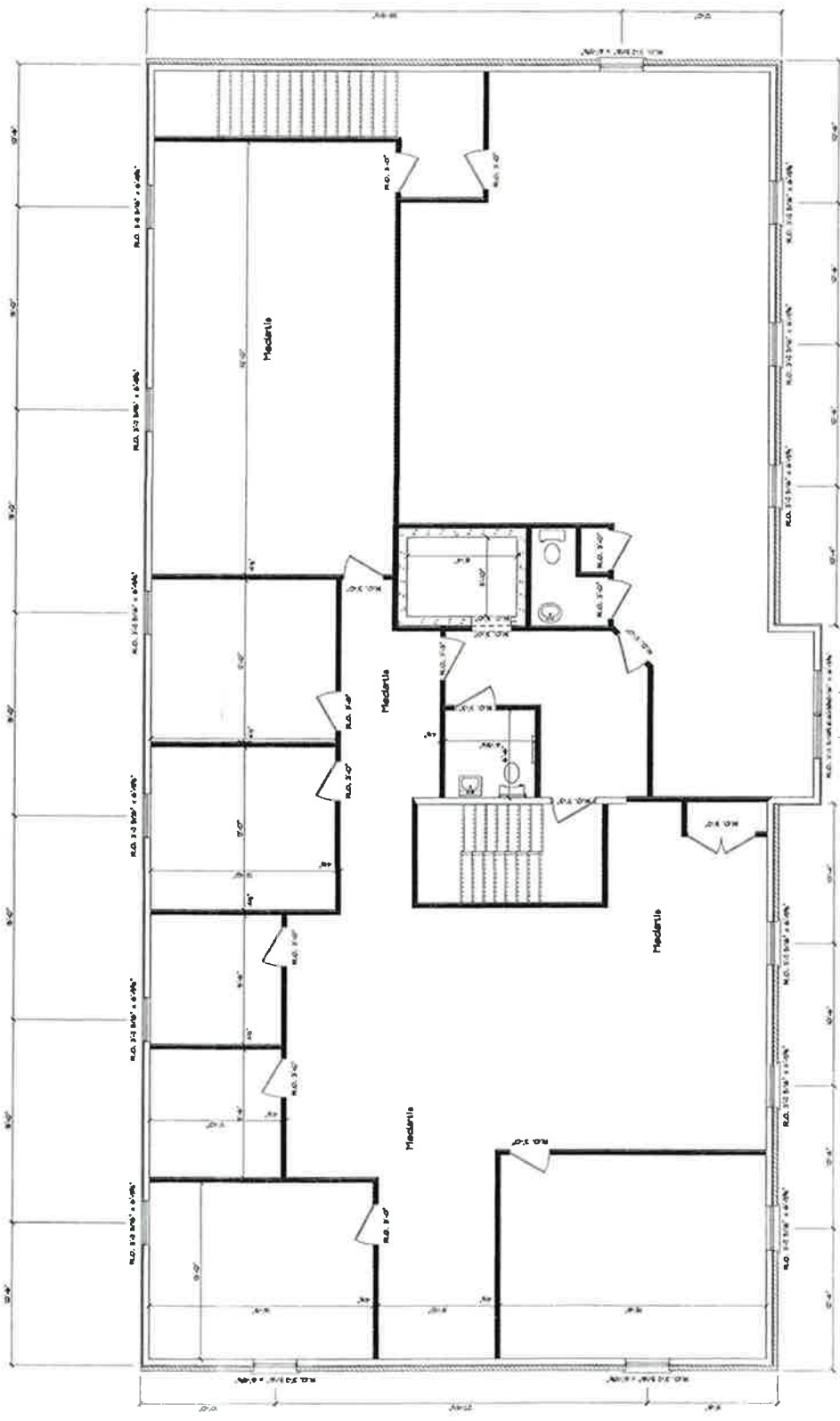


Parcel Map



Aerial Map





Available Condo
Suite B2

BUILDING 2, 2ND FLOOR, AS-BUILTS



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



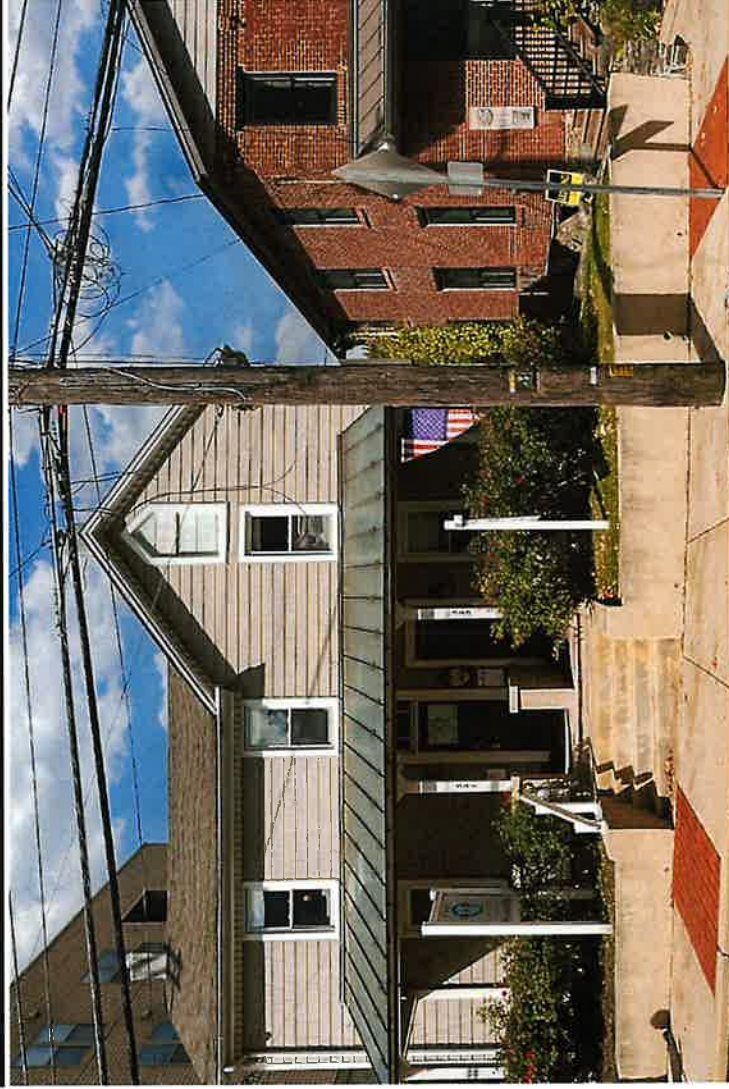
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FOR SALE



OFFERING SUMMARY

Price	\$999,800
Down Payment	\$249,950
Loan Amount	\$749,850
Lot Size	10890 SF
Price/SF	\$91.80
Lot Size (Acres)	\$3,999
Building Size (SF)	2549
Building Price/SF	\$392.00
Allowable Building SF	24,502 SF
Number of Lots	2
Price/Lot	\$499,900.00
Type of Ownership	Fee Simple

LISTING AGENT:

**Lori Livingston
RS336930**

**EXP Commercial, LLC
630 Freedom Business
Center Dr
Suite 300
King of Prussia, PA 19406
Phone: 855-452-0268 X 102
Cell: 484-947-7137**

321-323 E King Street, Malvern, PA 19355



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR LEASE

FOR LEASE

580 +/- SF Office Space

Excellent Location in Heart of Paoli, PA



***Cozy Office Space Featuring
2 Offices, Spacious Waiting Area
Galley Kitchenette***

Close to Transportation, Restaurants and Shopping



Nancy Simpson

484-369-1420

Nsimpson@continentalrealty.com

**700 W. Germantown Pike
East Norriton, PA 19403**

**CR Continental
Realty Since 1974**

610-630-3700

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Ecampaign: Chestnut 11-9-23



RESTAURANT FOR LEASE



PROPERTY INFORMATION

Property	2850 Main Street/RT-23
Lease Price	\$4500.00/mo.
Leasable SF	2249
Zoning	Highway Commercial
Lot Size	1.1 Acres
Building Size	2249 SF
Parking	20+
Utilities:	Electric , Public Water, Public Sewer, Natural Gas

LISTING AGENT:

**Lori Livingston
RS336930**

**EXP Commercial, LLC
630 Freedom Business
Center Dr
Suite 300
King of Prussia, PA 19406
Phone: 855-452-0268 X 102
Cell: 484-947-7137**

2850 Main Street (RT-23), Morgantown, PA 19543



OUTDOOR STORAGE FOR LEASE



PROPERTY FEATURES

- Lease Price \$10.00 PPSF
- Leasable SF: +/- 20,000 SF
- Zoning: C2-Commercial
- Total Lot Size 5.6 Acres
- Off RT 322/Downingtown Pike, Minutes from RT 202
- Parking Available
- Electric Onsite

LISTING AGENT:

Lori Livingston
RS336930
Phone: 855-452-0268 X 102
Cell: 484-947-7137

EXP Commercial, LLC
630 Freedom Business Center Dr
Suite 300
King of Prussia, PA 19406
Phone: 855-452-0268

***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@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

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.

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@inf.com



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



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

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

Lon Livingston
 eXp Commercial
 Office Ph: (888) 397-7352
 Ph: (855) 452-0268



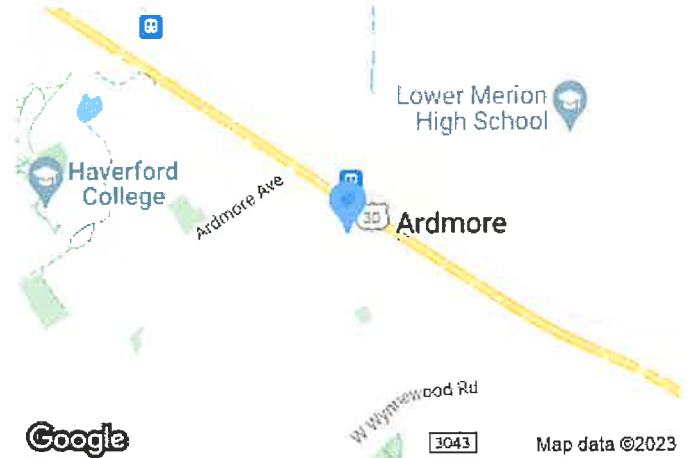
Agent Full

38-40 Rittenhouse Pl, Ardmore, PA 19003

Active

Commercial Lease

\$4,000.00



MLS #: PAMC2087264
 Tax ID #: 40-00-50480-006
 Unit Entry Floor: 1
 Sub Type: Other
 Waterfront: No

Leasable SQFT: 1,000
 Price / Sq Ft: 4.00
 Purchase Opt.: No
 Business Use: Restaurant/Bar
 Year Built: 1910
 Property Condition: Very Good
 Building Winterized: Yes
 Buildout Allowance: Yes

Location

County: Montgomery, PA
 MLS Area: Lower Merion Twp - Montgomery County (10640)

School District: [Lower Merion](#)
 Cross Street: Lancaster Ave

Legal Subdivision:
 Subdiv / Neigh: ARDMORE

Taxes and Assessment

Municipal Trash: No
 Zoning: ASDD1

Commercial Lease Information

Date Available: 11/01/23
 Business Type: Restaurant/Bar
 Total Restrooms: 1

Present Licenses: None
 Current Use: Restaurant
 Leasable SQFT: 1,000
 Contiguous SQFT Available: Yes
 Final Lease Type: Net

Building Info

Building Units Total: 1
 Building Level Count: 1
 Foundation Details: Stone

Construction Materials: Brick
 Roof: Flat
 Total Loading Docks: 0
 Total Levelers: 0
 Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.03a / 1227sf / Estimated
 Location Type: Suburban

Road: Boro/Township

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: 0

Features: On Street, Public

Interior Features

Interior Features: Accessibility Features: None

Utilities

Utilities: Electric Available, Sewer Available, Water Available; Ductless/Mini-Split; Electric Service: 100 Amp Service; Heating: Other; Heating Fuel: Electric, Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: This property includes equipment including a 6 foot hood and walk-in box

Exclusions: TBD

Listing Office

Listing Agent: [Howard Lavin](#) (3148627) (Lic# RS211977L) (610) 658-2920
 Listing Agent Email: hblavin@me.com
 Responsible Broker: Kevin Murphy (3166334) (Lic# RM422225-PA)
 Listing Office: [Main Line Executive Realty](#) (MAIN01) (Lic# Unknown)
 801 Old Lancaster Rd, Bryn Mawr, PA 19010
 Office Manager: Todd Ehrlich (3159289)
 Office Phone: (610) 658-2920 Office Fax: (610) 658-2995
 Office Email: mainlineexecutive@gmail.com

Showing

Appointment Phone: (610) 324-0257 [Schedule a showing](#)
 Showing Contact: Agent Lock Box Type: Call Listing Office
 Contact Name: Howard Lavin
 Showing Requirements: Call First
 Cross Street: Lancaster Ave
 Showing Method: In-Person Only
 Directions: 38 Rittenhouse Place Ardmore PA 19003

Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).
 Buyer Agency Comp: 3% Of Yearly Rent Sub Agency Comp: 3% Of Yearly Rent
 Transaction Broker: 0% Of Yearly Rent Dual/Var Comm: Yes

Listing Details

Original Price: \$4,000.00 DOM / CDOM: 19 / 19
 Listing Agrmnt Type: Exclusive Agency Original MLS Name: BRIGHT
 Prospects Excluded: Yes
 Listing Service Type: Full Service
 Dual Agency: No
 Listing Term Begins: 10/09/2023
 Listing Entry Date: 10/22/2023





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Search Criteria

Property Type is 'Commercial Lease'

City State is 'Ardmore PA'

Status is one of 'Coming Soon', 'Active'

Selected 1 of 6 results.

AVAILABLE FOR LEASE

65 Cricket Ave. Ardmore, PA 19003

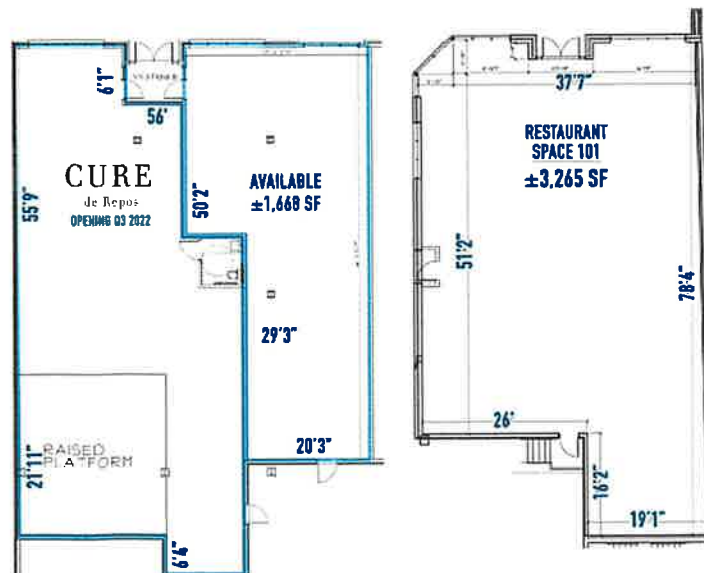


Property Features

New Mixed-Use Development located in the heart of Ardmore.

+/- 1,668 – 3,265 SF

Ideal for Full Service Restaurants, Juice bars, Café, Professional Services.



Howard Lavin
hblavin@me.com
610.324.0257

MLER

Real Estate
Broker, Investment & Development



RETAIL COMMERCIAL FOR LEASE

625 E CYPRESS ST, STE E, KENNETT SQUARE, PA 19348 | PACT2054988



8,251 AADT



Central Heating & Cooling



2,879 sf

\$4,300/Mo + NNN

Commercial Retail Space available in a popular Neighborhood Shopping Center, always buzzing with lots of activity. Great visibility, signage and traffic. Approximately 3,000sf with a customer area in the front of the suite and large open area in rear. One private bath included and small office. Ample parking in on-site lot. Most recently utilized as a bakery.



PROPERTY

HIGHLIGHTS

MAIN
ROUTE
HEADING
EAST OF
KENNETT

PYLON
SIGNAGE

43 CAR ONSITE
PARKING

ESTABLISHED
NEIGHBORHOOD
RETAIL CENTER

BEILER-CAMPBELL
REALTORS & APPRAISERS

COMMERCIAL DIVISION



APCCRE@GMAIL.COM | STOLHAVN@GMAIL.COM



610.444.7770



WWW.BEILERCAMPBELLCOMMERCIAL.COM







CONSTRUCTION

BRICK FRONT
VINYL SIDING
SLAB
FLOURESCENT LIGHTING

UTILITIES

- 220 V ELECTRIC
- CENTRAL HEATING & COOLING
- PRIVATE WELL
- PUBLIC SEWER
- PHONE & CABLE AVAILABLE

ZONING

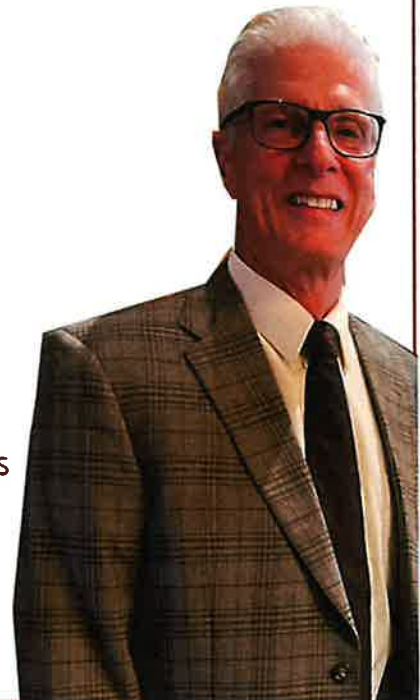
USES BY RIGHT
INCLUDE:

- RETAIL
- PERSONAL SERVICE
- BUSINESS OR PROFESSIONAL OFFICE
- HEALTH CARE
- EATING/DRINKING ESTAB
- BUSINESS PARK

LISTING AGENT

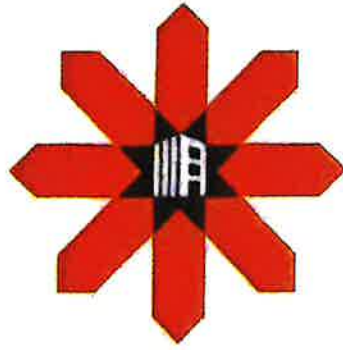
ANDREW CRAWFORD
COMMERCIAL REALTOR/MANAGER
(610) 299-0500
APCCRE@GMAIL.COM

- LICENSED IN PA/DE/MD
- MEMBERSHIPS:
 - CII COUNCIL
 - TRI-COUNTY SUBURBAN REALTORS ASSOCIATION - COMMERCIAL CHAPTER
 - COMMERCIAL/INVESTMENT MARKETING EXCHANGE
- 20 YEARS EXPERIENCE
- MANAGER OF THE COMMERCIAL DIVISION OF BEILER-CAMPBELL REALTORS



COMMERCIAL
Real Estate





**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

WANTS

Commercial-Investment-Industrial Marketing Exchange Quick Form

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

Key word section:

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

Investor/User/User-Investor

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

Data section:

Size – 6,000 to 12,000 Square Feet +/-

Price -

Location - Phoenixville area, Pottstown, Limerick, Malvern

Zip Codes : 19460, 19465, 19464, 19468, 19475, 19355

Comment section:

I have a client that needs about 6,000 to about 12,000 square feet, give or take, to **BUY** for their **RETAIL** store. They may consider larger spaces IF they can rent out the balance.

Contact section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm – **Keller Williams Realty Group** – Collegeville

Phone – (610) 792-5900

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.
KW REALTY GROUP
KELLERWILLIAMS.



Commercial-Investment-Industrial Marketing Exchange Quick Form

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

Key word section:

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

Investor/User/User-Investor

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

Data section:

Size – Approximately 4,000 to 5,000 Square Feet +/-

Price -

Location

Greater Phoenixville, Pottstown, Limerick areas

Comment section:

I have a client that needs about 4,000 to 5,000 square feet of automotive type space, to **BUY** in Greater Phoenixville, Pottstown, Limerick areas. Visibility NOT important, Price driven.

Contact section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm – **Keller Williams Realty Group** – Collegeville

Phone – (610) 792-5900

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.
KW REALTY GROUP
KELLERWILLIAMS.



Commercial-Investment-Industrial Marketing Exchange Quick Form

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

Key word section:

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

Investor/User/User-Investor

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

Data section:

Size – 2,000 Square Feet +/-

Price -

Location - Downtown Phoenixville

Comment section:

I have a client that needs about 2,000 square feet, give or take, to **BUY** in downtown Phoenixville Borough.

Contact section:

Name - Joseph Scott McArdle, C.C.I.M. (RS141715A)

Firm – Keller Williams Realty Group – Collegeville

Phone – (610) 792-5900

Email – pvilleguy@gmail.com

Joseph Scott McArdle, C.C.I.M.
KW REALTY GROUP
KELLERWILLIAMS.





**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)*

Keyword section: Industrial

Have/Want: Industrial land & existing flex

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: 100k+ SF

15+ acres

Price:

Location: General Greater Philadelphia area, City and collar
counties

Comment section:

Contact section:

Your Name: Zach Hurst

Your Firm: The Henderson Group

Phone: 610-247-0247

Email: zhurst@hendersongroupinc.com



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,
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Keyword section:

Have/Want:

GAS STATIONS w/ C-STORE

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:

Price: UP TO \$2M

Location: CHESTER, LANCASTER, YORK, BERKS,

Comment section: MONTGOMERY CTS.

Contact section:

Your Name: LORI LIVINGSTON

Your Firm: Exp COMMERCIAL, LLC

Phone: 484-947-7137

Email: lori.livingston@Expcommercial.com



**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)*

Keyword section:

Have/Want: 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: +/- 1200 SF – 2000 SF

Price:

Location:

COATESVILLE – E LINCOLN HWY
WEST CHESTER BOROUGH/ TC ZONING
WALKABLE LOCATION/NEIGHBORHOOD MIXED USE AREAS

Comment section:

Contact section:

EXP Commercial, LLC
Lori Livingston

Email: lori.livingston@expcommercial.com
Cell: 484-947-7137



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)*

Keyword section:

Have/Want: **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: +/- 5000 – 10,000 SF w/ Outdoor yard space

Price: Up to \$2.3m

Location: CHESTER OR MONTGOMERY COUNTIES

COATESVILLE, WEST CHESTER (RT 100 TO POTTSTOWN), PARKESBURG
COLLEGEVILLE

Comment section:

Contact section:

EXP Commercial, LLC
Lori Livingston

Email: lori.livingston@expcommercial.com
Cell: 484-947-7137



**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
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

PRODUCTS & SERVICES



EnviroSure Inc.

FIRM BACKGROUND

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

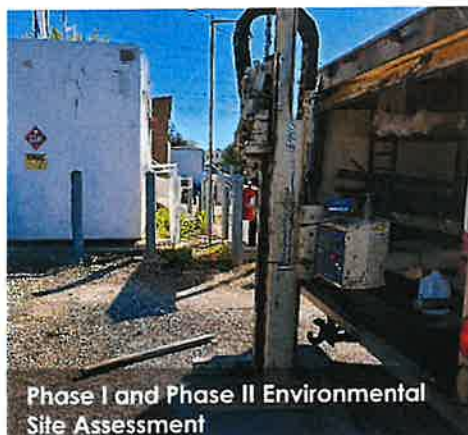
PROFESSIONAL STAFF

EnviroSure's staff of certified and registered professionals include:

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

LOCATIONS

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



Phase I and Phase II Environmental Site Assessment

Environmental Consulting Services

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

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

Industrial Hygiene & Occupational Safety Services

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



Asbestos and Lead-Based Paint Survey

QUALITY. INTEGRITY. RELIABILITY.

CONTACT US: 610.696.8980 or info@envirosureinc.com





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 and terms detailed below are subject to change.*

Owner occupied:

- 80% LTV
- 5-year fixed rate at 7.25%
- 25-year amortizations
- 1/2% commitment fee

Investment properties:

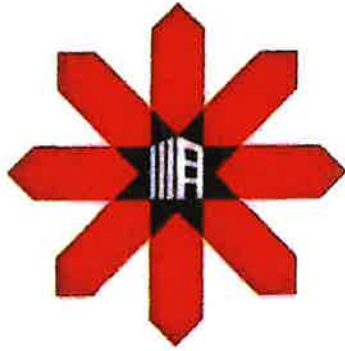
- 75-80% (depends on property type and situation)
- 5-year fixed rate of 7.25%
- 25-year amortizations
- 1/2% commitment fee
- DSCR of 1.20-1.25x

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 to \$6 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

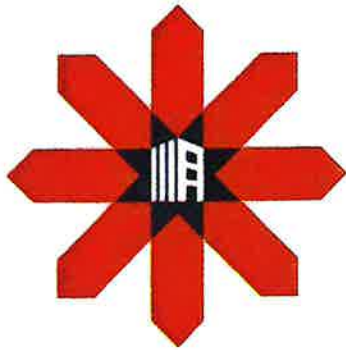


**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

UPCOMING EVENTS

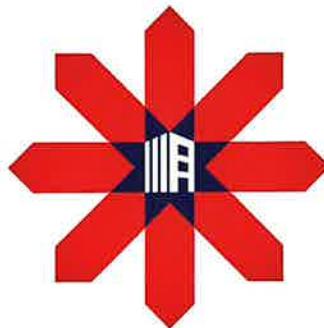


**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

**JOIN THE
COMMERCIAL CHAPTER**



**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

The Voice of Commercial Real Estate in the Delaware Valley

The Commercial Chapter of Tri-County Suburban REALTORS® unites REALTOR® members who are actively engaged in the listing, selling, leasing and appraising of commercial real estate and provide them unique benefits and services to enhance their business.

Why Join the Commercial Chapter?

Tri-County Suburban REALTORS® has set the benchmark for providing expert programs and services to Residential REALTORS®. The Commercial Chapter brings together our existing value-added member benefits (Online Transaction Tools; Professionalism/Legal Expertise, Networking), with **EXCLUSIVE value-added benefits** available to Commercial Chapter members, including:

- Seminars on timely commercial topics (Anatomy of a Development, Regional Economic Forum)
- Networking opportunities at social events and the monthly Commercial/Industrial Marketing Exchange
- Placement of Crexi listings on a dedicated Commercial Listings web page on Tri-County's site
- Exclusive subscription discount on the Philadelphia Business Journal
- Monitoring and reporting of legislative issues impacting commercial real estate

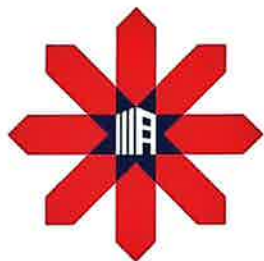
In addition to these services, having a REALTOR® membership gives you access to important services from PAR (PAR Legal Hotline) and NAR (RPR Commercial, discounts on search platforms like Brevitas and Crexi)

How Much Does it Cost and How Do I Join?

For only **\$25 annually**, active REALTOR® and Affiliate members can access the exclusive benefits of Commercial Chapter membership. This fee will support and grow the exclusive benefits made available only to Commercial Chapter members of Tri-County Suburban REALTORS®.

To access the application and for more information, simply log on to <https://tcsr.realtor/join-commercial-chapter/>
Questions? Contact Mike Carlin at 610-560-4800 or email mcaryl@tcsr.realtor.





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

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.