

**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FRIDAY 12/8/23

FEATURED PROPERTIES

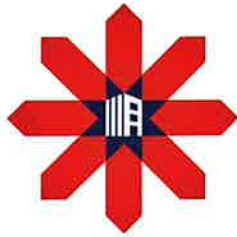
&

MEETING RECAP

Guest Speaker: Margo McDonnell

President/CEO - [1031 Corp.](#)

"All About 1031 Exchanges"



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial/Industrial Marketing Exchange

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Email

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**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 – December 8, 2023

8:15am – 8:30am

- **Networking**

8:30am – 9:15am

- **Guest Speaker – Margo McDonnell – 1031 Corp.**
- **“All About 1031 Exchanges”**

<https://www.1031corp.com/>



9:15am – 9:30am (*approximately*)

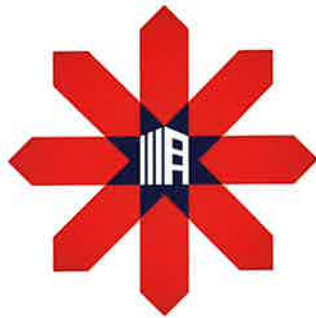
- **Marketing Exchange** (*shortened*)
Bring Your “Haves” and “Wants” – Plus Flyers!
 - Quick Pitches
 - Haves
 - cash
 - paper
 - property for sale
 - property for lease/sublease
 - business opportunities
 - with real estate
 - without real estate
 - products & services
 - Wants

9:30am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday January 12, 2024: 8:15am – 9:30am**



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®



MARGO McDONNELL,
CRE, CES®

President & CEO

1.800.828.1031 ext. 212

[Contact Margo](#)

Margo assumed the helm of 1031 CORP. in 1994. She is a Certified Exchange Specialist® (CES®) with over two decades of experience in the 1031 exchange industry. She has been involved in exchange transactions of various size and complexity involving real and personal property, including delayed, reverse and improvement exchanges. Margo is a respected author and speaker and regularly presents seminars and continuing education courses nationwide to educate investors, business owners and their advisors on the benefits of 1031 tax-deferred exchanges.

Margo's extensive work on behalf of the 1031 exchange industry includes spearheading efforts to launch a national certification and continuing education program for exchange practitioners and serving as founding chair of the [Certified Exchange Specialist® \(CES®\)](#) Certification Council of the [Federation of Exchange Accommodators \(FEA\)](#), the national trade association for exchange practitioners. She also served on the Board of Directors for the FEA and again since 2011. She is also a past president of the FEA and serves on several committees. In 2003, she was presented with the first ever FEA President's Award and in 2008, she was honored with "The Margo McDonnell Certified Exchange Specialist® Perpetual Award for Outstanding Service" by the CES® Certification Council.

She recently served on the Board of Directors of the [Suburban West REALTORS® Association](#), (SWRA), the largest REALTOR® association in Pennsylvania, and also serves on the Advisory Council of their Commercial Chapter. In 2016, she was invited to become a member of [The Counselors of Real Estate](#).

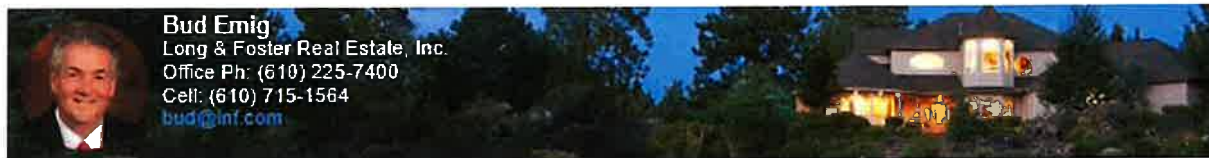


**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

FOR SALE



Bud Emig
 Long & Foster Real Estate, Inc.
 Office Ph: (610) 225-7400
 Cell: (610) 715-1564
bud@inf.com

Property Flyer

2048 Sansom St, Philadelphia, PA 19103

\$2,800,000



MLS #: PAPH2300302

Price/Sq Ft: \$1,244.44

Current Use: Restaurant

Business Type: Apartment Building, Day Care Facility, Hair Salon and Spa, Health Club, Institutional, Medical, Other, Other/General Retail, Professional, Restaurant/Bar

Remarks:

Welcome to Porcini's fine dining and trattoria style restaurant in Rittenhouse Square Philadelphia PA! This is the best restaurant area in the city! This beautiful well known restaurant establishment has become a favorite destination for neighborhood and local fine dining. Enter through the main front door and step to the right into the first-floor main dining room with a full kitchen. The dining room comfortably seats approximately 40 customers. Step through the main front door and there is also a stairway to the second floor which has a large space above for additional dining or potential for a special event room. Continue to the third floor which is presently used for storage. This space can be transformed into a rental space or additional restaurant seating. There is also an outdoor space on the top third floor which may be transformed to a deck or outdoor space with beautiful views of the city and Rittenhouse Square. There is also a basement which is used for restrooms and storage. This property has the potential opportunity for more return on investment. There are many possibilities for business growth. This is a unique opportunity to own a well-known restaurant building / property in Rittenhouse Square, Philly! All financial information is available upon request along with a fully executed Confidentiality Agreement. The property is easy to show with a reasonable notice time frame.





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:

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

Pizza Shop

Data section:

Size:

Price: *\$320K for business only; lease \$3,500/mo.*

Location: *Media, PA*

Comment section:

Long-term pizza shop c ~ \$14,000/wk. gross sales, great location main street downtown

Contact section:

Your Name: *Gert Mema*

Your Firm: *Cornerstone Realtors*

Phone: *610-299-5314*

Email: *chaddsfordrealty@outlook.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

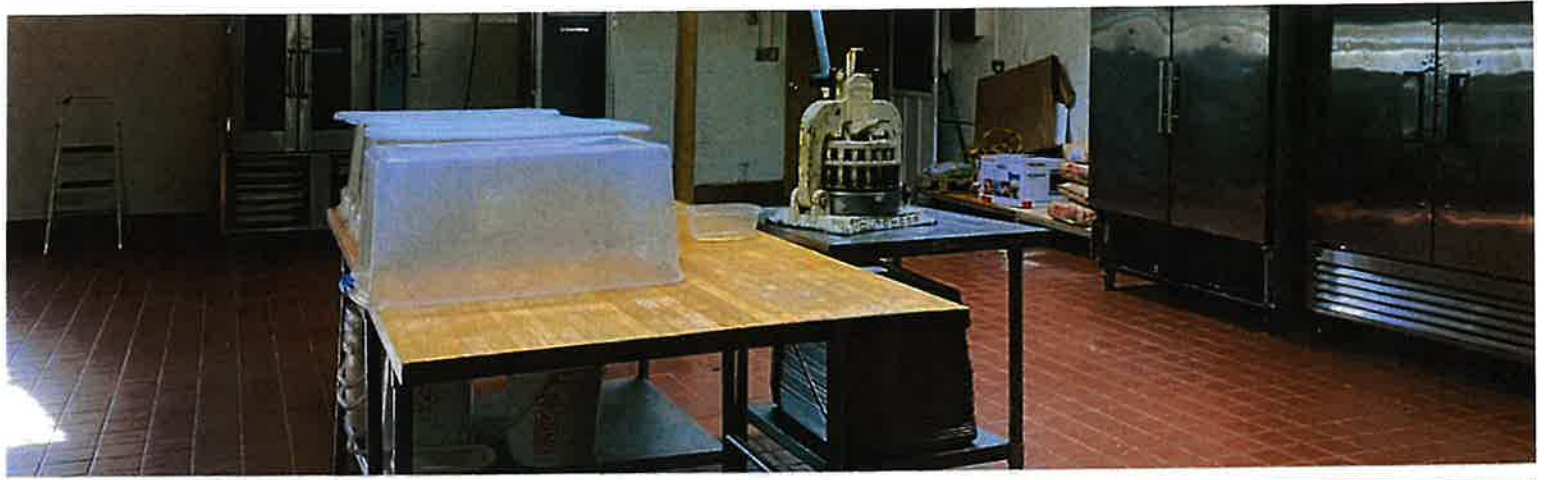
610.633.5796



REALTYONEGROUP
EXCLUSIVE

MLS# PAMC2062170

SCHEDULE A TOUR TODAY!





CONSTRUCTION

BRICK FRONT
VINYL SIDING
SLAB
FLOURESCENT LIGHTING

UTILITIES

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

ZONING

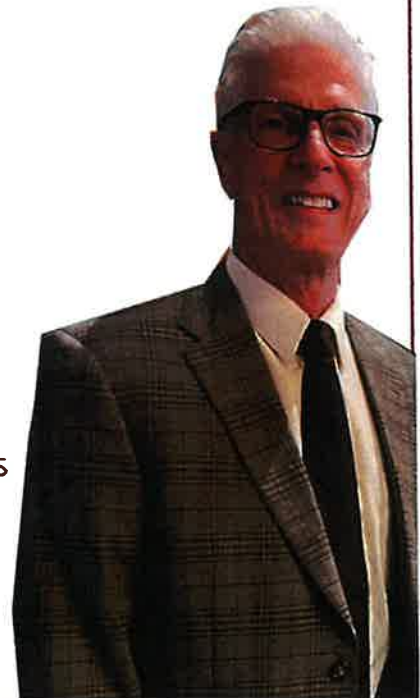
USES BY RIGHT
INCLUDE:

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

LISTING AGENT

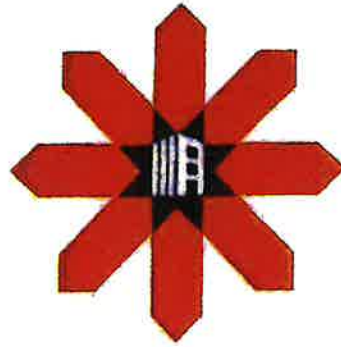
ANDREW CRAWFORD
COMMERCIAL REALTOR/MANAGER
(610) 299-0500
APCCRE@GMAIL.COM

- 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

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!

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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

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
		61-05 -0027.0300	Lot Size Dimensions:	0.00 x 0.00
	Tax ID #:	Chester, PA		
	County:	East Marlborough Twp		
	MLS Area:	- Chester County (10361)		
	Year Built:	2004		

Taxes, Assessment, Fees Association / Community Info

Tax Annual Amt / Year:	\$13,701 / 2023	HOA:	No
Tax Assessed Value:	\$365,700 / 2023		
Land Assessed Value:	\$81,800		

Commercial Sale Information

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

Building Info

Building Total SQFT:	4,680 / Assessor
----------------------	------------------

Main Entrance	East
Orientation:	
Flooring Type:	Carpet, Tile/Brick

Features

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

Remarks

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

Original Price:	\$799,900
Listing Term Begins:	10/06/2023

Sale Type: Standard

DOM: 33

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

Active

Commercial Lease

\$15.50



MLS #: PACT2054224
Leasable SQFT: 4,680
Business Use: Professional
Tax ID #: 61-05 -0027.0300
County: Chester, PA
MLS Area: East Marlborough Twp -
Chester County (10361)
Subdiv / Neigh: WILLOWDALE CROSSIN
Year Built: 2004

Price / Sq Ft: \$0.00
Date Available: 10/06/23
Existing Lease Type: Triple Net
Final Lease Type: Triple Net
Unit Entry Floor: 1
Traffic Count: 1000-4999
Lot Acres / SQFT: 0.52a / 22,723sf /
Assessor
Lot Size Dimensions: 0.00 x 0.00

Taxes, Assessment, Fees

Association / Community Info

Commercial Lease Information

Current Use: Office

Purchase Opt.: Yes

Building Info

Building Total SQFT: 4,680 / Assessor

Flooring Type: Carpet, Tile/Brick

Features

Interior Features:
Parking:
Utilities:

Accessibility Features: Elevator, Grab Bars Mod
0 Truck Trailer Spaces; 45 Car Parking Spaces
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.

Listing Details

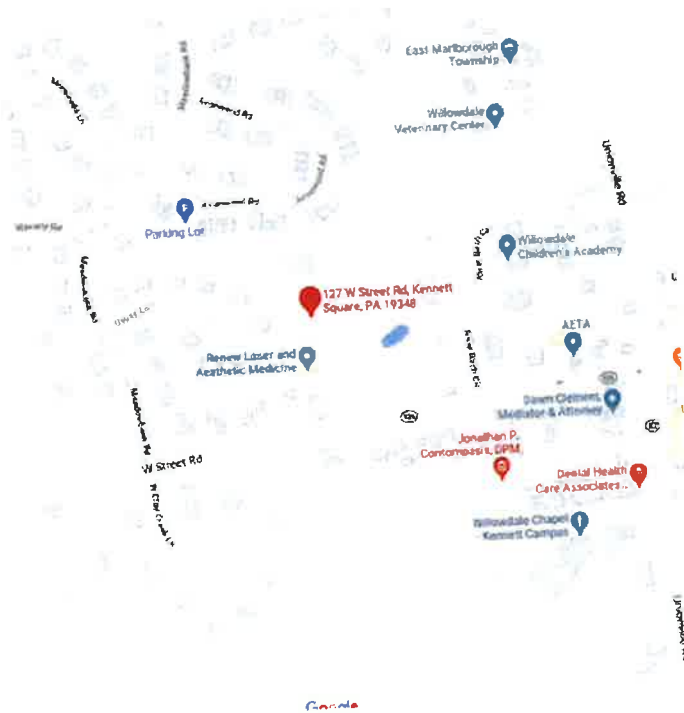
Original Price: \$15.50
Listing Term Begins: 10/06/2023

DOM: 33

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Street Map

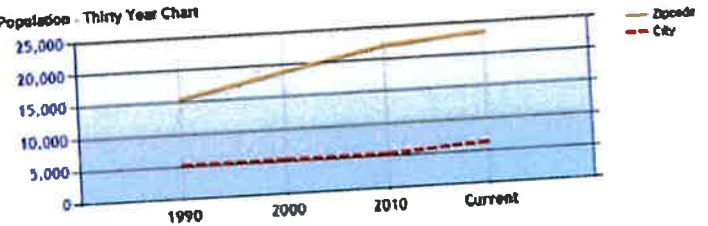


Demographics

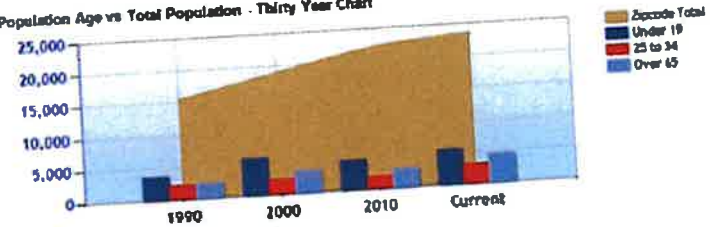
Demographics near Zip Code 19348

	Zipcode	City	County	National
1 Population	24,073	6,586	537,885	335,858,203
2 Population Density	655.8	6,182.2	718.7	98.1
3 Percent Male	60.0%	52.0%	49.0%	49.0%
4 Percent Female	60.0%	48.0%	51.0%	51.0%
5 Median Age	41.9	27.2	41.5	38.1
6 People per Household	2.8	1.0	2.7	2.9
7 Median Household Income	\$102,544	\$79,700	\$103,673	\$65,222
8 Average Income per Capita	\$32,891	\$31,832	\$61,738	\$35,475

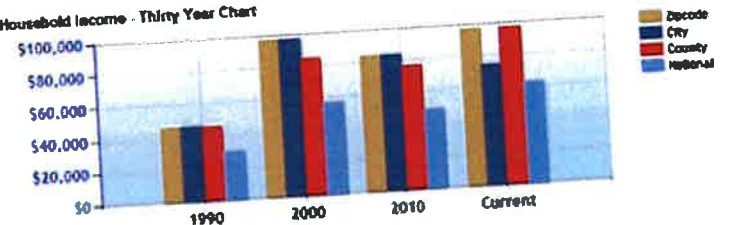
Population - Thirty Year Chart



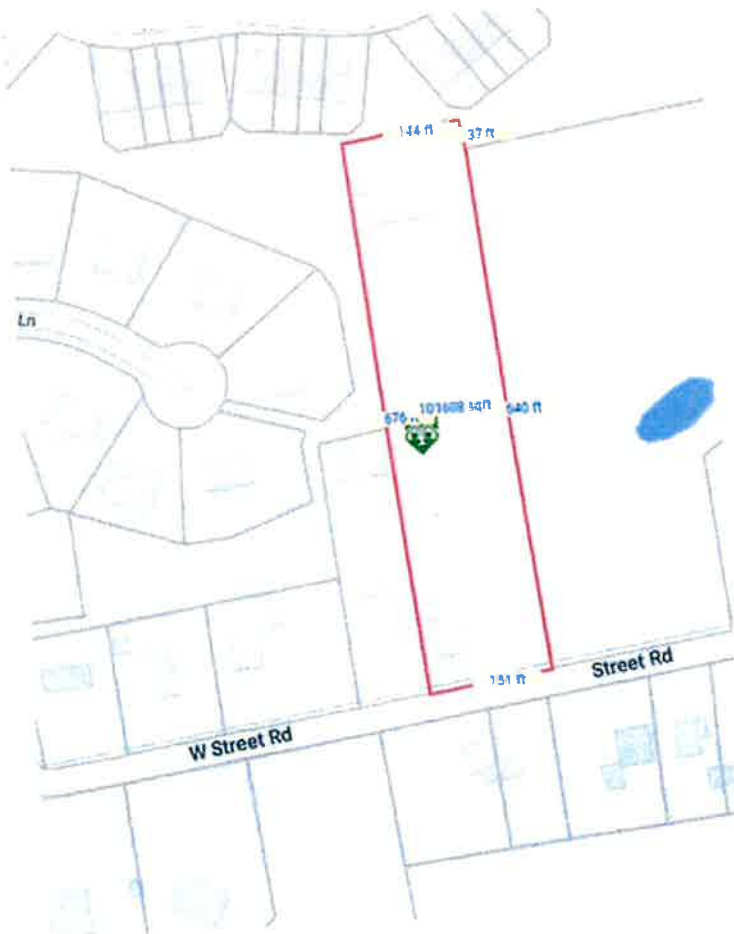
Population Age vs Total Population - Thirty Year Chart



Household Income - Thirty Year Chart

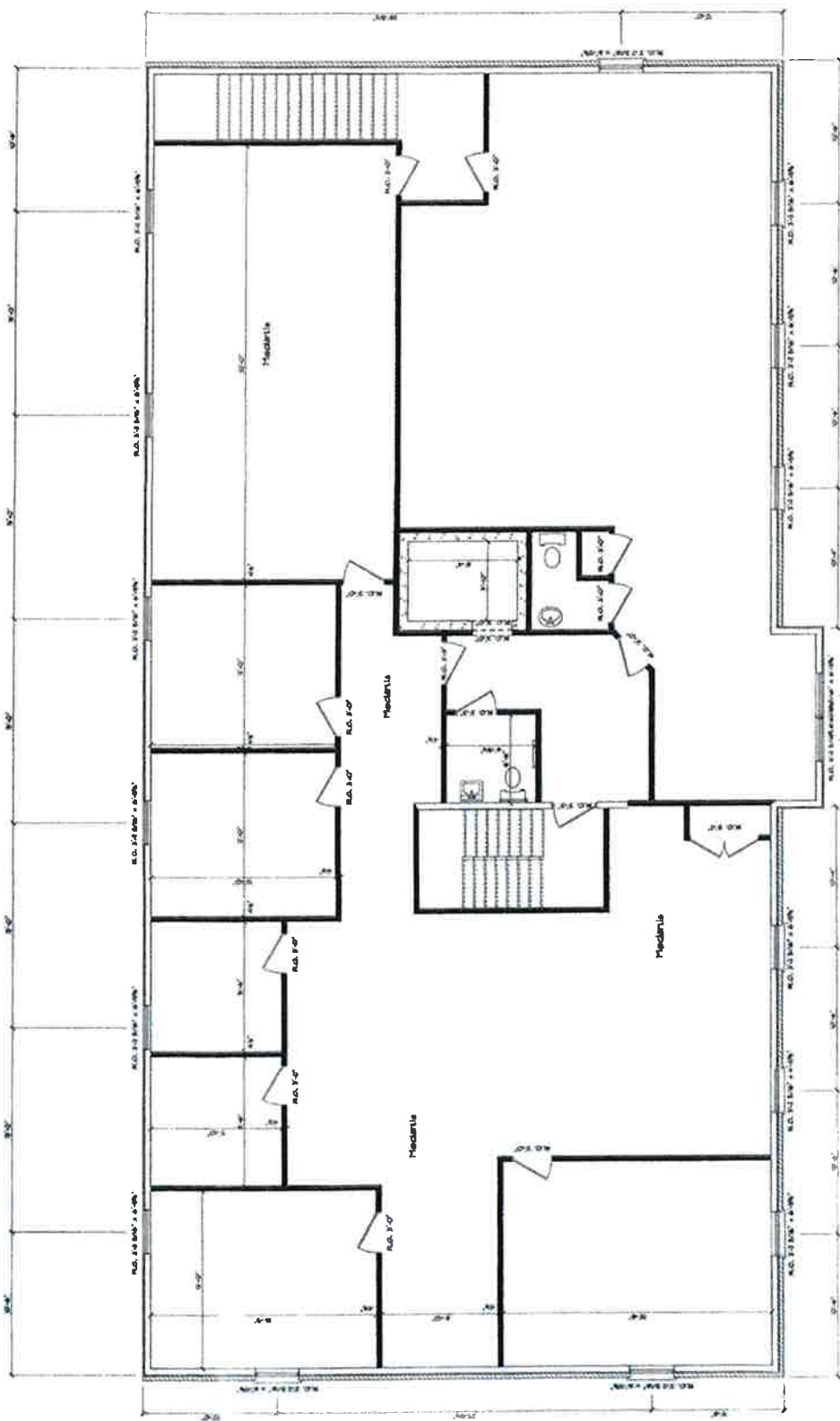


Parcel Map



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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Social Media!





**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

The information contained herein has been obtained from sources deemed reliable. No warranty as to accuracy thereof is made and such information is submitted subject to change in price, errors, prior sale or withdrawal. Ecampaign: Chestnut 11-9-23

***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

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

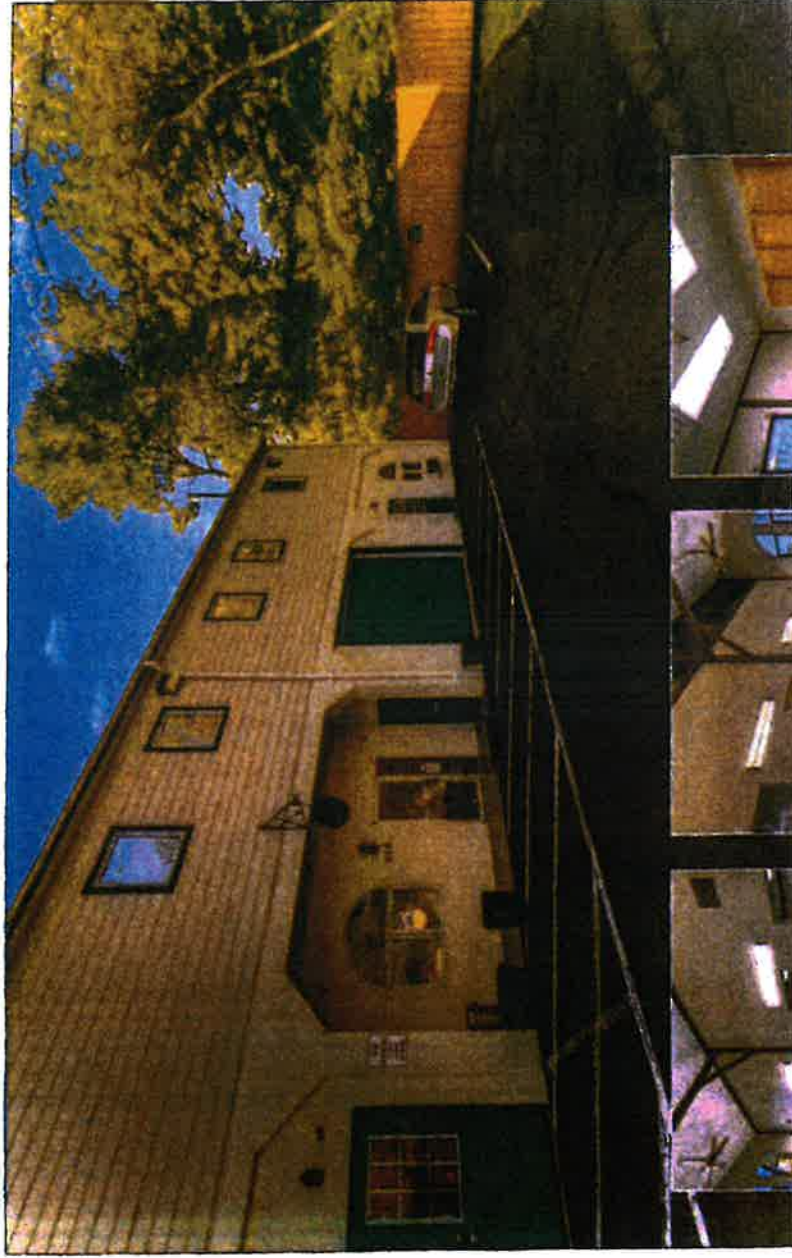
Contact: "Bud" Emig
Direct: 610-715-1564
bud@lnf.com

West Chester welcomes thee!

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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@lntf.com



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



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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



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



**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:

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: 1500 ☒

Price: 1500 / month

Location: WEST CHESTER PA

Comment section:

Looking to LEASE STORAGE SPACE FOR 1500^{sq}/mo.
Approx 1500 S.F.

Contact section:

Your Name: Bud Emig

Your Firm: LONG + FOSTER

Phone: 610-715-1564

Email: Bud@LNF.COM



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WAREHOUSE

Data section:

Size: 10,000 - 20,000 SF

Price: \$10 SF OR LESS

Location: Delaware County

Comment section:

- BASIC NEEDS
 - * LOADING DOCK FOR 53' TRUCKS
 - * 15' HIGH CEILING MINIMUM
 - * PUBLIC ACCESS TO SPACE
- OTHER NICE WANTS
 - * SMALL OFFICE SPACE - 100 SF
 - * FORK LIFT ACCESS

Contact section:

Your Name: Phil Graham / THE Kevin Toll Group

Your Firm: Keller Williams - Philadelphia

Phone: (215) 817 5800

Email: PGG19083@Yahoo.com



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Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: ~1600 sf.

Price:

Location: Delaware

Comment section:

Looking for small office space
in DE for lease available ASAP for
Real estate office use.

Contact section:

Your Name: Katie Mema

Your Firm: Cornerstone Realtors

Phone: 610-299-6408

Email: kmchaddsfordrealty@outlook.com

Commercial-Investment-Industrial Marketing Exchange Quick Form

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

Key word section:

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

Investor/ User/ User-Investor

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

Data section:

Size – 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





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, Flex, Warehousing

Have/Want: Industrial land, existing flex space and warehousing

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: 200k+ SF of flex/warehousing
15+ acres of industrial land

Price:

Location: General Greater Philadelphia area. City, collar counties, Lehigh Valley,
Harrisburg, York, NJ, Delaware

Comment section:

We are comfortable with a covered land play that will give way to 15+ acres for a flex/warehousing development. We will also consider adaptive reuse of existing buildings for warehousing.

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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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



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:

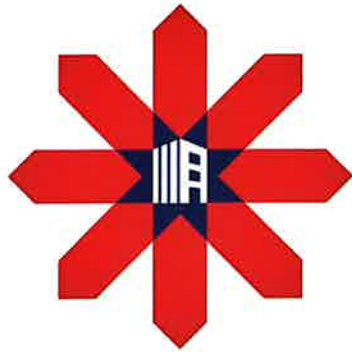
- 75-80% (depends on property type and situation)
- 5-year fixed rate of 7.25%
- 25-year amortizations
- 1/2% commitment fee
- DSCR of 1.20-1.25x

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**

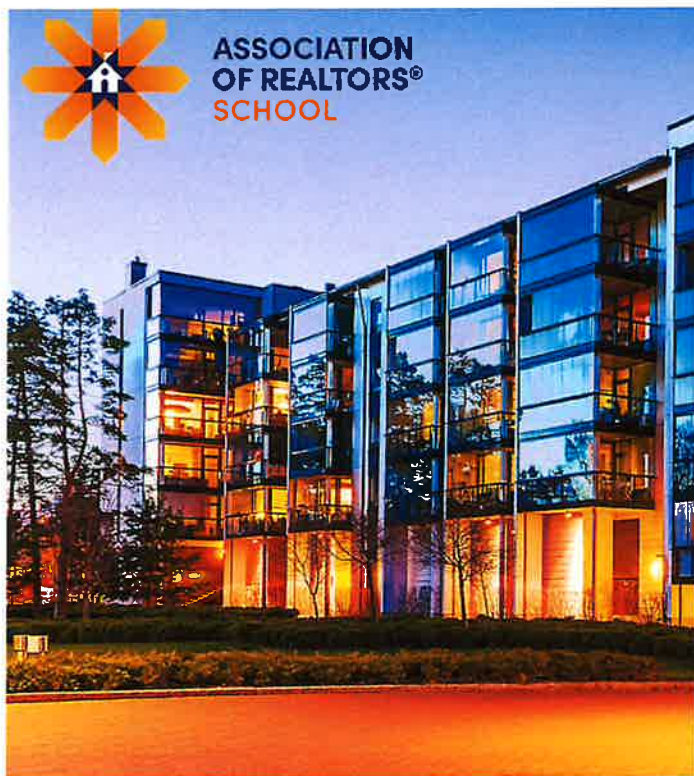
**TRI-COUNTY SUBURBAN
REALTORS®**

Commercial/Industrial Marketing Exchange

UPCOMING EVENTS



ASSOCIATION
OF REALTORS®
SCHOOL



JANUARY 17, 2024 INSIDER'S GUIDE TO COMMERCIAL REAL ESTATE

CLASS DETAILS



IN-PERSON
Association
REALTORS® School



9am - 4:30pm



Andrew Crawford



\$75.00
**(FREE for MCE Season
Pass holders)**



Credits

7 hours: 2022-2024 PA License Renewal
6 hours: NJ License Renewal (Elective)
6 CLE Credits (Substantive)



REGISTER

Log Into Member Portal via tcsr.realtor
Click on Events
Click on Upcoming Classes
or call 610-480-4900

*Insider's Guide to Commercial Real Estate will introduce students to **the ins and outs of commercial real estate**. It is ideal for licensees learning the commercial real estate industry. It offers a true general education course in an entire field of real estate, beginning with the basics, such as **property types** and **commercial real estate culture**, moving on to **math, finance**, and **contracts that every professional needs to master**, ending by exploring several entry-level career options.*

Questions?

Contact Michelle Leister, Director of Student Services via
mleister@tcsr.realtor or call 610-480-4900

tcsr.realtor/events/the-insiders-guide-to-commercial-real-estate/

SAVE THE DATE



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



2024 PHILADELPHIA REGIONAL COMMERCIAL REAL ESTATE EDUCATION SUMMIT



Friday, April 5th, 2024

8:30am-4:30pm



**Penn State – Great Valley Campus
Malvern PA**

**COMPLETE 7 HOURS OF
LICENSE RENEWAL EDUCATION**
(PENDING APPROVAL)

**+ CONTINENTAL BREAKFAST
+ CATERED LUNCH
+ HAPPY HOUR**



Hosted By:

**Tri-County Suburban REALTORS® Commercial Chapter
Chester County Commercial Industrial Investment Council
CCIM - PA/NJ/DE Chapter**



mcaryl@tcsr.realtor

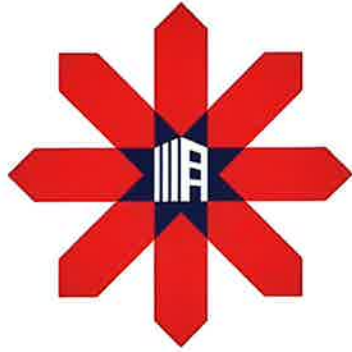


610-560-4800



**ASSOCIATION
OF REALTORS®
SCHOOL**

*All license renewal credits (actual, pending, or otherwise)
are provided by The Association of REALTORS® School.
Please call 610-560-4900 for questions.*

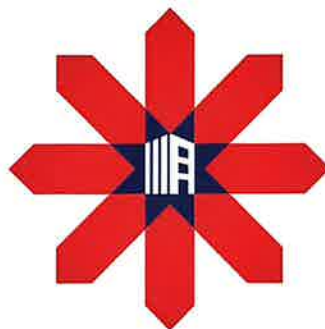


**COMMERCIAL
CHAPTER**

**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)

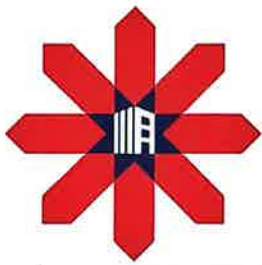
How Much Does it Cost and How Do I Join?

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
mcarlin@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.