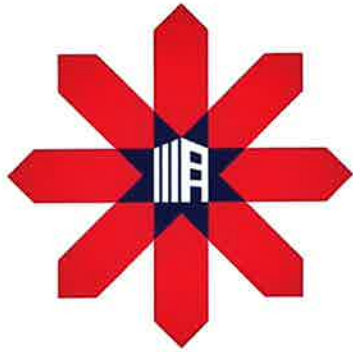




**COMMERCIAL
CHAPTER**

**TRI-COUNTY SUBURBAN
REALTORS®**

Mike Carlin, Vice President of Operations

mcarlin@tcsr.realtor

Commercial/Industrial Marketing Exchange

Friday 10/10/25

Featured Properties

Haves/Wants

Exchange Rollup

Guest Speaker: Jeff Metzger

Publisher Emeritus – Food Trade News - jeff@foodtradenews.com

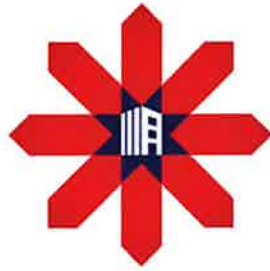
“Delaware Valley Grocery Market Share Update - 2025”

Refreshments/Breakfast: Andy Crawford

Beiler-Campbell Commercial Division

apccre@gmail.com

Next C/I Marketing Exchange: Friday 1/9/26 – 8am



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

Commercial/Industrial Marketing Exchange

Tri-County Suburban REALTORS®

1 Country View Road, Malvern PA 19355, Suite 101 (Classroom)

Meeting Agenda – October 10, 2025

Host: Joseph Scott McArdle, CCIM

8:00am – 8:30am

- **Networking & Refreshments**
 - Breakfast & Refreshments Provided By:
Andrew Crawford – Beiler-Campbell Commercial Division
 - apccre@gmail.com

8:30am – 9:00am

- **Guest Speaker – Jeff Metzger, Food Trade News**
 - <https://foodtradenews.com/>
 - **Delaware Valley Grocery Market Share Update - 2025**

9:05am – 9:30am (approximately)

- **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 January 9, 2026: 8:00am – 9:30am**



CRE BOOT CAMP

ALL SESSIONS:
FREE FOR TCSR MEMBERS
NON MEMBERS: \$25/SESSION
ALL ARE WELCOME

ABOUT

The **Commercial Real Estate Boot Camp** is designed for PA real estate licensees interested in potentially transitioning to a commercial real estate based practice.

Attendees will gain the most benefit by attending all four sessions but each class is designed to stand alone.

REGISTRATION REQUIRED.



Session 1

Oct 8; 10am-12:00pm

The ABC's of Commercial Real Estate

Learn the basics of commercial real estate and how it differs from residential. The session includes definitions of common terms in commercial real estate as well as listing and buyer representation.

Session 2

Oct 14; 10-12:00pm

Commercial Real Estate Sales

Understand the advantages and disadvantages of a Letter of Intent. Students will also be introduced to the Commercial Agreement of Sale.

Session 3

Oct 21; 10-12:00pm

Commercial Real Estate Leasing

Learn the differences between commercial residential leases and clauses. Students will also be introduced to concepts in property management for commercial real estate.

Session 4

Oct 28; 10-12:00pm

Title & Commercial Financing

Learn the nuances of commercial lending and title to ensure a smooth and timely closing and how best to protect their clients' assets.



mcaryl@tcsr.realtor



610-560-4800

ALL COURSES AVAILABLE FOR REGISTRATION:



tcsr.realtor/events-category/commercial-real-estate-boot-camp/

SAVE-THE-DATE

2026 PHILADELPHIA REGIONAL COMMERCIAL REAL ESTATE EDUCATION SUMMIT

ENJOY A
CONTINENTAL
BREAKFAST,
CATERED LUNCH,
& HAPPY HOUR
INCLUDED IN THE
TICKET PRICE!

APRIL 15, 2026

8:30 AM - 4:30 PM

PENN STATE - GREAT VALLEY CAMPUS

30 EAST SWEDESFORD RD, MALVERN, PA 19355

EARN 7 HOURS OF CONTINUING EDUCATION
(PENDING APPROVAL)

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Hosted By:

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

Questions:

 mcarlin@tcsr.realtor
 610-560-4800



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SCHOOL



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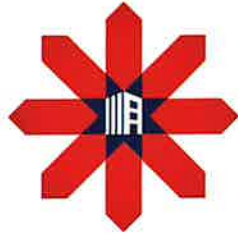


**COMMERCIAL
CHAPTER**
TRI-COUNTY SUBURBAN
REALTORS®

10/10/25

Commercial/Industrial Marketing Exchange

Print Name	Phone #	Email
<u>MIKE CARLIN</u>	<u>610-560-4800</u>	<u>MCARLIN@TCSR.REALTOR</u>
<u>ANDREW P. CRAWFORD</u>	<u>610-299-0500</u>	<u>APCCKR@GMAIL.COM</u>
<u>Nile Thompson</u>	<u>484-557-0907</u>	<u>nilethompson@kwcommercial.com</u>
<u>Joseph Scott McArdle</u>	<u>(267) 532-6552</u>	<u>brilleguy@gmail.com</u>
<u>JIM CAPINSKI</u>	<u>610-326-8644</u>	<u>JIMCAP25@AOL.COM</u>
<u>Jon O'Shea</u>	<u>267-780-3419</u>	<u>jon@mccannteamcommercial.com</u>
<u>Joe Bergquist</u>	<u>267-664-5598</u>	<u>jbergquist@Harleysvillebank.com</u>
<u>Russ Menk</u>	<u>609-471-7893</u>	<u>RussMcArron@CNC.CO</u>
<u>YASMIN PACHA</u>	<u>215-480-2156</u>	<u>Yasmin.acquestre@gmail.com</u>
<u>ERIN BURKE</u>	<u>484-656-6772</u>	<u>eburkeCbarrysett.com</u>
<u>BRYAN CLAY</u>	<u>610-348-7480</u>	<u>Bryan@McCannTeamCommercial.com</u>
<u>CHELE HALMAN</u>	<u>610-633-5796</u>	<u>OPENINGANOTHERDOOR@GMAIL.COM</u>
<u>Carmini Ray</u>	<u>110-563-9000</u>	<u>CARMINE@Herich.com</u>
<u>Tom Walsh</u>	<u>484-802-5818</u>	<u>tmwalsh318@aol.com</u>



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Print Name	Phone #	Email
<u>Grace Cai</u>	<u>216-622-5889</u>	<u>mhreceive@hotmail.com</u>
<u>Carl Adams</u>	<u>215-803-8507</u>	<u>Carl.Adams@kw.com</u>
<u>Lori Livingston</u>	<u>484 947 7137</u>	<u>lori.livingston@EXP.com</u> <u>mo+ci@ci.com</u>
<u>Monique Simpson</u>	<u>215-316-6676</u>	<u>Realtor.msimpson</u> <u>@gmail.com</u>
<u>Harry Pennell</u>		
<u>Colin Sweeney</u>	<u>610-945-7788</u>	<u>Sweeney@LNF.com</u>
<u>Mike Murphy</u>	<u>610-656-6530</u>	<u>mike@murphyteam.com</u>
<u>Ahmed Islam</u>	<u>717 900 7626</u>	<u>AHMED@AISLAM.NET</u>
<u>Kristie Bergers</u>	<u>215 783 3434</u>	
<u>Tim Hennessey</u>	<u>610-716-2886</u>	<u>timhennessey@kw.com</u>
<u>Chafiq Baccini</u>	<u>215-600-7045</u>	<u>Baccini@qualia.com</u>

10/10/25

VIA Zoom

Print Name

Phone #

Email

JEFF METZGER

JEFF@FOODTRADENETUS.COM

JIM WATERS

JWATERS@422COMMREALETY.COM

ARICA MILLER

HOMES BY ARI CA@GMAIL.COM

MARGO McDONNELL

MARGO@1031CORP.COM

MICHELLE CHASTAN

MSMICHELLECHASTAN@GMAIL.COM

RODERICK WALKER

RODERICKWIRE@GMAIL.COM



Just Listed

\$699,000

Redevelopment Opportunity
(4) Parcels Total
Existing 2543 SF In Place

Liquor License Available
Separately



Lori Livingston
484.947.7137 Call/Text
lori.livingston@expcommercial.com
www.mvincentft.com
855.452.0268 Main

1449 N 5th Street
440, 442, 444 Jefferson Street
Philadelphia, PA 19122

MODERN SINGLE-USER OFFICE SPACE FOR SALE 232 CONESTOGA RD, WAYNE, PA 19087



232 CONESTOGA RD
Wayne, PA 19087

5,775 
square feet

0.18 
acre lot

Office 
building

INVESTMENT HIGHLIGHTS

- Walkable to Downtown Wayne & Paoli Train station
- Rare Owner/user Opportunity
- Drive-in Door/Garage
- Natural Light and High Ceilings
- 10 Parking Spaces
- Modern Renovation & Design

SALE PRICE: \$1,549,000



COLIN SWEENEY
REALTOR® Licensed in PA
C: (610) 945-7788
O: (610) 225-7400
E: Sween@LNF.com



BUD EMIG
REALTOR® Licensed in PA/NJ
C: (610) 715-1564
O: (610) 225-7400
E: Bud@LNF.com

LIVE/WORK UNIT IN WAYNE

SALE PRICE: **\$700,000**

1  1 
bedroom bathroom
APARTMENT

2,097  0.57 
square feet acre lot
TOTAL SHARED



234 CONESTOGA RD

Wayne, PA 19087

INVESTMENT HIGHLIGHTS

- Unique Live/Work Opportunity
- Walkable to Downtown Wayne and Wayne Train Station
- Private Parking



COLIN SWEENEY

REALTOR® Licensed in PA

C: (610) 945-7788

O: (610) 225-7400

E: Sween@LNF.com



BUD EMIG

REALTOR® Licensed in PA/NJ

C: (610) 715-1564

O: (610) 225-7400

E: Bud@LNF.com

INDIAN GROCERY FOR SALE



Status	: Lease in place
Property Type	: Shopping Center
Square Foot	: 2,375 SF
Zoning	: General Commercial
LEASE AMOUNT	\$2,575

FEATURES & AMENITIES

- Grocery Store
- Lottery Machines
- ATM
- All FF&E Included
- Private Restrooms
- Restaurant at Rear of Grocery Store
- Fully Equipped Kitchen
- Dining Area
- Security System



Lori Livingston

630 Freedom Business Center Drive, Suite 300
King of Prussia, PA 19406

Office 855 452 0268 | Cell 484 947 7177

lori.livingstone@expcommercial.com
www.expcommercial.com



FOR SALE

Warehouse & Fenced in Lot

**10-28 S 3rd Street
Lansdowne, PA 19050**

PROPERTY FEATURES

- +/- 12,000 SF Warehouse
- +/- 16,000 SF Fenced in Yard
- (3) Drive-In Doors
- Phase III Power
- New Roof 2022



ABOUT THIS PROPERTY

This +/- 12,000 SF warehouse features 16ft ceilings, three bathrooms, three offices, and three garage doors. Each office has heat and air conditioning, and the warehouse has ceiling mounted gas heaters. The garage doors are large enough for box trucks. The fenced in lot has added fencing, separating front and back to lease to tenant/s. Property consists of 5 parcels.



Lori Livingston
620 Freedom Business Center Drive, Suite 300
King of Prussia, PA 19406
Office 610 452 0208 | Cell 484 947 7137
lori.livingston@expcommercial.com
www.expcommercial.com

BUCKS COUNTY RESIDENTIAL LAND FOR SALE OR LEASE

130 EAST STREET ROAD



OFFERING SUMMARY

PRICE:	\$350,000
LOT SIZE:	0.69 Acres
PRICE / ACRE:	\$507,247.38
LEASE RATE:	\$5 / SF
LEASE TERM:	5 year minimum
ZONING:	R-4
PERMITTED USES:	Residential

PROPERTY OVERVIEW

This property is available for sale or for ground lease (\$5 per SF for ground lease). By right, multifamily, two adjacent townhomes (1 residential twin property with two dwelling units) or one single family residence can be built on this parcel. It's located directly on E Street Rd in Warminster PA with approximately 150 ft of frontage on E Street Rd. It is approximately 150 ft by 200 ft for a total of 30,000 sq ft.

This property is located in the R-4 zoning district. Please see link below for permitted, conditional uses, and special exceptions:

<https://ecode360.com/36208054#36208056>



KW COMMERCIAL COLLEGEVILLE
400 Arcola Road Suite A5
Collegeville, PA 19246

NILE THOMPSON
C: (484) 557-0907
nilethompson@kwcommercial.com

NNN LEHIGH VALLEY RETAIL PROPERTY AVAILABLE FOR SALE

1106 TREXLERTOWN ROAD



OFFERING SUMMARY

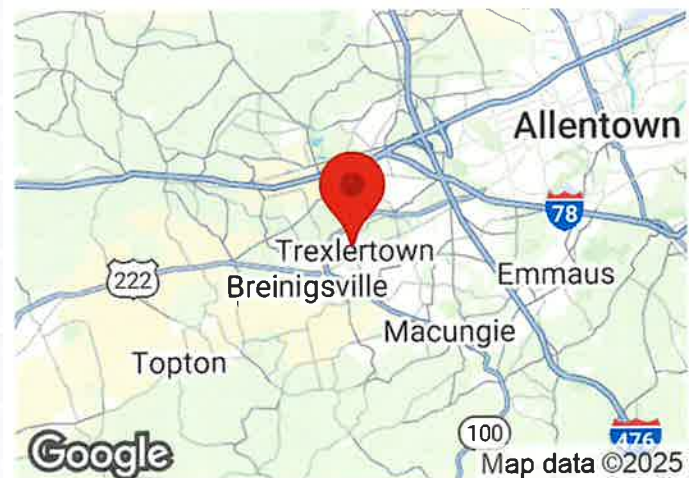
PRICE:	\$1,100,000
BUILDING SF:	2,101 +/-
PRICE / SF:	\$523.56
OCCUPANCY:	100% Occupied
NOI:	\$66,193
CAP RATE:	6.02%
LEASE RATE:	\$72,000 / yr
LEASE TERM:	4 yrs with three 5 yr renewal options
LOT SIZE:	1.4370 Acres +/-
PARKING:	35
YEAR BUILT:	2016
ZONING:	NC, Neighborhood Commercial

PROPERTY OVERVIEW

The Fiorentina Grill & Brick Oven Pizza is a neighborhood staple offering customers exceptional Italian food, steaks, seafood and other dining options.

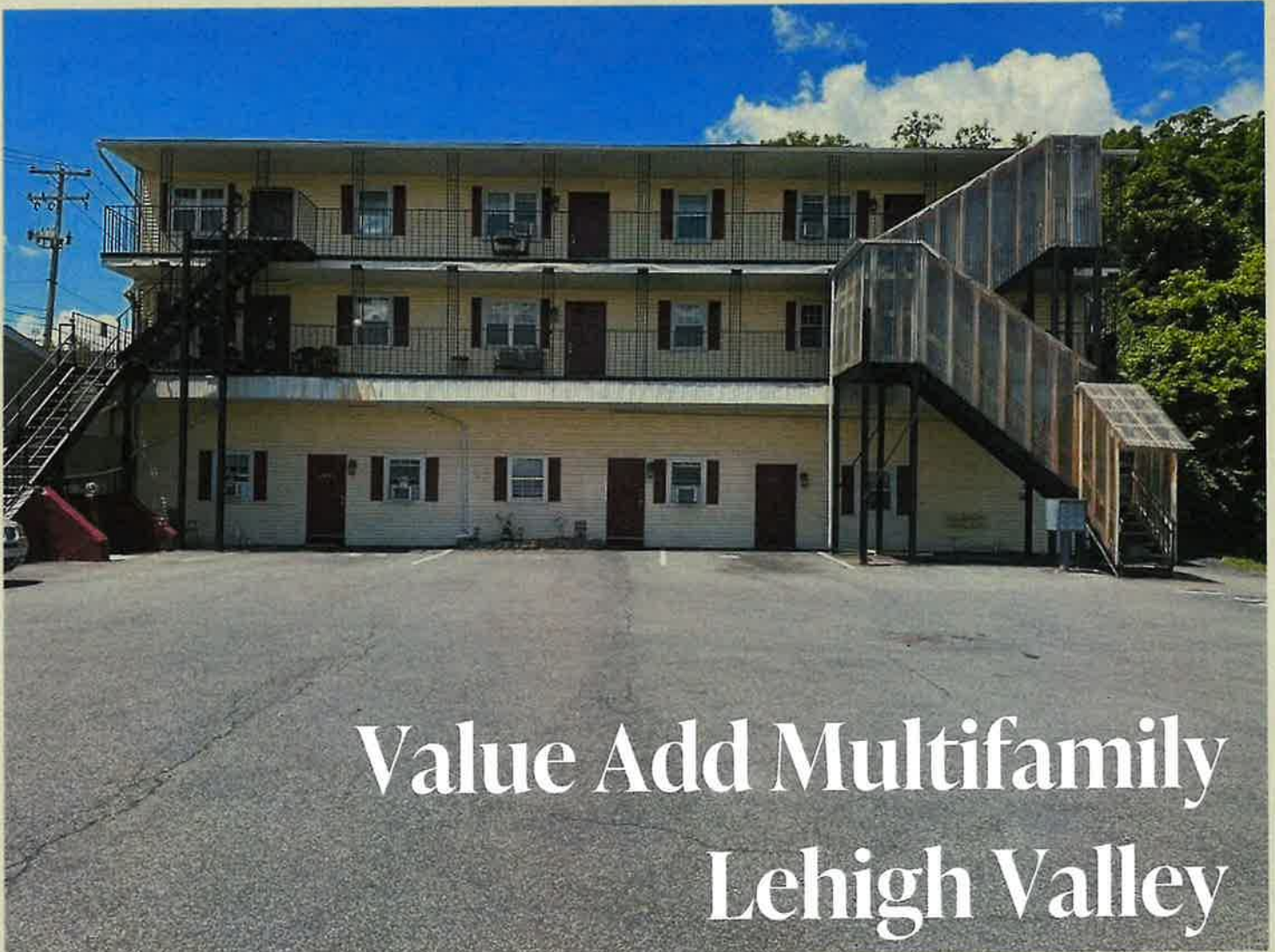
The current NNN lease has an initial term going until December 31, 2029 and two subsequent 5 year renewals. The current lease also includes 3% or CPI, whichever is less, rental bumps every renewal term.

Purchase this well built NNN property that has minimal landlord responsibilities to earn the rights to cash flow, tax benefits & equity growth in the fastest growing region in PA.



KW COMMERCIAL COLLEGEVILLE
400 Arcola Road Suite A5
Collegeville, PA 19246

NILE THOMPSON
C: (484) 557-0907
nilethompson@kwcommercial.com



Value Add Multifamily Lehigh Valley

OFFERING MEMORANDUM | 34 NORTH 21ST STREET | EASTON, PA

Exclusively Listed by

Nile Thompson | nilethompson@kwcommercial.com

The information and data presented herein is provided for informational purposes only and is not intended to constitute an offer of securities. This offering is subject to the completion of a private placement memorandum. The information contained herein is not intended to constitute an offer of securities. The information contained herein is not intended to constitute an offer of securities. The information contained herein is not intended to constitute an offer of securities.

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KW COMMERCIAL COLLEGEVILLE

400 Arcola Road Suite A5
Collegeville, PA 19246

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Property Information



Offering Memorandum

34 N 21st St, Easton, PA 18042

Executive Summary

The subject property is a 9-unit multifamily property consisting of (8) two-bedroom, one bath units and (1) one-bedroom, one bath unit, each with a private entrance and private, off-street parking. Each unit is approximately 735 SF and there is onsite shared laundry. This property is 100% occupied, it rarely has a vacancy and presents a compelling value-add opportunity through rent adjustments of \$200-\$400 per unit per month to match market rents.

Located within the Wilson Area School District – a highly rated public school district according to Niche.com – this property sits adjacent to a baseball field and a local community center, which includes a park, tennis courts and basketball courts. Additionally, this property is half a mile away from Wilson Area High School and retail centers making this an extremely convenient location for tenants – driving sustained rent demand and low vacancy.

Lehigh Valley Market Tailwinds

The Lehigh Valley has a housing shortage, fueled by population growth, which has been pushing apartment rent demand upwards. According to the Lehigh Valley Planning Commission there is a current 9,000-unit housing deficiency in the Lehigh Valley and growing demand. According to Lehigh Valley Economic Development Corporation, Lehigh and Northampton counties population growth are in the Top 8% of all counties in the US since 2020. Lehigh County ranks in the Top 5% of all US counties for international migration and Northampton County ranks in the Top 5% of all US counties for domestic migration. This population growth is primarily fueled by the quality of life and career opportunities that the Lehigh Valley offers.

Investment Highlights

- **Fully Stabilized:** All 9 units leased with security deposits in place.
- **Immediate Upside:** Under-market rents provide \$30k+ annual NOI growth potential
- **Prime School District:** Located in the Wilson Area School District, a highly rated system that boosts tenant retention and demand
- **Off-Street Parking:** Marked, dedicated parking spaces for all tenants.
- **Attractive Cap Rate Spread:** Pro Forma cap rate is 8.3%+
- **Suburban Location in High-Growth Market:** Population growth and the current housing shortage have created attractive supply and demand dynamics. According to RentCafe, Lehigh Valley ranks as the 2nd most competitive rental market in the US. There are 15 prospective renters for each unit and there is a 96.2% occupancy rate.

The asking price for this well positioned asset is \$1.85 million. The buyer earns the right to equity growth, cash flow and tax benefits.

Current Financials



34N 21ST Street, Easton PA 18042				Unit #	Rent Month
Annual Expenses				1	2bed/1bath \$ 1,300
Vacancy (5%)	\$ 7,425			2	2bed/1bath \$ 1,350
Maintenance	\$ 2,000			3	2bed/1bath \$ 1,450
Wilson boro rental fee	\$ 900			4	2bed/1bath \$ 1,350
County Tax	\$ 1,340			5	2bed/1bath \$ 1,500
Municipal Tax	\$ 3,164			6	2bed/1bath \$ 1,500
School Tax	\$ 7,765			7	2bed/1bath \$ 1,375
Mercantile tax to wilson Borough	\$ 200			8	2bed/1bath \$ 1,350
Snow Removal - Annual	\$ 1,800			9	1bed/1bath \$ 1,100
Sewer Bills _Annual	\$ 1,478				
Trash	\$ 1,824				Total Rental income \$ 12,275
Insurance	\$ 6,000				Laundry Income month \$ 100
UGI- Gas (Laundry Room)	\$ 408				Annual
Met-ED Electric (laundry Room)	\$ 456				Rental Income \$ 147,300
Internet for cameras	\$ 540				Laundry income \$ 1,200
Total Expenses	\$ 35,300				Gross Income \$ 148,500
					Net Income \$ 113,200

Pro Forma



34N 21ST Street, Easton PA 18042				Unit #		Market
Annual Expenses				1	2bed/1bath	\$ 1,700
Vacancy (5%)	\$ 9,090			2	2bed/1bath	\$ 1,700
Maintenance	\$ 2,000			3	2bed/1bath	\$ 1,700
Wilson boro rental fee	\$ 900			4	2bed/1bath	\$ 1,700
County Tax	\$ 1,340			5	2bed/1bath	\$ 1,700
Municipal Tax	\$ 3,164			6	2bed/1bath	\$ 1,700
School Tax	\$ 7,765			7	2bed/1bath	\$ 1,700
Mercantile tax to wilson Borough	\$ 200			8	2bed/1bath	\$ 1,700
Snow Removal - Annual	\$ 1,800			9	1bed/1bath	\$ 1,450
Sewer Bills _Annual	\$ 1,478					
Trash	\$ 1,824				Total Rental income	\$ 15,050
Insurance	\$ 6,000				Laundry Income month	\$ 100
UGI- Gas (Laundry Room)	\$ 408				Annual	Market
Met-ED Electric (laundry Room)	\$ 456				Rental Income	\$ 180,600
Internet for cameras	\$ 540				Laundry income	\$ 1,200
Total Expenses	\$ 27,875				Gross Income	\$ 181,800
					Net Income	\$ 153,925

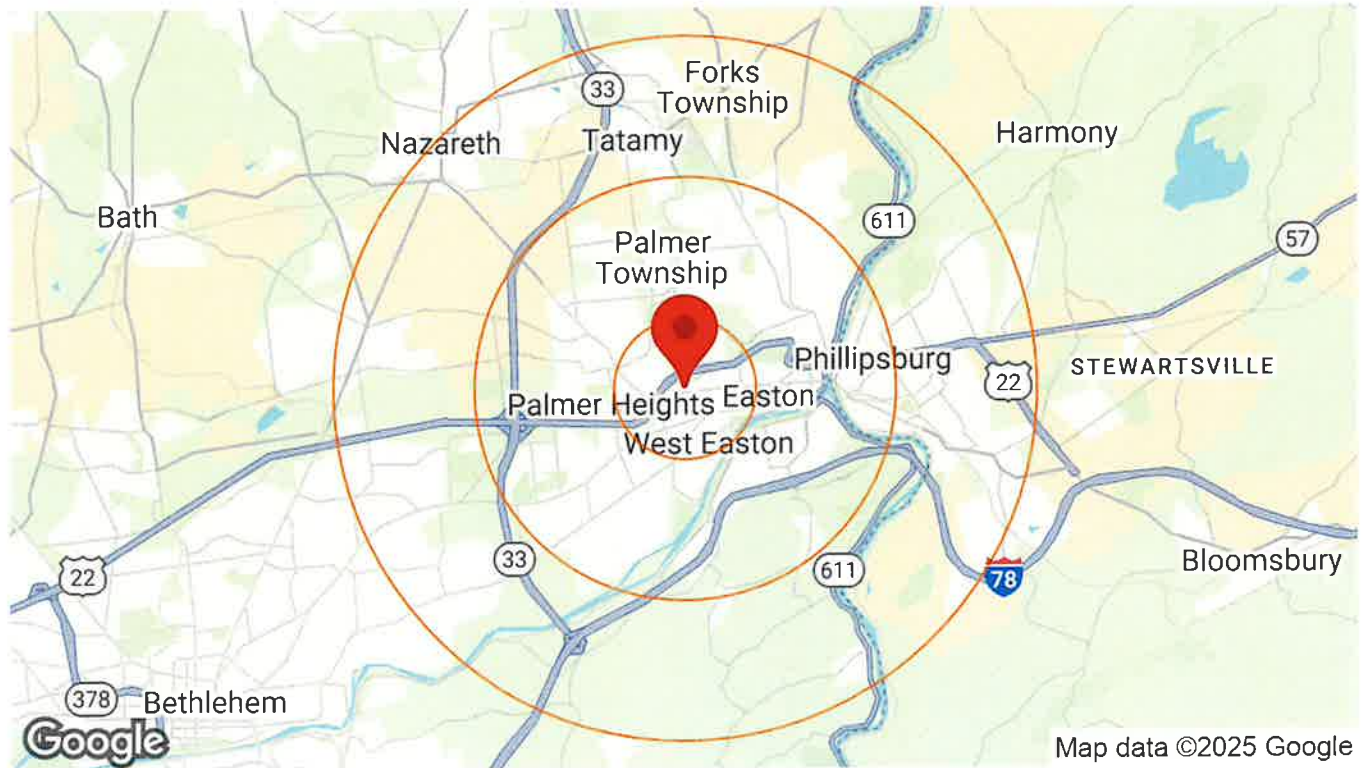
Property Photos



Property Photos

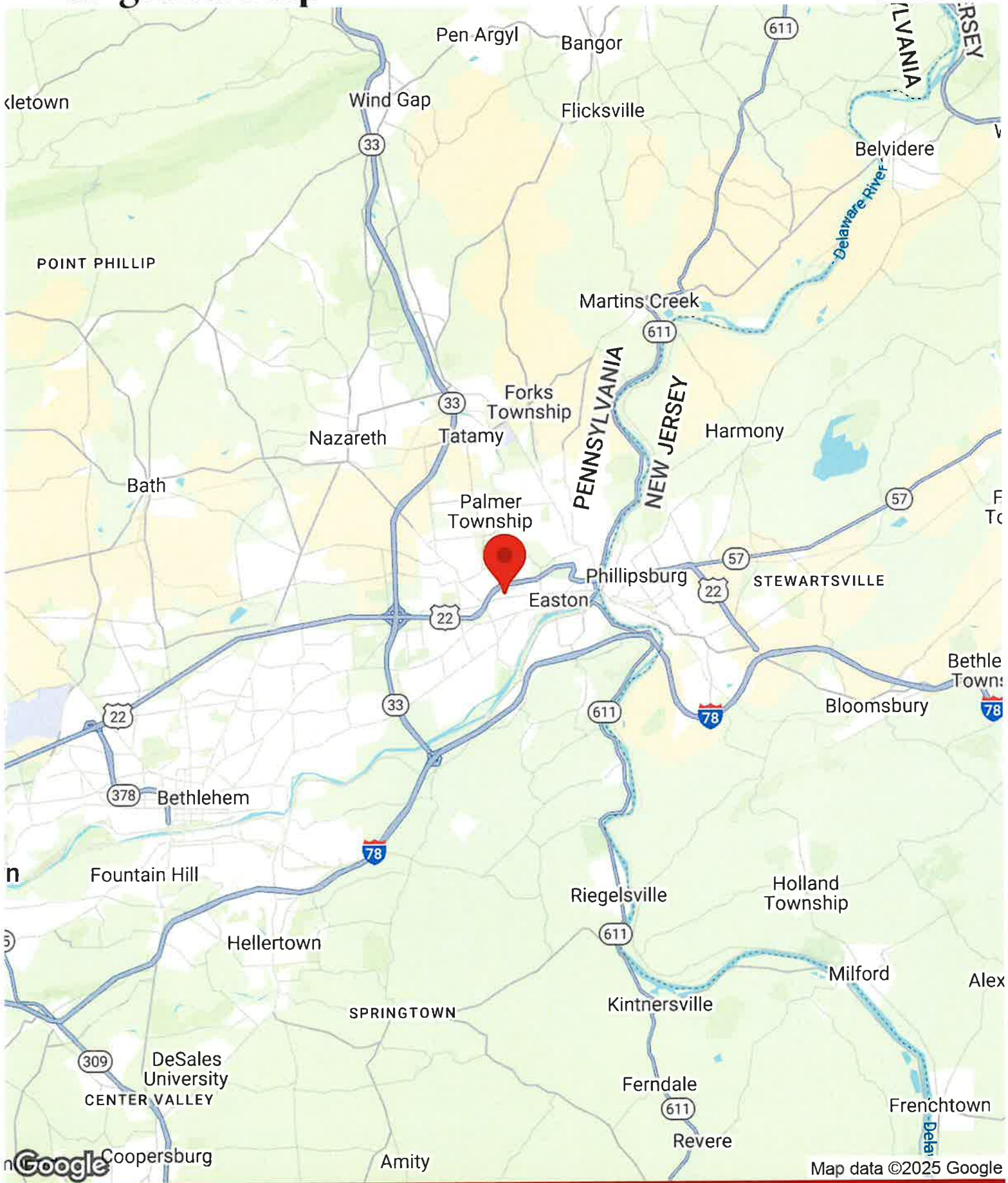


Demographics

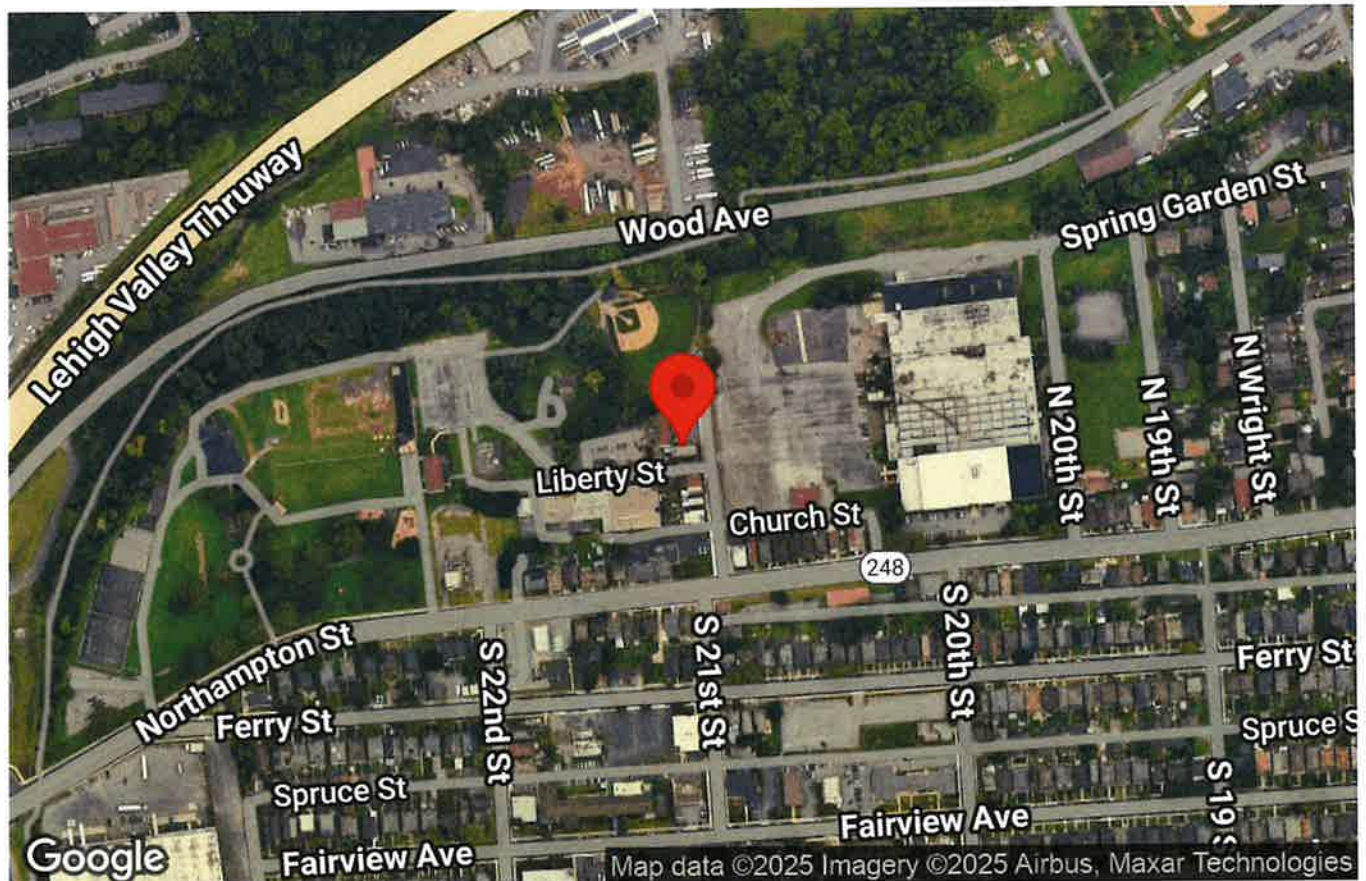
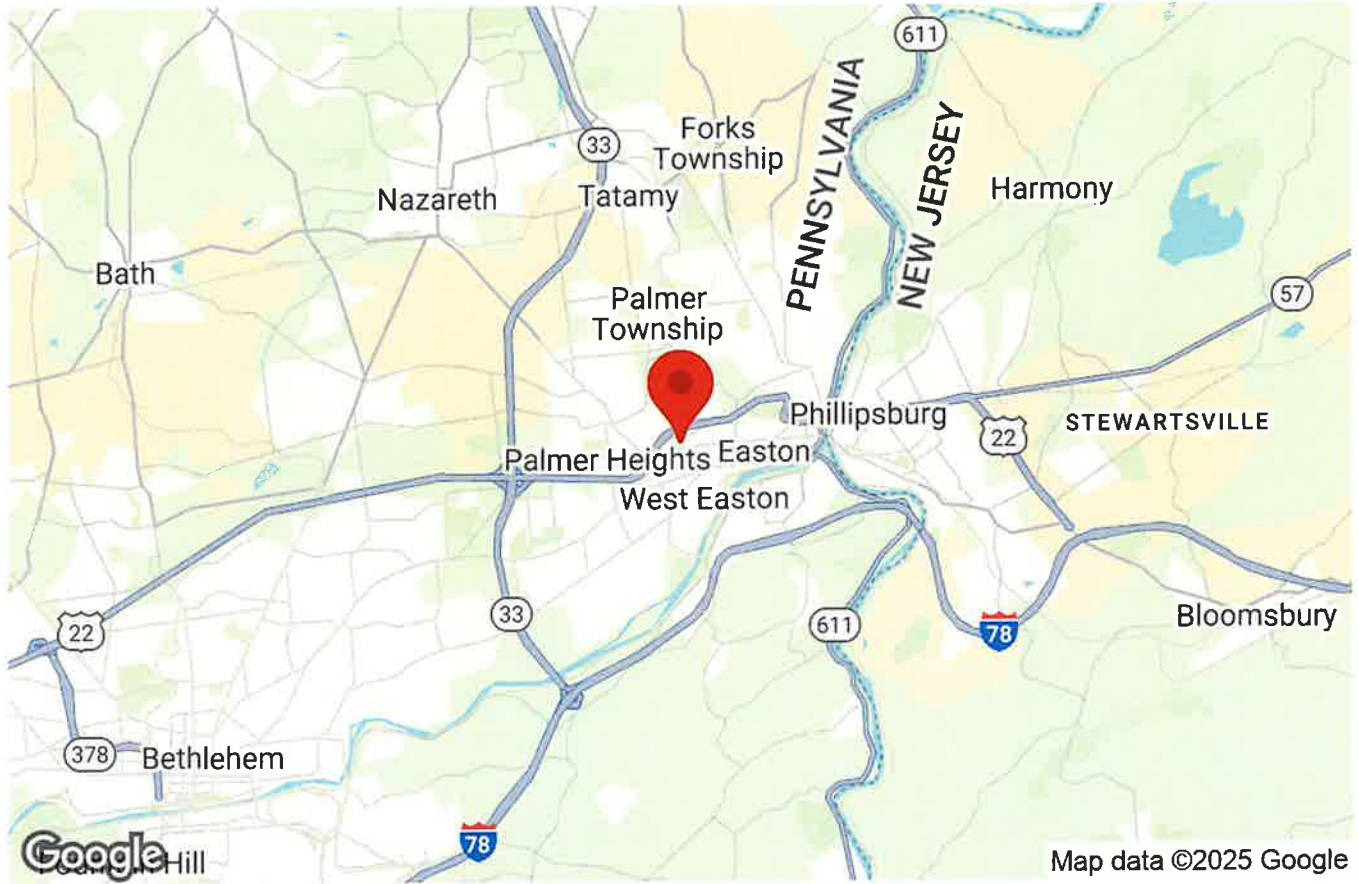


Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,925	46,176	72,392
	Female	8,122	42,409	68,074
	Total Population	16,047	88,585	140,466
Age	Ages 0-14	2,906	14,524	22,426
	Ages 15-24	2,119	13,717	20,177
	Ages 25-54	6,650	33,914	52,876
	Ages 55-64	1,958	11,244	18,917
	Ages 65+	2,412	15,186	26,069
Race	White	9,763	56,756	94,646
	Black	2,198	11,782	16,378
	Am In/AK Nat	10	35	56
	Hawaiian	3	9	14
	Hispanic	3,293	14,758	20,733
	Asian	459	3,446	5,928
	Multi-Racial	297	1,683	2,486
	Other	24	133	225
Income	Median	\$73,043	\$87,378	\$94,033
	< \$15,000	442	2,355	3,552
	\$15,000-\$24,999	399	1,721	2,662
	\$25,000-\$34,999	505	1,894	2,689
	\$35,000-\$49,999	936	3,151	4,510
	\$50,000-\$74,999	917	5,315	8,087
	\$75,000-\$99,999	934	4,667	7,140
	\$100,000-\$149,999	1,047	6,657	11,265
	\$150,000-\$199,999	437	3,452	6,241
Housing	> \$200,000	623	4,281	7,726
	Total Units	6,579	35,170	56,382
	Occupied	6,240	33,492	53,874
	Owner Occupied	3,491	20,919	35,527
	Renter Occupied	2,749	12,573	18,347
	Vacant	339	1,678	2,508

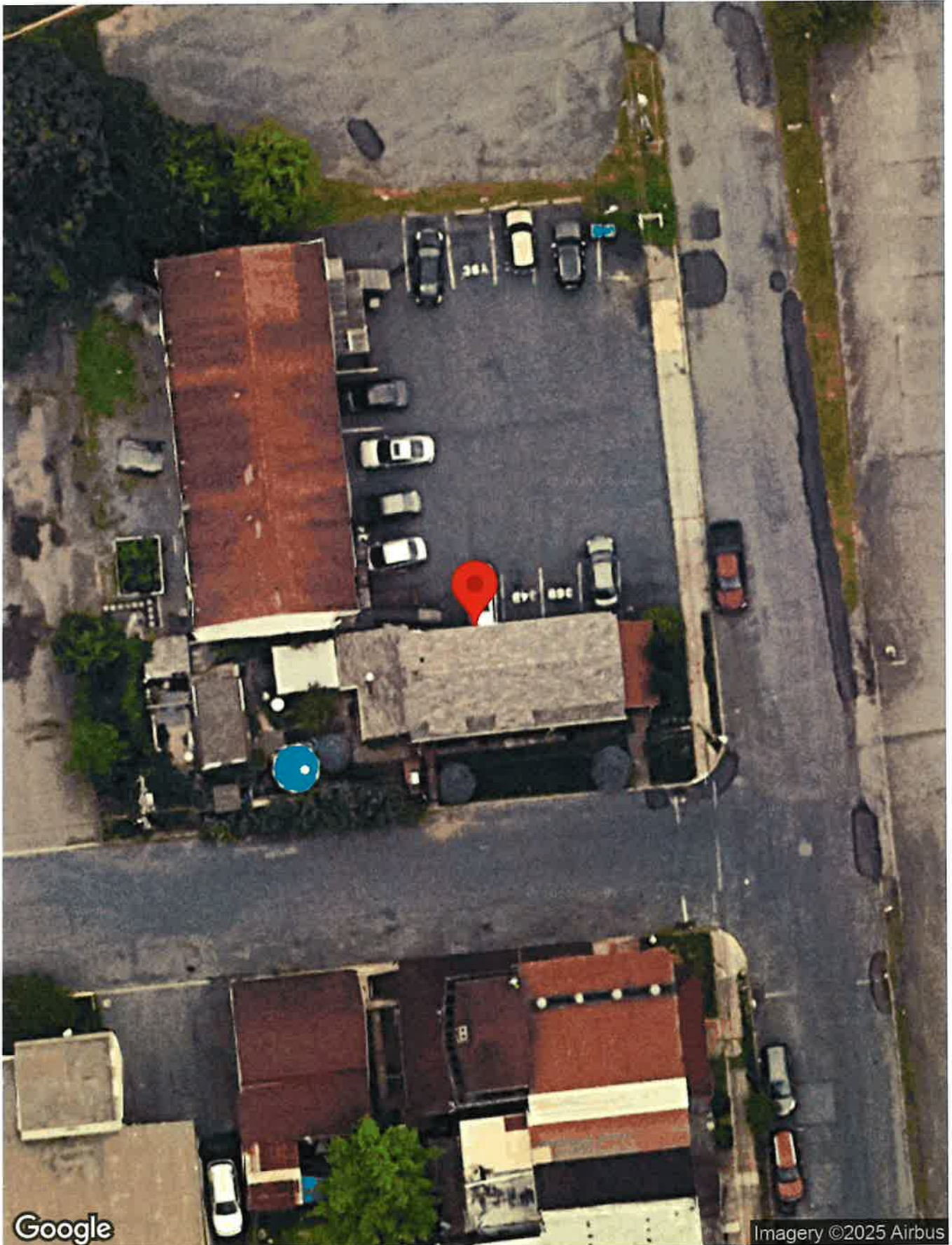
Regional Map



Location Maps



Aerial Map



Offer Submission Instructions



**Email the following documents to
nilethompson@kwcommercial.com:**

- 1. Buyer Signed LOI or Buyer Signed Purchase and Sale Agreement**
- 2. Verifiable Proof of Funds**
- 3. Copy of Pre-Approval Letter from a Direct Lender showing the offer amount, loan amount buyer's name, phone number and address**

Please allow the seller five (5) business days to evaluate the offer and respond.

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Exclusively Listed by

Nile Thompson

nilethompson@kwcommercial.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Value Add Multifamily

Equity Growth, Cash flow & Tax

OFFERING MEMORANDUM | 34 N 21ST STREET | EASTON PA

Exclusively Listed by

Nile Thompson

 nilethompson@kwcommercial.com

KW Commercial Collegeville

400 Arcola Road Suite A5

Collegeville, PA 19246

Each Office is Independently Owned and Operated



www.kwcommercial.com

New Listing

Zoned Commercial

1.43 Acre Development Site, Public Water & Sewer
1075 S. County Line Road, Souderton, PA 18964



Extremely well located development site being sold with approvals for 4512 sq.ft. building and 50 car parking. In the rapidly growing Souderton Area, Very near Route 309 and County Line Shopping Plaza. A multitude of uses including but not limited to: Mobile Home Park, Retirement Village, Commercial School, Private Club, Hospital, Nursing Home, Day Nursery, Funeral Home, Medical Office, Veterinary Office, Offices, Retail Store, Large Retail Store, Personal Service, Financial Establishment, Eating Place, Fast Food Restaurant, Repair Shop, Motel-Hotel, Gas Service Station, Automobile Sales, Automobile Repair or Car Washing Facility, Truck and Farm, Automobile Accessories, Shopping Center, Medical Marijuana Dispensary Facility, Emergency Services, Printing, Crafts-Commercial/Industrial, Lumber Yard, etc. see Hilltown Township Zoning Code. See Hilltown Township Zoning Ordinance for details.

Call Joseph Scott McArdle, C.C.I.M

For more information

kw REALTY
GROUP

KELLERWILLIAMS

400 Arcola Rd Ste A5 Collegeville, PA 19426

Each office is independently owned & operated

RS141715A

Cell (267) 532-6552

Office (610) 792-5900

Fax (484) 791-3646

pvilleguy@gmail.com

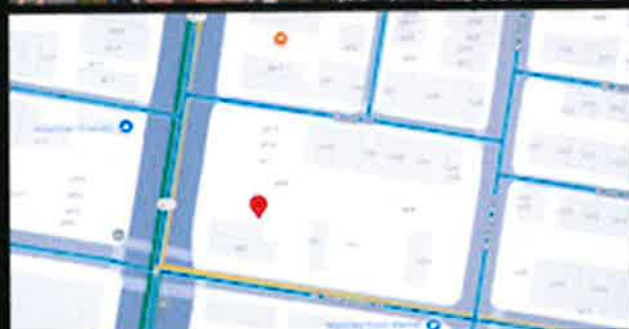




LAND FOR SALE

2805-2809 N. BROAD ST.
PHILADELPHIA, PA 19132

Development and investment
opportunity to acquire three
contiguous lots with CMX3
zoning.



- 2805 N. Broad St: Lot size: 1566 SQ. FT. Acres 0.0360
- 2807 N. Broad. St: Lot size: 2001 SQ. FT. Acres 0.0459
- 2809 N. Broad St: Lot Size: 2852 SQ. FT. Acres: 0.0655

SALES CONTACT:
MONIQUE SIMPSON, REALTOR
DIRECT: 215-316-6676
OFFICE: 267-462-4222
REALTOR.MSIMPSON@GMAIL.COM

2 Buildings on ±2 Acres For Sale

97 Nason Dr, Roaring Spring, PA 16673



OFFERING SUMMARY

Price:	Available Upon Request
Lot Size:	2 acres
Zoning:	Commercial

AREA HIGHLIGHTS

Located in Pennsylvania's southern Blair County in the Altoona-Johnstown market.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	2,673	5,726	14,775
Average HHI	\$76,534	\$83,816	\$88,122
Employees	1,407	3,702	6,077
Total Businesses	109	223	416

PROPERTY HIGHLIGHTS

- 2 acres real estate & businesses for sale
- Businesses include operating Arby's seating for 50 & Dunkin Donuts seating for 20
- Highly visible property with easy access
- Signalized intersection with high traffic volume
- Nason Dr & Woodbury Pike: 16,086 VPD
- Financial information available upon request (Profit & Loss Statements, etc)



ARROW
Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com



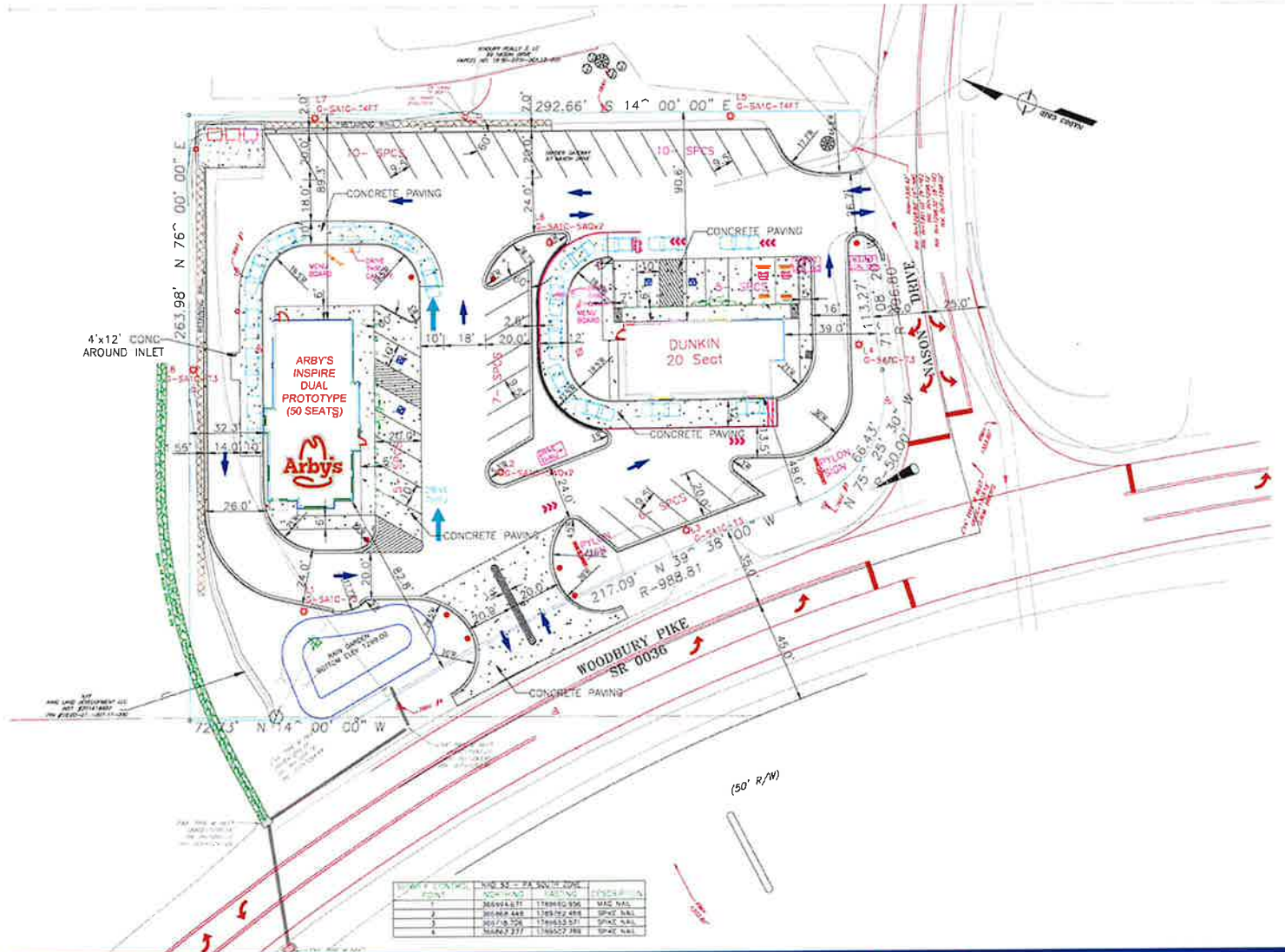
DAN WALLACE
215.528.7739
danw@arrowcre.com

RUSS MENK
609.471.7893
russm@arrowcre.com

Redevelopment opportunity

2 Buildings on ±2 Acres For Sale

97 Nason Dr, Roaring Spring, PA 16673



ARBY'S & DUNKIN' RESTAURANTS

97 NASON DRIVE, ROARING SPRING, PA 16673
PHONE: 814-735-7211



PLAN

SITE PLAN



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danw@arrowcre.com

RUSS MENK

609.471.7893

russm@arrowcre.com

Redevelopment opportunity

2 Buildings on ±2 Acres For Sale

97 Nason Dr, Roaring Spring, PA 16673



Arrow Real Estate Services



Dan Wallace - Director of Retail Development

Dan Wallace is a Real Estate Development Professional with over 35 years of experience. He has worked with national clients in many aspects of the industry including retail, restaurants, food stores/gasoline, seniors housing, child-care, and banking. Dan's attention to detail and "get it done" attitude serve as guiding principles in his daily professional life.

Dan has numerous affiliations with Regional and National Companies, Trade Associations, and Political Parties which continually widen his "Sphere of Influence" to open and/or foster business relationships.

Dan specializes in representing clients in their site selection, land assemblage, entitlements/permits, and construction/development.



He maintains these close working relationships by always being fair and sensible, earning him a great reputation with co-workers and business associates alike.

Dan is a proud graduate of Penn State University and a Football Letterman, who is actively involved in numerous Alumni and fund-raising activities. He is also active as a youth sports Coach, Umpire/official, Elections official, and Chamber of Commerce member. He is married to his wife, Charlene, has 2 grown sons and 2 grandchildren.



ARROW TCN
REAL ESTATE SERVICES

Real Estate Services
Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

Dan Wallace
215.528.7739
DanW@ArrowCRE.com



**545 Willow Alley
Coatesville, PA 19320**

PROPERTY FEATURES

- +/- 4682 SF Warehouse Space
- Phase I & Phase III Electric
- Office
- Full bath w/ Shower
- (2) 12 FT Drive in Doors
- 13 Ft Ceilings

ABOUT THIS PROPERTY

Warehouse for Lease in Coatesville, +/- 4682 SF Warehouse/Flex/Manufacturing, +/-250 SF office space, Bath with shower, (2) 12ft Drive-In Doors, (1) small loading dock (6ft in length); 13.5 FT Ceiling Height from steel beams, +/- 6 Parking (Side unfinished lot). Onsite Security System w/ Cameras. Coatesville City is rapidly transforming into a center for industrial activity a couple blocks from Business 30, minutes from RT82/Coatesville Exit of 30 Bypass. Tenant responsible for any U&O requirements associated to their business.



Lori Livingston

484.947.7137

Call/Text

lori.livingston@expcommercial.com

www.mvincentft.com

855.452.0268

Main

***Historic Town Center
18 North Church Street
Borough of West Chester
Lease: 2nd Floor Office***



COMMERCIAL



Features:

- LEASE: Great office space.
- Available August 2025
- 875 +/- SF on 2nd floor
- Located between Historic Courthouse and County Justice Center
- Quality shops and restaurants
- Across from major redevelopment
- 44 West Building & Plaza

Price: \$1,350.00 mo.+ elec./gas

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!

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.

±14,564 SF Free Standing Retail For Lease

Executive Summary

1080 S West End Blvd, Quakertown, PA 18951



OFFERING SUMMARY

Available SF:	±14,564 SF
Lease Rate:	Available Upon Request
Lot Size:	±2.83 Acres
Year Built:	2008
Zoning:	Commercial



PROPERTY HIGHLIGHTS

- High profile retail building at a signalized intersection with dedicated turning lane
- Excellent visibility on a major highway
- Pylon signage
- Fit out with a drive-thru and can be subdivided
- High Traffic Count: 36,543 VPD on Rt 309, 7,171 VPD on Tollgate Rd

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,333	28,231	57,043
Average HHI	\$117,624	\$109,400	\$123,991
Employees	1,014	10,490	21,144
Total Businesses	135	1,074	2,033



ARROW
Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

DAN WALLACE RUSS MENK

215.528.7739 609.471.7893

DanW@arrowcre.com RussM@arrowcre.com

BUCKS COUNTY, PA

±14,564 SF Free Standing Retail For Lease

[Additional Photos](#)

1080 S West End Blvd, Quakertown, PA 18951



Fit out with drive-thru



Nearby retailers



Pylon signage on busy Rt 309



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BUCKS COUNTY, PA

±14,564 SF Free Standing Retail For Lease

Retailer Map

1080 S West End Blvd, Quakertown, PA 18951



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215.528.7739 609.471.7893

DanW@arrowcre.com RussM@arrowcre.com

1.7 Acres Commercial Land For Lease

Executive Summary

116 Paradise Rd, Bellefonte, Centre County, PA 16823



**1.7 Acres
Commercial Land
For Lease**



PROPERTY HIGHLIGHTS

- Excellent visibility and access from Rte 220/I-99
- Public utilities and zoning in place
- Potential uses for QSR, car wash, convenience stores, or medical offices or urgent care
- Call for pricing

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Population	18,575	30,016	68,511
Average HHI	\$ 101,414	\$ 106,001	\$ 106,936
Employees	5,744	11,619	22,221
Total Businesses	598	1,131	2,009



ARROW

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HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

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WORLDWIDE
REAL ESTATE SERVICES

DAN WALLACE RUSS MENK

215.528.7739 609.471.7893

DanW@arrowcre.com RussM@arrowcre.com



116 Paradise Rd, Bellefonte, PA

1.7 Acres Commercial Land For Lease

January 2025





**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: CHURCH
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:

Price: up to \$500K

Location: NE PHILADELPHIA

Comment section:

FIRST FLOOR / ADA ACCESS

Contact section:

**EXP Commercial, LLC
Lori Livingston**

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



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Commercial-Investment-Industrial Marketing Exchange Quick Form

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Keyword section:

Have/Want: WANT

GAS STATION / C-STORES

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:

EASTERN, CENTRAL PA

Comment section:

Contact section:

**EXP Commercial, LLC
Lori Livingston**

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



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TRI-COUNTY SUBURBAN
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Commercial-Industrial Marketing Exchange Quick Form

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Keyword section:

Have/Want:

Cash Buy Sell Lease / Sublease Business with RE Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office Retail Industrial Shopping Center or Strip / Residential

Data section:

Size: SEE COMMENTS. CALL OR

Price: EMAIL ME FOR DETAILS

Location:

Comment section:

Want:

- 1) NNN restaurant business & RE buyer Lehigh Valley
\$1.5 million package deal. 1106 Trexlerstown Rd, Breinigsville, PA 18031
- 2) Central PA (York, Lancaster, Dauphin or Cumberland county)
garden style multifamily \$1-\$2 million price range
- 3) Lehigh Valley multifamily buyer. 9 units, value add,
\$1.85 million price. \$300k - \$500k conservative equity growth
34 N 21st St Easton PA 18042
- 4) Warminster PA residential land developer & buyer. Bucks County
130 E Street Rd, Warminster, PA 18974 \$350k

Contact section:

Your Name: Nile Thompson

Your Firm: KW Commercial

Phone: 484-557-0907

Email: nilethompson@kwcommercial.com

5) \$3-\$5 million NNN industrial
property I am looking to purchase
with a client

6) Retail strip center
buyer. Delaware county
PA. \$3.35 million price



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Commercial-Investment-Industrial Marketing Exchange Quick Form

*(If you do not have a flyer with your Haves and Wants,
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Keyword section: Church looking to Lease 1500sq ft. in Philadelphia
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: 1500sq ft - 3000 sq. ft.

Price: negotiable based on condition

Location: Philadelphia (19139, 19082, 19131, 19151, 19143)

Comment section:

Church looking to relocate as soon as possible.

Contact section:

Your Name: Monique Simpson

Your Firm: Realty One Group. Reston

Phone: 215-316-6670

Email: Realtor.msimpson@gmail.com



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

Have/Want:

Shopping Plaza Philly / Surrounding Areas.

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 \$5 million

Location:

Philadelphia / Surrounding Counties.

Comment section:

Must be @ least 80% occupied with a
CAP rate of 8% or higher.

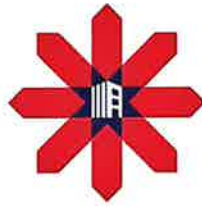
Contact section:

Your Name: Monique Simpson

Your Firm: Realty One Group Restore

Phone: 215-316-4674

Email: Realtor.msimpson@gmail.com



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Commercial-Industrial Marketing Exchange Quick Form

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

Have/Want: Land with residential and commercial development potential

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: 10+ acres

Price:

Location: Chester, Montgomery, Berks, Bucks, Lancaster

Comment section:

Prefer no bodies of water on property.

R2 or higher.

Contact section:

Your Name: Tim Hennessey

Your Firm: Keller Williams Collegeville

Phone: 610-716-2886 | timhennessey@kw.com

Email:



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Commercial-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: Automated Car Wash

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: Chester, Montgomery, Berks

Comment section:

Would prefer along a busy road with a minimum of 15,000 cars / day.

Tunnel --- 125-160' length; Reclaim system preferred

Contact section:

Your Name: Tim Hennessey

Your Firm: Keller Williams Collegeville

Phone: 610-716-2886 | timhennessey@kw.com

Email:



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Keyword section:

Have/Want:

Cash ☒ Buy ☒ Sell ☐ Lease / Sublease / Business with RE / Business without RE
Investor ☒ User ☐ User-Investor / Ground / Apartments / Mixed-Use
☒ Office ☐ Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 4,700 ☒ SF on 0.58 acre lot

Price: \$1,100,000 (or \$234 SF)

Location: 475 Kedron Ave Folsom PA

Comment section:

Stand alone 4,700 SF medical/technical office building w/ commercial zoning. 800 amp 3 phase power for a turnkey medical/lab building with 15 parking spaces.

Contact section:

Your Name:

Jon O'Shea

Your Firm:

McCann Commercial KW

Phone:

267 780 3419

Email:

jon@mccannteamcommercial.com



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Keyword section:

Have/Want:

Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section: 1851 Germantown Philadelphia

Size: 10,404 SF

Price: 2,450,000

Location: 1851 Germantown Philadelphia

Comment section:

3-story building built 2019 with CMX-2
zoning, mixed use 100% occupied. 1 street level
tenant (daycare) and 6 resi units above.

Inplace NOI \$188,000

CAP 7.4%

Contact section:

Your Name: Jon O'Shea

Your Firm: McCann Commercial KW

Phone: 267-780-3419

Email: jon@mccannteamcommercial.com



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Commercial-Investment-Industrial Marketing Exchange Quick Form

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Keyword section:

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Cash / Buy / Sell / Lease / Sublease / Business with RE / Business without RE
Investor / User / User-Investor / Ground / Apartments / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 0.87 acre land

Price: \$ 795,000

Location: 2651 wheatsheaf Philadelphia

Comment section:

Long-term NNN lease to a tow operator for vehicle storage. \$63,400 NOI in place ~ 7.98% cap rate 4% annual increases with 4 yrs remaining and a 5 yr extension. low management, stable income - ideal 1031.

Contact section:

Your Name: Jon O'Shea

Your Firm: McCann Commercial

Phone: 267 780 3419

Email: jon@mccannteamcommercial.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 marketing exchange)

Key word section:

Have/Want – Cash/ **Buy** /Sell/ **Lease** /Sublease/Business w RE/Business w/o RE

Investor/ **User** /User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/ **Retail** /Industrial/Shopping Center or Strip/Residential

Data section:

Size – 4,000 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 Square Feet (4,000 minimum) to about 12,000 to **Buy or lease** for their RETAIL Store.

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 marketing exchange)

Key word section:

Have/Want – Cash/**Buy**/Sell/Sublease/Business w RE/Business w/o RE

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/Restaurant/**Church**/Industrial/Shopping Center

Data section:

Size – **Small Church**

Price –

Location – **Limerick, Pottstown, Royersford, Collegeville**

Zip Codes:

Comment Section:

I have a congregation that needs a small church.

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 marketing exchange)

Key word section:

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

Investor/**User**/User-Investor

Ground/Apartment/Mixed Use/Office/**Med Spa/Gym**/Industrial/Shopping Center or Strip/Residential

Data section:

Size – 3,000 Square Feet +/-

Price –

Location – Mainline Suburbs of Philadelphia (**5 miles of Berwyn or so**)

Counties: Chester, Delaware, Montgomery, Bucks

Comment Section:

I have a client that needs about 3,000 Square Feet to lease for a Medical type spa/gym.

Contact Section:

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

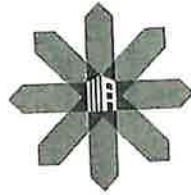
Firm - **Keller Williams Realty Group - Collegeville**

Phone - (610) 792-5900

Email – pvilleguy@gmail.com

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





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

Keyword section: *Office for Lease Greater Northeast Philadelphia*
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: *300 Sq. ft.*

Price: *\$950 per month.*

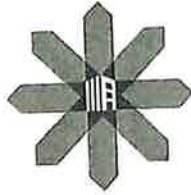
Location: *10065 Sandmeyer Ln Philadelphia, PA 19116*

Comment section:

*Monthly rent includes utilities and use of
conference room.*

Contact section:

Your Name: *Monique Simpson*
Your Firm: *Realty One Group Restore*
Phone: *215-316-6676*
Email: *Realtor.msimpson@gmail.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: CMX3 Vacant Land in Philadelphia

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: 6,419 sq ft. / 0.15 Acres

Price: \$350,000

Location: 2805-2809 N. Broad Street, Philadelphia, PA 19132

Comment section:

3 lots / Vacant land zone CMX3. Seller wants to sell all 3 as a package deal.

Contact section:

Your Name: Monique Simpson

Your Firm: Realty One Group Restore

Phone: 215-316-6676

Email: Realtor.msimpson@gmail.com



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Commercial-Industrial Marketing Exchange Quick Form

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please circle and fill in this form before or during our monthly exchange)*

Keyword section: 6 Lots in Philadelphia CMX-2 & RM1

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: Total 9103

Price: \$375,000

Location: 1830 Womrath Street & 4206-14 Tackawanna Street
Philadelphia PA 19124

Comment section:

6 parcel land in Frankford Philadelphia, PA.
5 RM-1 lots on Tackawanna Street and one
CMX2 corner lots at 1830 Womrath Street.

Contact section:

Your Name: Monique Simpson

Your Firm: Realty One Group Restore

Phone: 215-316-6676

Email: Realtor.msimpson@gmail.com



C: 215-292-1161

O: 267-462-4222

ROBFORDTHEREALTOR@GMAIL.COM

REALTY**ONE**GROUP
RESTORE

Introducing

**1830 WOMRATH ST & 4206-14
TACKAWANNA ST** PHILADELPHIA PA 19124

A NEW HOUSING
DEVELOPMENT
OPPORTUNITY IN THE HEART
OF FRANKFORD

6
TOTAL LOTS.
ZONED: RM-1 &
CMX-2

9103
TOTAL
(SQ.FT)

ONE

1031 Exchanges Made Easy



A GUIDE TO SECTION 1031 TAX-DEFERRED EXCHANGES

Section 1031 of the Internal Revenue Code allows the deferral of gain on the sale and subsequent purchase of real property used for business use or investment. An exchange is much like a typical sale followed by an acquisition within 180 days but with a few rules attached.

BENEFITS OF AN EXCHANGE

This often overlooked tax strategy can help you accomplish many short and long-term real estate objectives:

- Immediate tax deferral
- Ability to acquire real estate with pre-tax dollars
- Long-term appreciation on tax deferral
- Estate preservation as deferred gain may be forgiven upon death
- Less management responsibility
- Consolidation of properties
- Greater selling and buying power
- Increased income potential
- Relocation or expansion of business facilities
- Diversification of assets or geographic locations
- Conversion to personal use property after a period of qualified use
- Exit strategy for business owners

REQUIREMENTS OF A SUCCESSFUL 1031 EXCHANGE

- Both the relinquished (old) and replacement (new) properties must be held for business use or investment. Any kind of real estate can be exchanged for any other kind of real estate and you can sell or acquire multiple properties. The properties can be located anywhere within the United States or in some U.S. territories.
- The replacement property must be identified within 45 days of the date the relinquished property is conveyed to your buyer. To identify, you simply need to send a signed letter to the Qualified Intermediary (QI) and list the property or properties you are interested in acquiring. Note there are rules regarding the number of properties you can identify.
- You must acquire your identified replacement property within 180 calendar days of the closing of your relinquished property. You do not have to acquire every property identified.
- Both the relinquished and replacement properties must be owned by the same party.
- The replacement property must be of equal or greater value and equity than the relinquished property. A trade down in either equity or value is taxable.
- A Qualified Intermediary (QI), such as 1031 CORP., must be used to facilitate the transaction. A QI is an independent party that has not acted as your real estate professional, attorney, accountant or financial advisor within the past two years and is not your employee, partner or close relative.

ROLE OF THE QI

1031 CORP. handles all documentation, provides reminders of time deadlines, holds the exchange proceeds and coordinates all details with your REALTOR®, attorney, CPA and closing/escrow agents. We deposit the exchange proceeds in an interest-bearing FDIC insured account for the benefit of the Exchanger until the replacement property is acquired. 1031 CORP. strives to keep the exchange transaction easy for all parties.

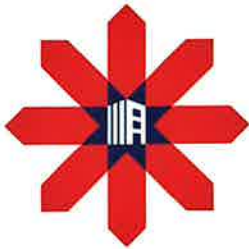
INITIATING YOUR 1031 EXCHANGE

An exchange must be set up prior to the closing of your relinquished property. It is recommended you initiate your exchange as soon as you have signed your Agreement of Sale with a buyer.

We can help you get started.

ABOUT 1031 CORP.

- National Qualified Intermediary (QI) and Exchange Accommodation Titleholder (EAT) offering 1031 services;
- Delayed, reverse and improvement exchanges;
- Exchange funds held in interest-bearing, FDIC-insured segregated accounts and taxpayer can view balance on bank's website;
- Exchanges facilitated by exchange professionals including, Certified Exchange Specialists® (CES®), familiar with local real estate and title practices;
- Multi-million dollar fidelity bond and E&O coverage; and
- Educational seminars and continuing education courses available.



**COMMERCIAL
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TRI-COUNTY SUBURBAN
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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 conducting business in the world of Commercial Real Estate? If so, Tri-County offers you an exciting 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
- [Commercial Standard Forms](#) from the Pennsylvania Association of REALTORS®
- [Networking opportunities](#) at social events and Quarterly C/I Marketing Exchange Meetings
- [Placement of Crexi listings](#) on a dedicated listing page on Tri-County Suburban's site
- Access to [RPR Commercial](#)
- 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.