



**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 9, 2026

Host: Joseph Scott McArdle, CCIM

8:00am – 8:30am

- **Networking & Refreshments**
 - Breakfast & Refreshments Provided By:
Tom O'Neill – A&M Friendly Movers
tom@amfriendlymovers.com

8:30am – 9:00am

- **Guest Speakers:**
 - **Ray Baraldi and Nick Stumpo – Hightower 2/13 Strategic Partners**
 - rbaraldi@hightoweradvisors.com / nstumpo@hightoweradvisors.com
 - **Topic: 2026 Year End Tax Planning**



Ray Baraldi

9:15am – 9:45am

- **Marketing Exchange**
Bring Your “Haves” and “Wants” – Plus Flyers!
 - Quick Pitches
 - Haves
 - Cash / Paper
 - Property for Sale
 - Property for Lease/Sublease
 - Business Opportunities
 - With/Without real estate
 - Products & Services
 - Wants



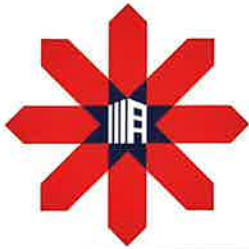
Nick Stumpo

9:45am

- **Adjournment, networking, and cleanup**

Next meeting:

- **Friday January 8, 2027: 8:00am – 9:30am**



**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® or Affiliate conducting business in the world of Commercial Real Estate? Or are you interested in learning more about CRE? 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.



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

Friday

10/9/26

Commercial/Industrial Marketing Exchange

Print Name	Phone #	Email
Joseph Scott McArdle	(610) 792-5980	Pvillleguy@gmail.com
Mike Caplin	610-560-4800	MCAPLIN@PCSR.REALTOR
Paul Hayden	610-299-5623	Paul@DanielHayden.com
Nick Stumpo	610-850-9051 215-270-5951	NSTUMPO@HIGHTOWER ADVISORS.COM
Morgan Buswell	610-850-9052	mbuswell@hightower advisors.com
Charlene Tucker	610-594-2261	ctucker@interlandrealty.com
Bud Emig	610-715-1564	BUD@LNF.COM
YASHIN PACHA	215.480.2156	YASHIN.EMPORIARE@GMAIL.COM
Colin Sweeney	610.945.7788	Sweeney@LNF.COM
Henry Livingston	484 947 7137	
Bryan CLAY	610 348 7480	Bryan@McCaanTeamOne.com
Joe Bergquist	267-664-5598	jbergquist@hanleysvillebank.com
CHELLE HALLMAN	610-633-5796	OPENINGANOTHERDOOR@gmail.com



10/9/26

Print Name

Phone #

Email

rbarsa1c@hightoweradvisors.com

610-489-7700

VINCE.RANGE@GMAIL.COM



RESOLUTION HONORING THE LIFE AND CAREER OF REALTOR® THOMAS M. WALSH

WHEREAS, Thomas M. Walsh was a dedicated REALTOR® whose career reflected a deep commitment to commercial real estate, professional service, and the communities he served; and

WHEREAS, following his retirement from teaching, Mr. Walsh became a Commercial REALTOR® and most recently practiced with Long & Foster in West Chester, Pennsylvania, earning his Graduate, REALTOR® Institute (GRI) designation; and

WHEREAS, Mr. Walsh was a tireless advocate for commercial real estate and a longtime member of the Tri-State REALTORS® Commercial Alliance. Following the Alliance's dissolution, he helped carry that commitment forward by assisting in the formation of the Tri-County Commercial REALTORS® Commercial Chapter; and

WHEREAS, Mr. Walsh was a member of Tri-County Suburban REALTORS® for 27 years and hosted the Commercial Industrial Marketing Exchange meetings, providing a valuable forum for commercial practitioners throughout the region; and

WHEREAS, he served on the Board of Directors of the Chester County CII Council and as Chair of the Pennsylvania Association of REALTORS® Commercial Committee, demonstrating his commitment to leadership within the profession; and

WHEREAS, Mr. Walsh brought extensive knowledge of urban planning, environmental preservation, regional planning, recreation, agricultural preservation, and historic preservation to his professional and community endeavors; and

WHEREAS, his knowledge, leadership, generosity, and dedication enriched the commercial real estate profession and left a lasting impact on his colleagues and community;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Tri-County Suburban REALTORS® honors the life and career of **Thomas M. Walsh** and gratefully recognizes his many contributions to commercial real estate, the REALTOR® Association, and the communities he served; and

BE IT FURTHER RESOLVED, that the Board extends its sincere condolences to his family, friends, and professional colleagues, and that this Resolution be entered into the official records of Tri-County Suburban REALTORS® as a lasting tribute to his distinguished career and service.

ADOPTED by the Board of Directors of Tri-County Suburban REALTORS® this 30th day of September 2026.



TRANSITIONING FROM RESIDENTIAL TO COMMERCIAL REAL ESTATE



COMMERCIAL
CHAPTER
TRI-COUNTY SUBURBAN
REALTORS®

Interested in launching a career
in commercial real estate?
Start here!

CLASS DETAILS

Date/Time

Tuesday, October 27th
9:00am - 12:30pm

Location

Association of REALTORS® School
1 Country View Rd, Ste 101
Malvern, PA 19355

Tuition

Members & Non-Members: \$99

Credits

3.5 Hrs PA 26-28 Continuing Education (Elective)
3 Hrs Continuing Legal Education (CLE Substantive)
(Legal credit is only offered for in-person courses.)

Instructor

Craig Fernsler, CCIM



This official **CCIM Institute course** is designed for residential real estate brokers aspiring to broker or invest in commercial real estate or who are interested in practicing both residential and commercial real estate, with a focus on building a versatile skill set.

Participants in this course will learn to:

- **Summarize the differences between working in residential real estate and commercial real estate.**
- **Demonstrate how market data and valuation factors determine the value of a commercial real estate property.**
- **Describe the fundamental aspects of investment and income-producing properties in the commercial real estate sector.**
- **Identify challenges in working on commercial deals and associated risk mitigation strategies.**
- **Identify strategies to transition into a commercial real estate role.**

Questions?  mcarlin@tcsr.realtor  610-560-4800



Register Via: tcsr.realtor/events/restocomm





CII COUNCIL

SPECIAL MEETING + PROJECT UPDATE



THE RETURN OF THE

PASSENGER RAIL

Philadelphia • Phoenixville • Pottstown • Reading

Phase One is only the beginning.

WEDNESDAY, OCTOBER 21, 2026 | 5:00-7:30 PM

The Hill School • 860 Beech Street, Pottstown, PA 19464

A FRONT-ROW LOOK AT REGIONAL PROGRESS

Join us for a timely update on the exciting Schuylkill River Passenger Rail project and its potential to reconnect our communities, expand mobility and drive economic opportunity.

FEATURED SPEAKERS

Montgomery County Commissioner Tom DiBello

Chester County Commissioner Marian D. Moskowitz

Project update + audience Q&A

ALSO JOINING US

Stephen Forster

Director of Commerce, Montgomery County

Scott France, AICP

Executive Director, Montgomery County Planning Commission

A Pottstown Borough Council representative, with additional regional leaders to be announced.

AN EXCLUSIVE POTTSTOWN EXPERIENCE

CII Council member Chele Hallman has arranged a special opportunity to gather at The Hill School, one of Pottstown's most distinguished institutions. Following the program, Chele will lead a walking tour of downtown properties currently for sale as we make our way to Happy Hour.

THE CORRIDOR



Reading → Pottstown → Phoenixville → Philadelphia

RESERVE YOUR PLACE

Register by **October 19, 2026**

Visit CIICOUNCIL.COM

Learn.

Ask questions.

Tour downtown.

Connect over Happy Hour.

MIXED-USE INVESTMENT OPPORTUNITY

FOR SALE

400 & 402 N. Springfield Road

Clifton Heights, PA 19018

\$1,250,000



0.51 Acres
Lot Size

1954
Year Built

C-1
Zoning

Brick
Construction

Well-located mixed-use investment offering diversified income from residential units, fully leased commercial storefronts, and parking/garage spaces. Stable cash flow with immediate value-add potential through lease-up of vacant units and spaces.

CURRENT INCOME MIX

- 5 Residential Units (3 occupied / 2 available) — 60% occupied
- 2 Commercial Storefronts — 100% leased
- 17 Garage Spaces (13 leased / 4 available) — 76.5% occupied
- 7 Additional Parking Spaces (4 leased / 3 available) — 57% occupied

MAJOR LOCATION CATALYST

Directly across from the new Clifton Heights Middle School (201 N. Springfield Rd). This \$91+ million, ~173,000 SF facility (grades 6–8, ~750–900 students) recently opened for the 2026-27 school year. Expected to drive increased foot traffic, residential demand, and parking needs from staff, visitors, and families.

INVESTMENT HIGHLIGHTS

- Diversified income streams (residential + commercial + parking)
- Clear lease-up upside in residential units and garage/parking spaces
- Fully leased commercial component provides stable base income
- High-visibility location on N. Springfield Road
- Convenient access to Primos Station (SEPTA), West Chester Pike, Baltimore Pike, and major highways (I-476, I-95)
- C-1 Commercial zoning supports continued mixed-use operation
- Ideal for an investor seeking a stabilized core with straightforward value-add

CONTACT FOR FINANCIALS, RENT ROLL & SHOWINGS

Daniel Hayden

Del Val Realty & Property Management

Phone: (610) 299-5623 | Email: dan.hayden@rowcal.com

MLS# PADE2122380

Information deemed reliable but not guaranteed. Buyer to verify all details, including income, occupancy, and property condition. Building square footage listed in some sources appears erroneous relative to lot size and is omitted here. Offered by Del Val Realty & Property Management.



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial-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 / Apartment / Mixed-Use
Office / Retail / Industrial / Shopping Center or Strip / Residential

Data section:

Size: 10 APARTMENT w/ 20 CAR PARKING

Price: \$2.2 M (NEGOTIABLE)

Location: 601-609 COUNTRY LANE
MORTON, PA 19070

Comment section:

- 5 CONTIGUOUS BUILDINGS (A SINGLE STRUCTURE CONTAINING 5 DUPLEXES)
EACH DUPLEX HAS 2 APARTMENTS. EACH UNIT HAS 2 BEDROOM / 1.5 BATHROOM.
- 20 PARKING SPACES
- MORTON BOROUGH, SPRINGFIELD SCHOOL DISTRICT
- ALL SOLD TOGETHER.
- RENT RANGE \$1500 - \$1700
- PROPERTY TAXES \$39,000 (FOR ALL UNITS TOGETHER)
- LONG TERM TENANTS

Contact section:

Your Name: YASHIN PACHA

Your Firm: EMPORIA REALTY

Phone: 215.480.2156 DIRECT / 484.441.5650

Email: yasmin.emporiare@gmail.com



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

Commercial-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: MIX-USE FULLY RENTED

Size: 1300 sq ft.

Price: \$625,000.00

Location: 29 S 58th St. Phila, PA 19139

Comment section:

3 UNIT BUILDING : 1st FL COMMERCIAL (DAYCARE)
2nd FL 2B/1B
3rd FL 2B/1B

FULLY RENTED

Contact section:

Your Name: YASHIN PACHA

Your Firm: EMPORIA REALTY

Phone: 215.480.2156 / 484.441.5650

Email: yasmin.emporiare@gmail.com



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

Commercial-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: 4200 sq. ft.

Price: \$600,000 (NEGOTIABLE)

Location: 477 E. BALTIMORE AVE/PIKE
CLIFTON HEIGHTS, PA 19018

Comment section:

- PREVIOUSLY A CAR-DEALERSHIP W/MECHANIC SHOP
- RENTED \$5,500 MONTHLY
- TAXES \$9,816 YRLY.
- 3 BAYS / LAND

Contact section:

Your Name: YASMIN PACHA

Your Firm: EMPORIA REALTY

Phone: 215.480.2156 / 484.441.5650

Email: yasmin.emporiare@gmail.com



COMMERCIAL CHAPTER

TRI-COUNTY SUBURBAN
REALTORS®

Commercial-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 , DAYCARE CENTER.

Data section:

Size: 12,000 sq ft +/-

Price: \$1.2 M (NEGOTIABLE)

Location: 9001 - 9007 WEST CHESTER PIKE
UPPER DARBY, PA 19082

Comment section:

- LOWER LEVEL DAYCARE w/ 5 yr Lease
- UPPER FLOOR (ONE SIDE RENTED)
AMPLE OFFICE SPACE
- BUSY INTERSECTION / AREA

Contact section:

Your Name: YASMIN PACHA

Your Firm: EMPORIA REALTY

Phone: 215.480.2156 / 484.441.5656

Email: yasmin.emporiare@gmail.com



Sale or Lease

LISTED AT \$1,300,000

**1104 Old Airport Rd
Douglassville, PA 19518**

PROPERTY FEATURES

Mix-Use Property

(1) Commercial Unit (former catering location)

Commercial Kitchen

(4) Residential Units Fully Renovated



ABOUT THIS PROPERTY

Discover a versatile mixed-use investment opportunity at 1104 Old Airport Rd in Douglassville! This property features a first-floor commercial space and a second-floor three-bedroom apartment, each with its own entrance., as well as a studio apartment in the rear. The additional building hosts 2 newly renovated apartments and garage. The commercial space has been gutted awaiting it's new business.

Lori Livingston

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

Office 855 452 0268 | Cell 484 947 7137

lori.livingston@expcommercial.com
www.expcommercial.com

WELL-ESTABLISHED RESTAURANT AND ENTERTAINMENT VENUE WITH LIQUOR LICENSE

A PROVEN CONCEPT. A VIBRANT EXPERIENCE.
A STRONG OPPORTUNITY.

OPPORTUNITY HIGHLIGHTS

- ◆ Offering a unique blend of exceptional dining and live entertainment
- ◆ Fully equipped kitchen and bar in place
- ◆ Liquor license included
- ◆ Established brand with a loyal customer base
- ◆ Turkey operation with experienced staff
- ◆ Strong reputation and proven appeal
- ◆ Excellent potential for continued growth

TO LEARN MORE ABOUT THIS LISTING AND OTHER LISTINGS WE HAVE:

Email Drew@ dcarney@endeavorbrokers.com
Call Drew @ 610-952-8658



CONFIDENTIAL SALE OR LEASE OPPORTUNITY

Confidential Pizzeria

Delaware County, PA

Property Details:

Established Pizzeria for 30+ Years

Real Estate: \$750,000 Sale

\$4500/mo Lease

Business: \$250,000 (All FF&E)

Building Area: 2755 SF

R-Liquor License (separate)



Lori Livingston

484.947.7137

Call/Text

lori.livingston@expcommercial.com

www.mvincentft.com

855.452.0268

Main



REEDVILLE BUSINESS PARK

115 Reedville Rd Oxford, PA 19363

BEILER-CAMPBELL COMMERCIAL

610.444.7770

info@beilercampbellcommercial.com



**BEILER-CAMPBELL
COMMERCIAL DIVISION**

REEDVILLE BUSINESS PARK

115 REEDVILLE RD, OXFORD, PA 19363

PROPERTY DESCRIPTION

Reedville Business Park is home to the Route 1 Corridor's newest flex buildings, combining office, warehouse, and loading bays. Just 1.5 miles from the US-1 highway interchange and 16.5 miles to I-95 in Elkton, MD in the Philadelphia MSA Market. Units are vanilla shell with the ability to customize to your needs.

PROPERTY HIGHLIGHTS

- Minimum Lease Length: 5 Years with renewal option
- Escalation Clause - 3%/yr
- Minimum Leasable SF: 4,140 sf
- Maximum Leasable SF: 8,280 sf
- Zoning: C2 Lower Oxford Township

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Number of Units:	2
Available SF:	4,020 - 8,040 SF
Lot Size:	446,284 SF
Building Size:	8,280 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	311	4,477	9,945
Total Population	1,080	15,039	30,766
Average HH Income	\$133,716	\$117,880	\$136,540

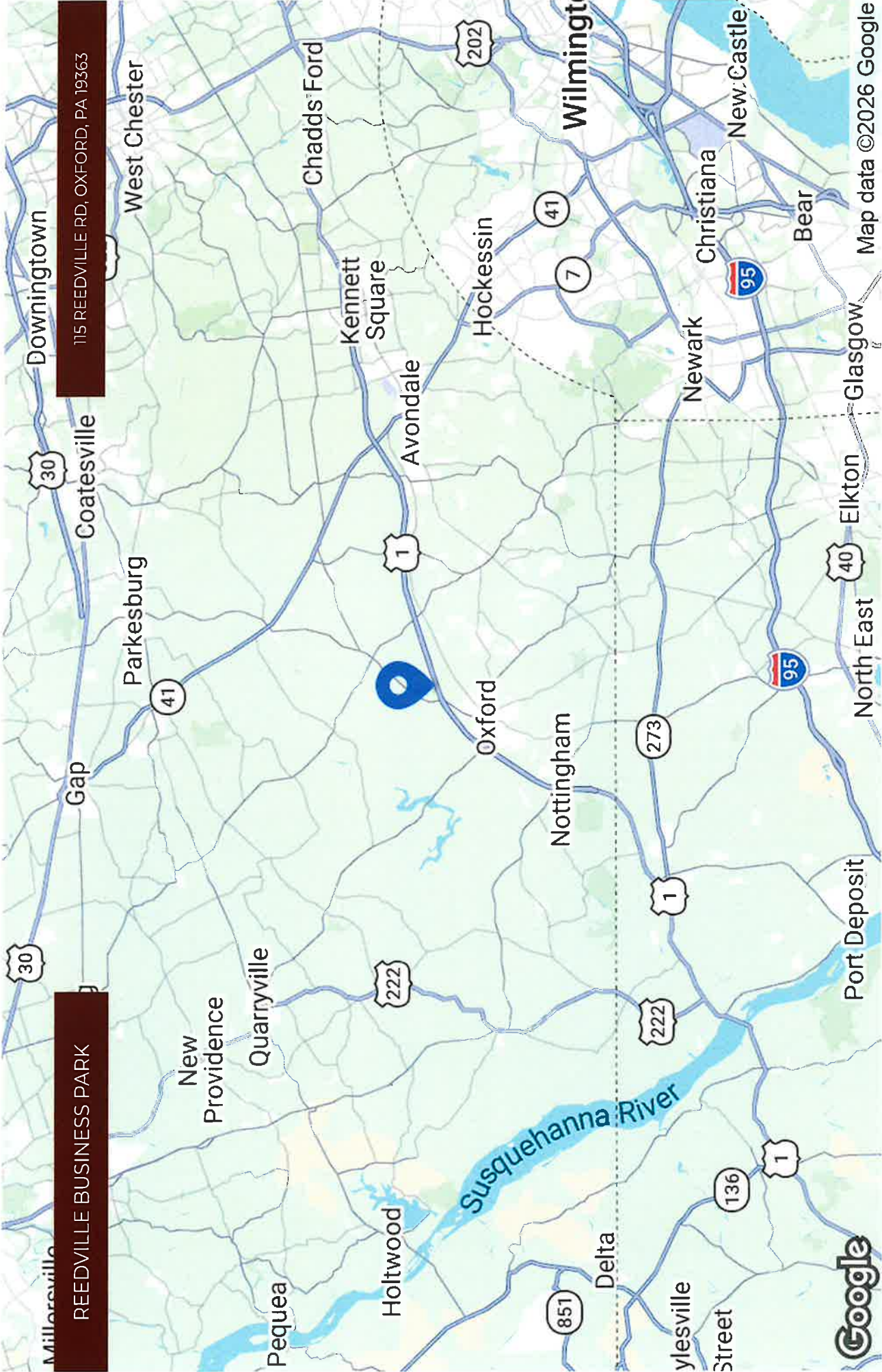
BEILER-CAMPBELL COMMERCIAL

610.444.7770

info@beilercampbellcommercial.com



BEILER-CAMPBELL
COMMERCIAL DIVISION



REEDVILLE BUSINESS PARK

115 REEDVILLE RD, OXFORD, PA 19363

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com



BEILER-CAMPBELL
COMMERCIAL DIVISION

Map data ©2026 Google



115 REEDVILLE RD, OXFORD, PA 19363



REEDVILLE BUSINESS PARK



BEILER-CAMPBELL
COMMERCIAL DIVISION

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

REEDVILLE BUSINESS PARK

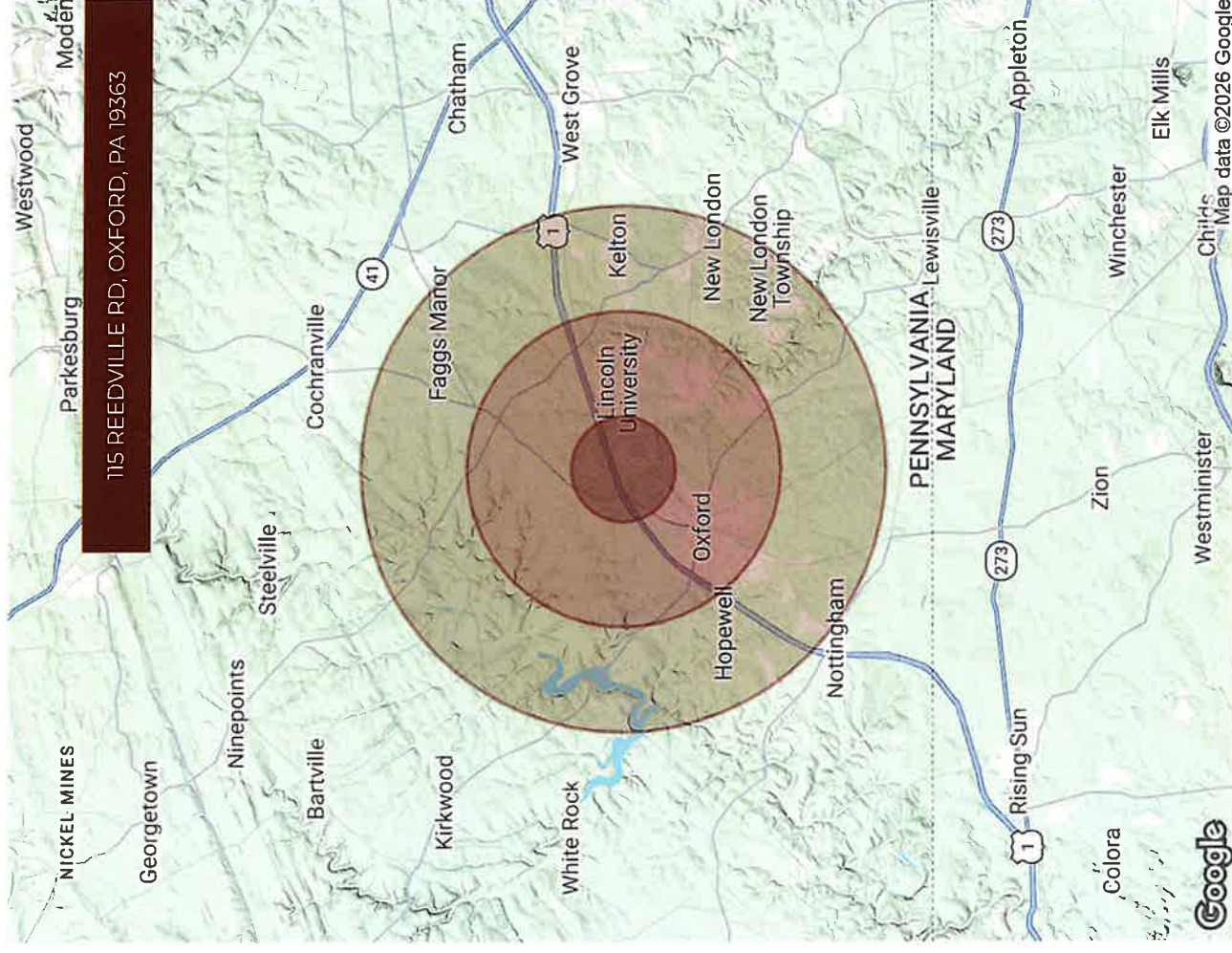
115 REEDVILLE RD, OXFORD, PA 19363

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,080	15,039	30,766
Average Age	35.9	36.5	39.9
Average Age (Male)	34.6	33.2	37.2
Average Age (Female)	39.9	39.2	42.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	311	4,477	9,945
# of Persons per HH	3.5	3.4	3.1
Average HH Income	\$133,716	\$117,880	\$136,540
Average House Value	\$371,057	\$360,962	\$389,667



BEILER-CAMPBELL COMMERCIAL
 610.444.7770
info@beilercampbellcommercial.com



BEILER-CAMPBELL
 COMMERCIAL DIVISION

RETAIL SPACE FOR LEASE

Discover a contemporary, spacious, and fully equipped office that fosters an inspiring atmosphere for your team. This location is perfect for businesses looking to establish or expand in a prime area with exceptional amenities.



FEATURES & AMENITIES

- Open Floor Plan
- (4) Offices
- Kitchenette
- (2) ADA Bathrooms
- Basement Storage
- 22,000 + VPD
- Kitchenette
- On-Site Parking
- Prime Location
- Nearby Amenities
- **End Unit



Status : For Lease
Property Type : Retail/Office
Spaces : (1) Available
:

PRICE

\$25/SF'



📞 484-947-7137

✉️ lori.livingston@excommercial.com

🌐 www.excommercial.com

📍 360 Freedom Business Center Drive,
Ste 300
King of Prussia, PA 19406



MEDICAL/PROF OFFICE SPACE FOR LEASE

300 Old Forge Lane Kennett Square, PA 19348

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com



BEILER-CAMPBELL
COMMERCIAL DIVISION

MEDICAL/PROF OFFICE SPACE FOR LEASE

300 OLD FORGE LANE, KENNETT SQUARE, PA 19348



LOCATION DESCRIPTION

Located just 20 miles from Philadelphia and 10 miles north of Wilmington, the Beiler-Campbell Business Center provides an opportunity for your business to thrive. The Center is attractively seated on 10 professionally landscaped acres along US Route 1, less than one mile from the world-renown Longwood Gardens, major retail, chain and fine-dining restaurants. With ample on-site parking and seamless access to major highways, convenience is at the forefront for both employees and clients.

PROPERTY HIGHLIGHTS

- 35,052 AADT
- Versatile layout options
- Abundant natural light
- Ample on-site parking
- Convenient highway access

OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (NNN)
Number of Units:	2
Available SF:	5,942 SF
Building Size:	12,000 SF
Floor Level	Yes
Designated Parking	Yes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	939	7,963	15,420
Total Population	2,346	20,795	43,140
Average HH Income	\$172,333	\$179,268	\$199,953

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

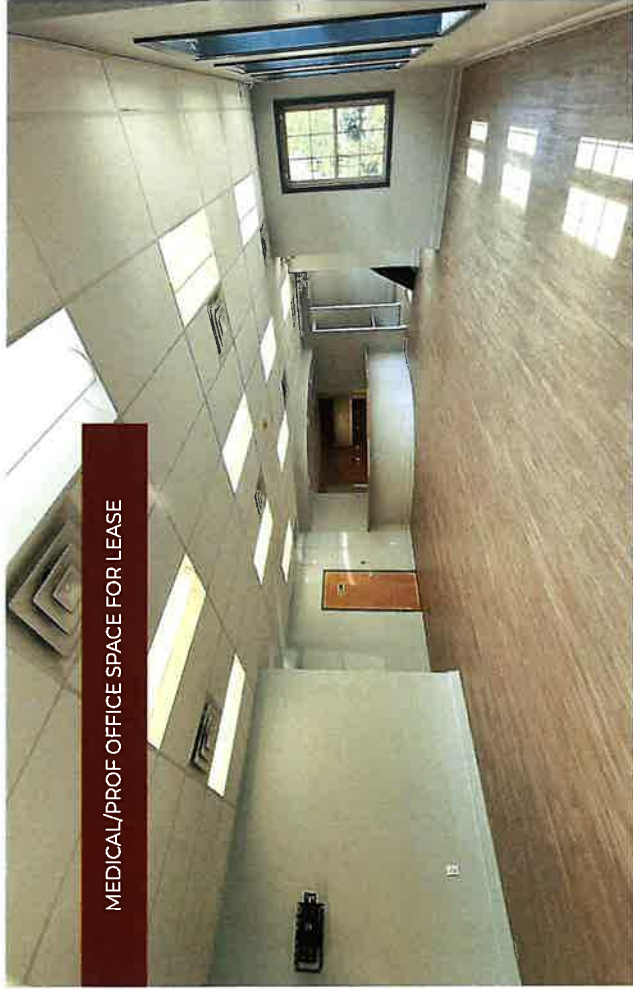


BEILER-CAMPBELL
COMMERCIAL DIVISION

300 OLD FORCE LANE, KENNETT SQUARE, PA 19348

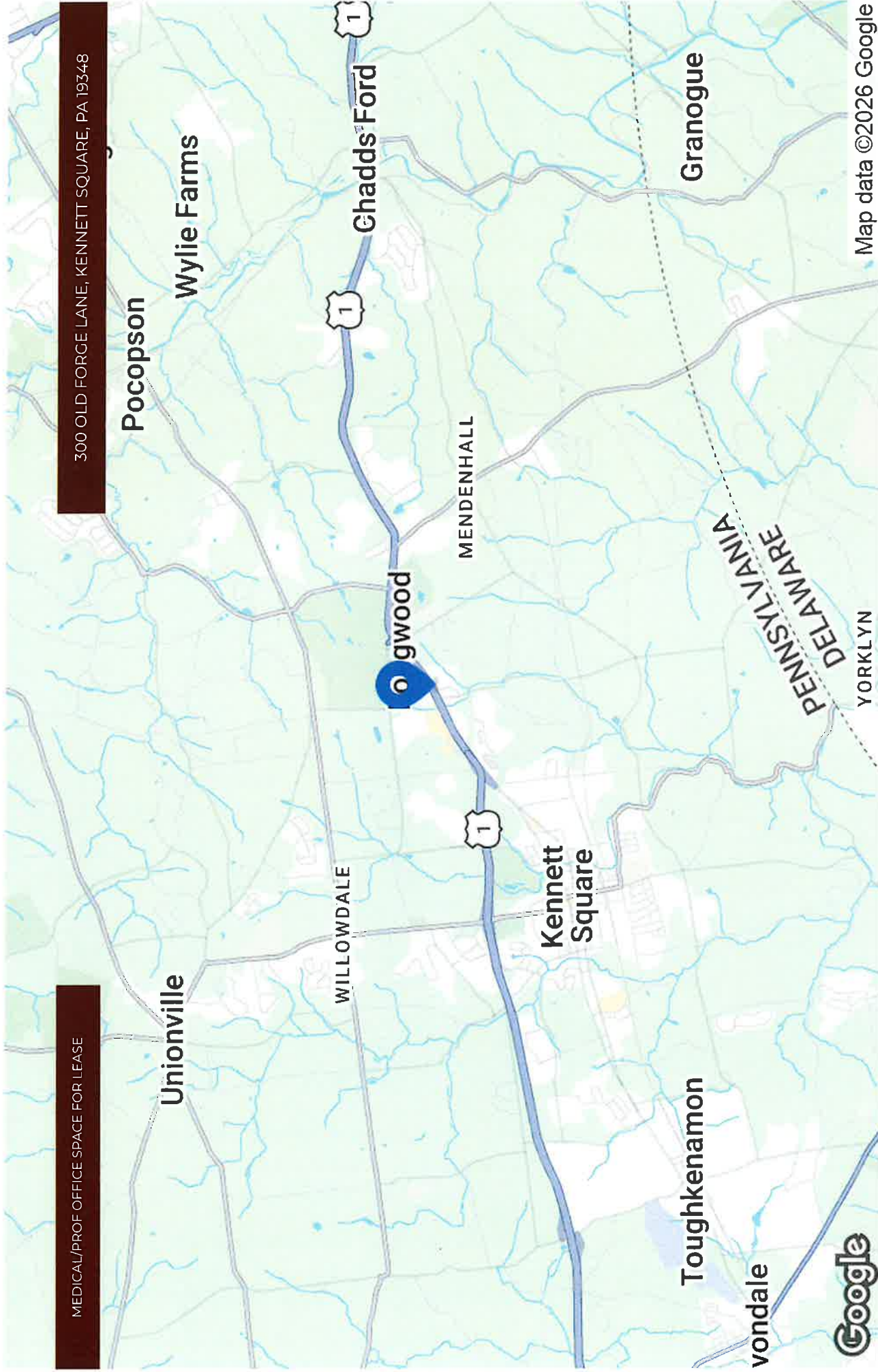


MEDICAL/PROF OFFICE SPACE FOR LEASE



MEDICAL/PROF OFFICE SPACE FOR LEASE

300 OLD FORCE LANE, KENNETT SQUARE, PA 19348



Map data ©2026 Google



BEILER-CAMPBELL
COMMERCIAL DIVISION

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

MEDICAL/PROF OFFICE SPACE FOR LEASE

300 OLD FORCE LANE, KENNETT SQUARE, PA 19348

Available
Suite 302



Bayard Rd

Bayard Rd

Old Forge Ln

Old Forge Ln

Old Forge Ln

Old Forge Ln

E Baltimore Pike

Federal Walk



BEILER-CAMPBELL
COMMERCIAL DIVISION

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com



MEDICAL/PROF OFFICE SPACE FOR LEASE

300 OLD FORGE LANE, KENNETT SQUARE, PA 19348

To Philadelphia

Longwood Gardens



To Kennett Square



BEILER-CAMPBELL
COMMERCIAL DIVISION

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com

POPULATION

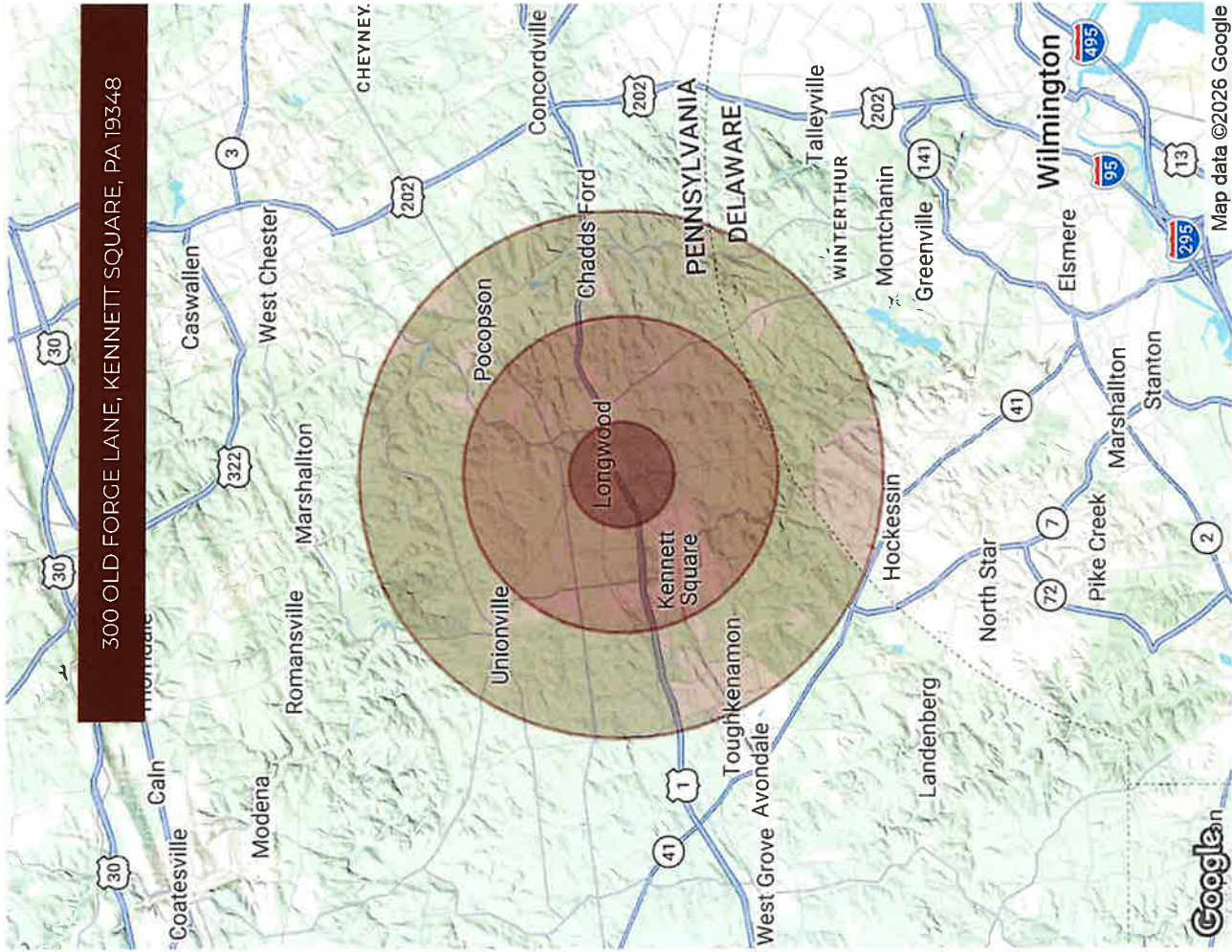
	1 MILE	3 MILES	5 MILES
Total Population	2,346	20,795	43,140
Average Age	45.2	46.4	45.4
Average Age (Male)	45	45.6	45.3
Average Age (Female)	46.5	47.6	46.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	939	7,963	15,420
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$172,333	\$179,268	\$199,953
Average House Value	\$492,104	\$549,640	\$619,529

TRAFFIC COUNTS

	1 MILE	3 MILES	5 MILES
US-1 Baltimore Pike	35,052/day		



BEILER-CAMPBELL
COMMERCIAL DIVISION

BEILER-CAMPBELL COMMERCIAL
610.444.7770
info@beilercampbellcommercial.com



COMMERCIAL AGENT / DIV MGR

ANDREW P. CRAWFORD

📞 610-444-7770 x176 ✉ apccre@gmail.com

📍 402 Bayard Rd, STE 100,
Kennett Square, PA 19348

ABOUT ME

Andy Crawford is the Commercial Division Manager with 18 years of Commercial Real Estate expertise. He joined the Beiler-Campbell team in 2003. His career history with a large corporation serving locations on a national level have provided him with an in-depth knowledge of commercial real estate. He is a licensed Commercial REALTOR in Pennsylvania, Maryland and Delaware. Maintaining a current market expertise and an in-depth understanding of the unique needs of many industry segments in the local region is top priority. Andy prefers to take a proactive approach to understanding the rapidly changing business environment of the local communities. Because of this, his understanding of these trends enables him to offer business owners a consultative approach to our real estate services, helping businesses adapt and thrive.

WORK EXPERIENCE

Commercial Division Manager - 2011-present
Beiler-Campbell Realtors - Commercial Division

Commercial Agent - 2003 - 2011
Beiler-Campbell Realtors - Commercial Division

ACADEMIC & MEMBERSHIPS

St. Joseph's University
Philadelphia, PA

Chester County Commercial Industrial Investment Council

Tri-County Suburban Realtors Association

Commercial/Investment Marketing Exchange

SKILLS

- Good communication
- Managing large projects
- Problem solving
- Strong Negotiator
- Resolving Conflicts
- Research and Analytics Expert



Elevate your Career with Endeavor Brokers

- Competitive commission splits and fee structures
- Personalized support
- Mentorship, training, and lead-generation tools
- A collaborative, growth-focused culture

Contact Drew Carney
dcarney@endavorbrokers.com
610-952-8658

RENTAL PROPERTY MANAGEMENT

OWN THE PROPERTY. NOT THE HEADACHES.

Full-cycle management for Philadelphia and surrounding area rental owners who value performance, clarity, and peace of mind.



8%

MANAGEMENT FEE
of collected rent

\$140

MONTHLY MINIMUM
per unit

100%

LEASING FEE
one month's rent*

\$200

ONBOARDING FEE
straightforward start

ONE PARTNER. EVERY STAGE.

From first listing to final inspection, Del Val keeps the work moving and owners informed.

LEASE IT RIGHT

- Market pricing, listing exposure, showings, and applicant screening
- Lease preparation, deposits, move-in funds, and digital inspection records

MANAGE IT WELL

- Rent collection, resident communication, and lease-compliance oversight
- 24/7 maintenance intake, vendor coordination, approvals, and repair tracking

SEE THE WHOLE PICTURE

- Monthly owner statements, ledger visibility, and online portal access
- Renewal planning, move-out documentation, and make-ready coordination

* Leasing fee is 100% of one month's rent or \$1000 minimum. Pricing and services may vary by property, agreement, and local requirements.

READY FOR A BETTER RENTAL EXPERIENCE?

Schedule a consultation with the Del Val Realty team.

Bucks, Chester, Delaware, Montgomery and Philadelphia Counties Served -
Let US Serve YOU

DelValProperty.com