

AUGUST 2009 - AVAILABLE RETAIL PROPERTIES

FOR LEASE

Location	Avail. Sq. Ft.	Availability	Price	Comments
Fox Ridge Shopping Center Ridge Pike Limerick, PA	2,045 sq. ft. 1,905 sq. ft. Dental Office with all improvements	Immediately	\$18.00/sq. ft. Net	Great Location! Neighbors the <i>Lakeside Inn</i> and <i>Fox Ridge Apartments</i> . 26,000 daily traffic on Ridge Pike. Entrance controlled by traffic signal. Join <i>CVS</i> , <i>Lakeside Inn</i> and <i>Dunkin' Donuts</i> .
Hatfield Station Bethlehem Pike Route 309 Hatfield Township	New Building 12,000 sq. ft. 5,000 sq. ft. Free Standing	Under review by Township	\$22.00/sq. ft. NNN	2 miles from "5 Points Intersection" (Montgomeryville). Zoned commercial with approximately 610 feet of frontage. High exposure and access on Route 309. Anchored by <i>Quakertown Bank</i> , and <i>The Malvern School</i> .
Village Square Shopping Center Route 202 Blue Bell, PA	Existing restaurant with Liquor - 4,200 sq. ft. 1,781 sq. ft. 2,000 sq. ft.	Immediately	\$22.00/sq. ft. Net	Across from <i>Blue Bell Country Club</i> in upscale trade area with Average Income of \$135,000. Center with Stores 60,000 sq. ft. retail. 48,000 sq. ft. Offices and 3,000 sq. ft. Bank.
Suburbia Shopping Center Route 100 Pottstown, PA	From 1,500 sq. ft. to 6,000 sq. ft. Pad Site	Immediately	From \$14.00 to \$18.00/sq. ft. NNN	Join <i>Giant Food Stores</i> , <i>Blockbuster Video</i> and <i>Wine & Spirits Shoppe</i> . 161,000 sq. ft. of retail space and pad sites. 25,000 average daily traffic on Route 100. New 10,000 sq. ft. <i>Fitness Center</i> and New 10,000 sq. ft. <i>Monkey Joes</i> .
Lewis Road Shopping Center Lewis Rd. & 10th Ave. Limerick, PA	Pad Site Stores: A. 12,500 sq. ft. available B. 2,500 sq. ft. available	Immediately	A. \$8.00/sq. ft. Net B. \$14.00/sq. ft. Net	Anchored by <i>Lady of America</i> (10,000 sq. ft.) and <i>The Sly Fox Pub</i> . Adjacent to an 80-unit apartment complex. Over 100,000 sq. ft. of retail and professional space.
The Shops at Blue Bell Route 202 Blue Bell, PA	FULLY LEASED			Anchored by <i>Giant Supermarket</i> , <i>IHOP Restaurant</i> and <i>Blockbuster Video</i> . 100,000 sq. ft. of retail space located on Route 202. Traffic volume in excess of 27,000 cars daily.

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<i>New Hanover Shopping Center</i> Swamp Pike Limerick, PA	Phase II - 20,000 sq. ft. New Stores & Pad Sites for Restaurant or Bank <hr/> Existing 2,800 sq. ft.	Fall 2010 <hr/> Immediately	\$16.00/sq. ft. NNN	Located on Swamp Pike at intersection of Rte. 663. Adjacent to WAWA Food Stores and CVS . Join District Court and Retail Stores.
<i>Quaker Crossing</i> Rt. 663 & PA Turnpike Quakertown, PA	46 Acres Pad Sites Available	Under Development	To Be Negotiated	Located off Quakertown Exit of PA Turnpike & Rte. 663. 15 million annual traffic count at Turnpike interchanges. Join Cracker Barrel and Ruby Tuesdays .
<i>Linfield Professional Center</i> Lewis Road Limerick, PA	Class "A" Office Building 30,000 sq. ft. 15,000 sq. ft. available on 2nd Floor	Immediately	\$21.00/sq. ft. plus electric	6,000 sq. ft. Pad Site and 30,000 sq. ft. Office Building. Located at intersection of Lewis Road & Rte. 422. Existing Malvern Day Care and New Victory Bank . Adjacent to WAWA .
<i>Collegeville Park</i> Route 29 Collegeville, PA RETAIL	FULLY LEASED			8-acre development on Rte. 29, just north of Rte. 422 (25,000 A.D.T.) Join a new WAWA Superstore , Patriot Bank & Malvern School . 1.5 miles from Wyeth Pharmaceutical .
<i>Milford Plaza</i> Route 663 & Weiss Rd. Quakertown, PA	Pad Sites Up to 5 acres available	Under Development	To Be Negotiated	1/4-mile from PA Turnpike Interchange. 18,691 average daily traffic count. Join a new WAWA Superstore and new hotel.
<i>King of Prussia Crossing</i> King of Prussia, PA	FULLY LEASED			Across from King of Prussia Court & Plaza . 42,000 A.D.T. w/155 ft. of frontage on Route 202. Jared Jewlers and Bank of America .
<i>Ridge Plaza</i> Ridge Pike Limerick, PA	New Center 11-acre center - 25,000 sq. ft. From 2,160 sq. ft.	Immediately	\$18.00/sq. ft. NNN	Anchored by WAWA and Phoenixville Federal Bank & Trust . 25,000 A.D.T. and average household income of \$78,000 (within 3-mile radius).
<i>Skippack Village Shopping Center</i> Routes 73 & 113 Skippack, PA	33 acres	Under Development	To Be Negotiated	Proposed 275,000 sq. ft. lifestyle center. Pad sites, restaurants, and retail stores up to 60,000 square feet available.

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The Court at Upper Providence Ridge Pike Upper Providence Twp.	400,000 sq. ft. power Shopping Center 7,000 Sq. Ft. Available New 10,000 sq. ft. building	Immediately	\$30.00/sq. ft. NNN	Anchored by Target, Petco, Staples, and Giant Supermarket. 23,000 A.D.T. count on Ridge Pike. \$88,519 average household income (within 3 miles).
Minister Creek Routes 100 & 73 Douglass Twp., PA	75 acres	NA	To Be Negotiated	Mixed use development. Ideal retail space for big box users, office space, hotel uses, and pad sites.
Bell Run Shopping Center Route 63 Montgomery Twp., PA	2,500 sq. ft.	Immediately	\$12.00/sq. ft. Net	Strip shopping center featuring Ozzie's Food Market and local stores.
Trooper Road & Ridge Pike	FULLY LEASED			
Gateway Plaza Routes 63 & 202 Montgomery Twp., PA	2,304 sq. ft. End Cap Store	Immediately	\$22.00/sq. ft. Net	Anchored by Rite Aid drug store, Starbucks, Citizens Bank, and Malvern Day Care. Great exposure and signage!
Foundry Shopping Center East Norriton, PA	11-acre center 30,000 sq. ft.	Under Development	\$18.00/sq. ft. NNN	Located on Germantown Pike. Excellent visibility.
Center Point Shopping Center Routes 73 & 363 Worcester Twp., PA	Free Standing Building 3,200 sq. ft. Two Floors <hr/> 1,500 sq. ft.	Immediately <hr/> Fall	\$18.00/sq. ft. Net	Located at Route 73 & Route 363. WAWA on the corner. Great exposure and signage.
Northgate Shopping Center Route 309 Montgomeryville, PA	7,000 sq. ft.	Available 8/1/09	\$18.00/sq. ft. Net	Featuring Ethan Allen, Calico Fabrics and Norwalk Furniture. High traffic and exposure.

OFFICE SPACE

Location	Avail. Sq. Ft.	Availability	Price	Comments
Continental Realty Building 700 Germantown Pike East Norriton, PA	Office Building 15,000 sq. ft. 3,000 sq. ft. available First Floor	Immediately	\$21.00/sq. ft. + Electric	Across from WAWA Superstore on Germantown Pike and Whitehall Road.
Village Square Professional Office Route 202 Blue Bell, PA	Class "A" Offices Phase II - 24,000 sq. ft. New Building 12,000 sq. ft. available on Second Floor	Immediately	\$22.00/sq. ft. + Electric	Located on Dekalb Pike across from the Blue Bell Country Club . Two-story, 24,000 sq. ft. class "A" office building. Adjoins a 60,000 sq. ft. retail center on Route 202 which has an A. D. T. count of 23,000. Average Household Income \$135,000.
Linfield Professional Center Lewis Road Limerick, PA	30,000 sq. ft. Office Building 15,000 sq. ft. available on Second Floor	Immediately	\$21.00/sq. ft. + Electric	Located directly adjacent to Victory Bank and The Malvern School . Great exposure, 1/4-mile from the Route 422 By-Pass.
Bullens Lane Office Ridley Twp., PA	FULLY LEASED			
Collegeville Park Route 29 Collegeville, PA	New Professional Building 15,000 sq. ft. Five suites of 3,000 sq. ft. ea. Possible Retail Use	Immediately	\$22.00/sq. ft. NET	Part of new commercial strip center anchored by WAWA , Susquehanna Bank , and Malvern Day Care .
Lochwood Office Routes 73 & 113 Skippack, PA	30,000 sq. ft. Office Building 1,800+ sq. ft. on 2nd Floor Class "A" Offices	Immediately	\$21.00/sq. ft. + Electric	Park-like setting. Quiet environment.
10th Avenue Professional Royersford, PA	Office Building 12,000 sq. ft. 3,000 sq. ft. available First Floor	Immediately	\$18.00/sq. ft. + Electric	Class "A" office space.

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.

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