

## AVAILABLE RETAIL / OFFICE PROPERTIES UPDATE

LOCATION	AVAIL. SQ. FT.	AVAILABILITY	PRICE	COMMENTS
<b>Village Square Shopping Center</b> Route 202 Blue Bell, PA	108,000 sq. ft. Complex Retail Office <u>2 spaces at 2,137 sq. ft.</u> 1,835 sq. ft.	Immediately	\$18.00/sq. ft. NNN	Across from <b>Blue Bell Country Club</b> in upscale trade area with Average Income of \$135,000. Center with 60,000 sq. ft. retail and 48,000 sq. ft. Offices and <b>Univest Bank</b> . Coming soon: Einstein Medical Offices
<b>Lewis Road Shopping Center</b> Lewis Rd. & 10th Ave. Limerick, PA	1,580 - 7,383 sq. ft. office/retail	Immediately	\$14.00 / sq. ft. NNN	Anchored by <b>Dollar General</b> . Over 100,000 sq. ft. of retail and professional space. Adjacent to CVS pharmacy.
<b>Suburbia Shopping Center</b> Route 100 N. Coventry Twp, PA	<u>8,127 - 10,000 sq. ft.</u> <u>2,000 sq. ft. in strip</u> Free standing 5,400 sq. ft. building	Immediately	<u>\$12.00/NNN</u> <u>\$14.00/sq. ft. NNN</u> \$16.00/sq. ft. NNN	Join <b>Giant Food Stores</b> , <b>Wine &amp; Spirits Shoppe</b> , and <b>Rascal's Fitness Center</b> . 161,000 sq. ft. of retail space and pad sites. 25,000 average daily traffic on Route 100.
<b>1010 W. Germantown Pike</b> East Norriton, PA	5,000 sq. ft. offices	Immediately	\$10.00/sq. ft. NNN	Anchored by Iroy Sports & Fitness <u>Custom fit out. Free standing, high exposure.</u>
<b>Fox Ridge Shopping Center</b> Ridge Pike Limerick, PA	<u>2,045 sq. ft.</u> <u>2,045 sq. ft.</u> <u>1,485 sq. ft.</u> Retail/office	Immediately	\$14.00/sq. ft. NNN	Great Location! Neighbors <b>CVS Pharmacy</b> , <b>Corroplese Bakery</b> and <b>Fox Ridge Apartments</b> . 26,000 daily traffic on Ridge Pike. Entrance controlled by traffic signal. Join <b>The Copperfield Inn</b> , <b>Hollywood Tans</b> and <b>Dunkin' Donuts</b> .
<b>Hatfield Station</b> Bethlehem Pike Route 309 & Broad St. Hatfield Township	New building 12,180 sq. ft. +/- (1,760 sq. ft. units)	Proposed	\$25.00/sq. ft. NNN	Proposed strip center 2 miles from "5 Points Intersection" (Montgomeryville). Adjacent to Septa Train Station. High exposure and access on Route 309 with traffic light.

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<i>The Court at Upper Providence</i> Ridge Pike Upper Providence Twp.	400,000 sq. ft. power Shopping Center <u>3,625 sq. ft.</u> 1,800 sq. ft.	Immediately	22.00/sq. ft. NNN \$32.00/sq. ft. NNN	Anchored by <i>Target, Petco, Staples</i> , and <i>Giant Supermarket</i> . 23,000 A.D.T. count on Ridge Pike. \$88,519 average household income (within 3 miles).
<i>1030 W. Germantown Pike</i> East Norriton, PA	7,200 sq. ft retail - office warehouse up to 3,000 sq. ft.	<b>FULLY LEASED</b>		High traffic & exposure.
<i>New Hanover Shopping Center</i> Swamp Pike Limerick, PA	Phase II - 20,000 sq. ft. New Stores & Pad Sites for Restaurant or Bank <u>Existing 1,000 sq. ft.</u> Retail - Office Medical 2,100 square feet	<u>To be built</u> Immediately	<u>\$12.00/sq. ft. NNN</u>	Located on Swamp Pike at intersection of Rte. 663. Adjacent to <i>WAWA Food Stores</i> and <i>CVS</i> . Join <i>District Court, Allstate</i> , retail & medical offices.
<i>Milford Plaza</i> Route 663 & Weiss Rd. Quakertown, PA	Commercial Sites Up to 15 acres available	<b>SOLD</b>		1/4-mile from PA Turnpike Interchange. 18,691 average daily traffic count. Join a new <i>WAWA Superstore, Dunkin Donuts</i> and four hotels.
<i>Shoppes at 10th Avenue</i> 10th Avenue Royersford, PA	1,580 sq. ft. Last unit	Immediately	\$15.00/sq. ft. NNN	Part of the 100,000 sq. ft. retail and office complex
<i>Center Point Shopping Center</i> Routes 73 & 363 Worcester Twp., PA	23,400 sq. ft. Shopping Center	<b>FULLY LEASED</b>		Strip shopping center. Great exposure and traffic. Join <i>Dunkin' Donuts</i> . Now open: D.C. Orthodontic office, Super Worcester Beverage Store, & Hollywood Style Salon.

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<b>Gateway Plaza</b> Routes 63 & 202 Montgomery Twp., PA	36,170 sq. ft. Shopping Center	<b>FULLY LEASED</b>		Anchored by <i>Rite Aid</i> drug store, <i>Starbucks</i> , <i>Citizens Bank</i> , and <i>Malvern Day Care</i> . Great exposure and signage!
<b>WAWA Site</b> Germantown Pike & Whitehall Rd East Norriton, PA	Professional Offices - Retail 5,000 sq. ft.	<b>FULLY LEASED</b>		Free standing building with full basement. Featuring <i>Wawa &amp; Beneficial Bank</i> adjacent to <i>Einstein Hospital</i> . Now open: Theraplay.
<b>Minister Creek</b> Routes 100 & 73 Douglass Twp., PA	Commercial Sites 55 acres	NA	To Be Negotiated	Proposed retail shopping center 400,000 sq. ft. Ideal retail space for big box, hotel & restaurant users and pad sites.
<b>Northgate Shopping Center</b> Route 309 Montgomeryville, PA	45,000 sq. ft. <u>Shopping Center</u> 15,932 sq. ft. Retail - Office	Immediately	\$16.00NNN	Featuring <i>Ethan Allen</i> , High traffic and exposure & one mile north of mall. New Pulmonary Sleep Center. Now open: Expedition Escape
<b>Continental Building</b> 700 Germantown Pike East Norriton, PA	15,000 sq. ft. Class 'A' Office Building	<b>FULLY LEASED</b>		Across from <i>Wawa Superstore</i> and adjacent to <i>Einstein Hospital</i> .
<b>Fairview Village Center</b> Valley Forge Road (Rt. 363) Worcester, PA	8,745 sq. ft. Shopping Center	<b>FULLY LEASED</b>		In line strip center. <i>Now Open: El Burrito's</i>
<b>Gilbertsville</b> Grosser Road Gilbertsville, PA	6,720 sq. ft. Existing Day Care	<b>FULLY LEASED</b>		Freestanding building. 1.03 Acres - parking for 27 cars. Floorplan available.

# OFFICE SPACE - AVAILABLE LAND

LOCATION	AVAIL. SQ. FT.	AVAILABILITY	PRICE	COMMENTS
<i>Village Square Professional Offices</i> Route 202 Blue Bell, PA	Class "A" 48,000 sq. ft. Office Buildings	<b>FULLY LEASED</b>		Located on DeKalb Pike across from the <i>Blue Bell Country Club</i> . Two 24,000 sq. ft. class "A" office buildings. Adjoins a 60,000 sq. ft. retail center on Route 202 which has an A. D. T. count of 23,000. Coming soon: Einstein Health Center.
<i>Linfield Professional Center</i> 542 N. Lewis Road Limerick, PA	30,000 sq. ft. Office Building	<b>FULLY LEASED</b>		Located directly adjacent to <i>Victory Bank</i> and <i>The Malvern School</i> . Great exposure, at the Linfield exit on Route 422 By-Pass. Across from the new <i>Wawa</i> .
<i>Whitehall Convenience</i> Whitehall Rd & Germantown Pike East Norriton, PA	5,000 sq. ft. Office Building	<b>FULLY LEASED</b>		Medical - Professional Space. Adjacent to Einstein Hospital. Join Wawa and Beneficial Bank. Now open: Theraplay
<i>470 Sentry Parkway</i> Blue Bell, PA	15,000 sq. ft. Office Building 2,600 sq. ft. Custom fit-out	Immediately	\$18.00/sq. ft. + electricity	Adjacent to <i>Wings Field</i> . <i>The Malvern School</i> on site. Share building with Allergy & Asthma.
<i>341 10th Avenue Professional</i> Royersford, PA	15,000 sq. ft. Office Building	<b>FULLY LEASED</b>		Adjacent to <i>CVS</i> Class "A" office space. Minutes from Route 422. Part of Lewis Road Plaza.
<i>35 Evansberg Road</i> Collegetown, PA	12,000 sq. ft. Office Building 4,988 sq. ft. <b>LEASED</b> 1,910 sq. ft.	Immediately	\$12.00/sq. ft. NNN \$10.00/sq. ft.	Below market rental rates. Located between Germantown Pike and Ridge Pike. Highly accessible.

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