

AVAILABLE RETAIL / OFFICE PROPERTIES UPDATE

LOCATION	AVAIL. SQ. FT.	AVAILABILITY	PRICE	COMMENTS
Village Square Shopping Center Route 202 Blue Bell, PA	108,000 sq. ft. Complex Retail Office <hr/> 1 space at 2,137 sq. ft. <hr/> 1,835 sq. ft. <hr/> 3,000 sq. ft.	Immediately NEW!	\$20.00/sq. ft. NNN	Across from Blue Bell Country Club in upscale trade area with average income of \$135,000. Center with 60,000 sq. ft. retail and 48,000 sq. ft. offices and Univest Bank , Einstein Medical offices
Lewis Road Shopping Center Lewis Rd. & 10th Ave. Limerick, PA	2,500 sq. ft. 2,619 sq. ft. 2,857 sq. ft. office/retail	Immediately	\$16.00 / sq. ft. NNN	Anchored by Dollar General . Over 100,000 sq. ft. of retail and professional space. New renovations to building. Adjacent to CVS pharmacy.
Suburbia Shopping Center Route 100 N. Coventry Twp, PA	8,127 - 10,000 sq. ft. <hr/> 2,000 sq. ft. in strip <hr/> Free standing 5,400 sq. ft. building LEASED!	Immediately	\$12.00/NNN <hr/> \$14.00/sq. ft. NNN \$16.00/sq. ft. NNN	Join Tower Health, Giant Food Stores and Wine & Spirits Shoppe . 161,000 sq. ft. of retail space and pad sites. 25,000 average daily traffic on Route 100.
1010 W. Germantown Pike East Norriton, PA	5,000 sq. ft. offices	Immediately	\$10.00/sq. ft. NNN	<hr/> Anchored by Iroy Sports & Fitness Custom fit out. Free standing, high exposure.
Fox Ridge Shopping Center Ridge Pike Limerick, PA	1,905 sq. ft. <hr/> 2,045 sq. ft. <hr/> 2,045 sq. ft. <hr/> 1,485 sq. ft. <hr/> Retail/office	Immediately	\$14.00/sq. ft. NNN	Great Location! Neighbors CVS Pharmacy, Corroplese Bakery and Fox Ridge Apartments . 26,000 daily traffic on Ridge Pike. Entrance controlled by traffic signal. Join The Copperfield Inn, Hollywood Tans and Dunkin' Donuts .
Hatfield Station 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	Grandview Health Orthopaedic Center 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.

LOCATION	AVAIL. SQ. FT.	AVAILABILITY	PRICE	COMMENTS
<i>The Court at Upper Providence</i> Ridge Pike Upper Providence Twp.	400,000 sq. ft. power Shopping Center 4,000 sq. ft. 21,500 sq. ft.	Immediately	22.00/sq. ft. NNN Call for Price	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		FULLY LEASED		
<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/> 2,655 sq. ft.	To be built <hr/> Immediately		Located on Swamp Pike at intersection of Rte. 663. Adjacent to <i>WAWA Food Stores</i> and <i>CVS</i> . Join <i>Allstate</i> , retail & medical offices.
<i>Shoppes at 10th Avenue</i> 10th Avenue Royersford, PA		FULLY LEASED		
<i>Center Point Shopping Center</i> Routes 73 & 363 Worcester Twp., PA	1,208 sq. ft. 23,400 sq. ft. Shopping Center	Immediately	\$15.00/sq. ft. NNN	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.

LOCATION	AVAIL. SQ. FT.	AVAILABILITY	PRICE	COMMENTS
<i>Gateway Plaza</i> Routes 63 & 202 Montgomery Twp., PA		FULLY LEASED		
<i>WAWA Site</i> Germantown Pike & Whitehall Rd East Norriton, PA		FULLY LEASED		
<i>Minister Creek</i> Routes 100 & 73 Douglass Twp., PA	Commercial Sites 55 acres	NA	To Be Negotiated	Proposed retail shopping center 400,000 sq.f t. Ideal retail space for big box, hotel & restaurant users and pad sites.
<i>Northgate Shopping Center</i> 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
<i>Continental Building</i> 700 Germantown Pike East Norriton, PA		FULLY LEASED		
<i>Fairview Village Center</i> Valley Forge Road (Rt. 363) Worcester, PA		FULLY LEASED		
<i>Gilbertsville</i> Grosser Road Gilbertsville, PA	6,720 sq. ft. Existing Day Care	Immediately	Call for pricing	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 <hr/> 4,900 sq. ft. 400 sq. ft.	Immediately	\$20.00/sq. ft.	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. Join Einstein Health Center.
<i>Milford Township</i> Progress Dr. & Weiss Rd. Quakertown, PA		UNDER CONTRACT		
<i>Whitehall Convenience</i> Whitehall Rd & Germantown Pike East Norriton, PA		FULLY LEASED		
<i>470 Sentry Parkway</i> Blue Bell, PA	15,000 sq. ft. Office Building <hr/> 2,600 sq. ft. Custom fit-out	Immediately	\$18.00/sq. ft. + electricity	Adjacent to <i>Wings Field. The Malvern School</i> on site. Share building with Allergy & Asthma.
<i>341 10th Avenue Professional</i> Royersford, PA		FULLY LEASED		
<i>35 Evansberg Road</i> Collegetown, PA	12,000 sq. ft. Office Building <hr/> 1,910 sq. ft.	Immediately	\$10.00/sq. ft.	New renovations to building. Below market rental rates. Located between Germantown Pike and Ridge Pike.
<i>1741 Valley Forge Rd</i> Worcester, PA	2,624 sq. ft.	Immediately	\$10.00/sq. ft. NNN	Professional center featuring US Post Office
<i>Linfield Professionl Ctr.</i> 542 N. Lewis Road Royersford, PA	1,400 - 8,800 sq. ft. Office space	Immediately	\$22.00/sq. ft.	Join Victory Bank, The Malvern School and others.

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