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## RETAIL, OFFICE & INDUSTRIAL OPPORTUNITIES

### CHESTER COUNTY, PA

#### **Lease/Retail**



#### **DOWNINGTOWN -- RT. #30 -- CALN VILLAGE SHOPPING CENTER**

7000 sq.ft. in active 110,000 sq.ft. retail shopping center at Routes 30 and 340. Join Acme, First Niagara, Dunkin Donuts & more! \$6,398/month + CAM, Taxes & Ins. 3600 sq.ft. Endcap currently occupied by Blockbuster is also available in March 2012.



#### **PHOENIXVILLE/KIMBERTON -- RT. #113 -- KIMBERTON SHOPPES**

Approximately 27,515 sq.ft. new retail shopping center adjacent to major shopping center anchored by Genuardi's Supermarket, Rite Aid and Blockbuster. Parking for 138+/- cars. Excellent visibility and signage! Join Citadel Federal Credit Union and Wine & Spirits Store! 1 store available. Store 13 containing 1680sf @ \$2,450/mo+.

#### **Commercial Sale**



#### **SPRING CITY - 3369 SCHUYLKILL ROAD (ROUTE 724)**

1.4 acre commercial lot; 300' of frontage on Route 724. Former landscaper yard and building containing approximately 1900 sq.ft. Public Water & Sewer Available. Some preliminary work has been done. \$450,000.

#### **Ground Lease**



#### **N. COVENTRY -- 1495 S. HANOVER ROAD (ROUTE 100), N. COVENTRY TOWNSHIP, PA**

½ acre "commercial" ground. Can build 4,000 to 6,000+/- sq. ft. building NNN ground lease. Zoning C-4. 1<sup>st</sup> year: \$25,000/year; 2<sup>nd</sup> year: \$30,000/year with 5% increase each year thereafter. Also for sale at \$400,000.

### **HIGHLIGHT SHEETS AVAILABLE UPON REQUEST**

**Above information deemed reliable but not guaranteed. Subject to change without notice.**