

# Beacon

Commercial Real Estate, LLC

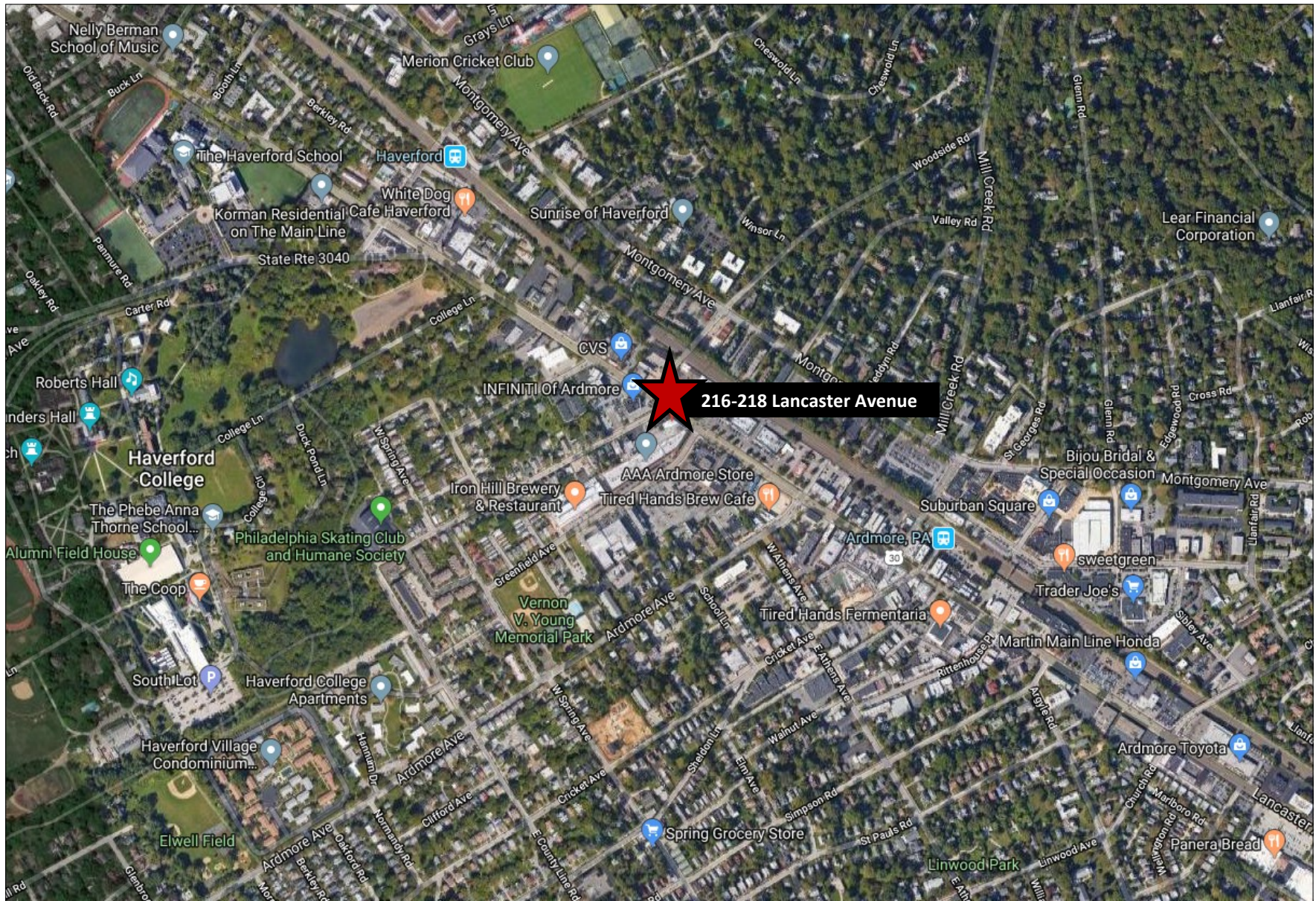


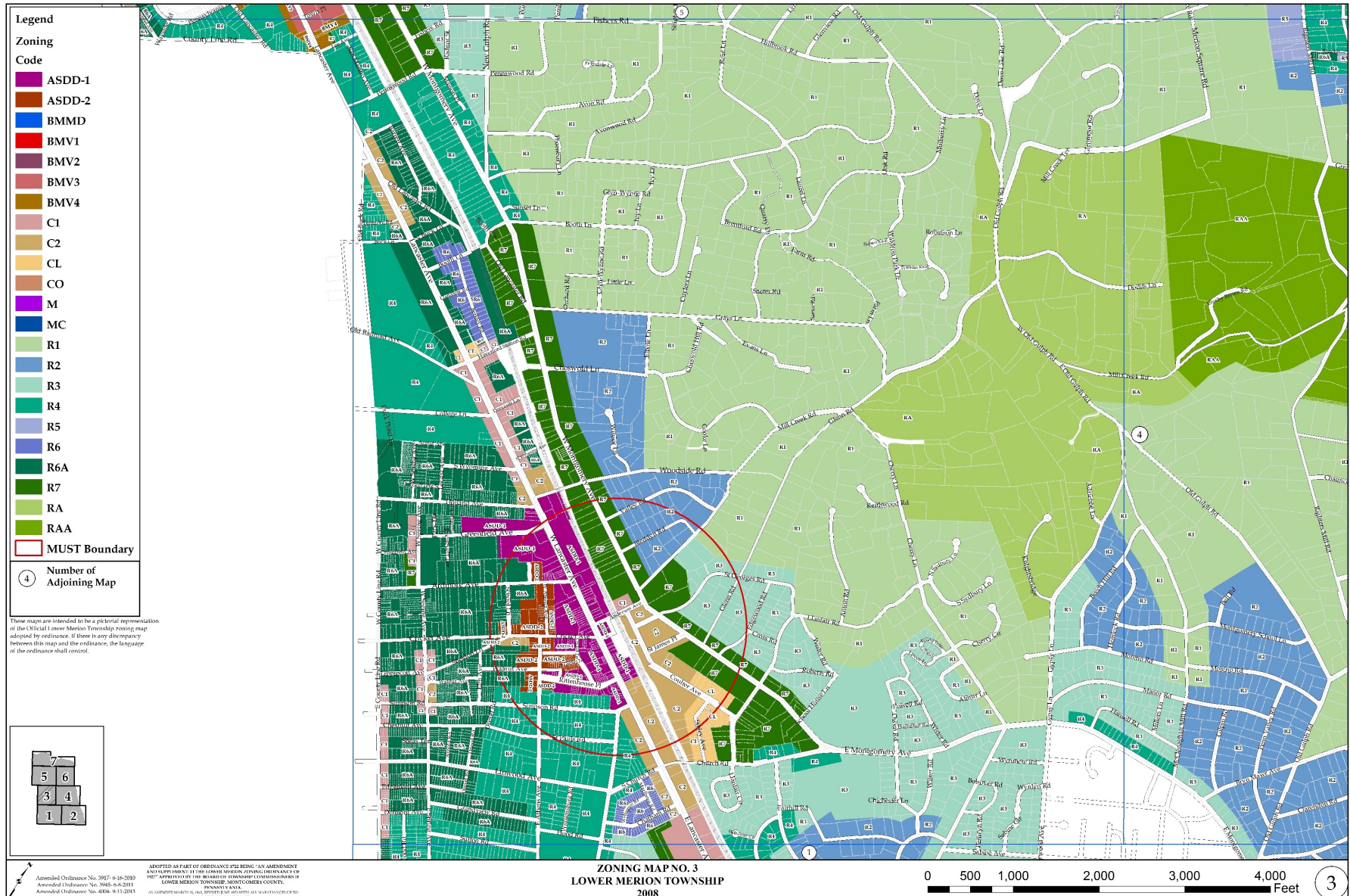
**216-218 Lancaster Avenue, Ardmere, PA**

**OFFERING MEMORANDUM**

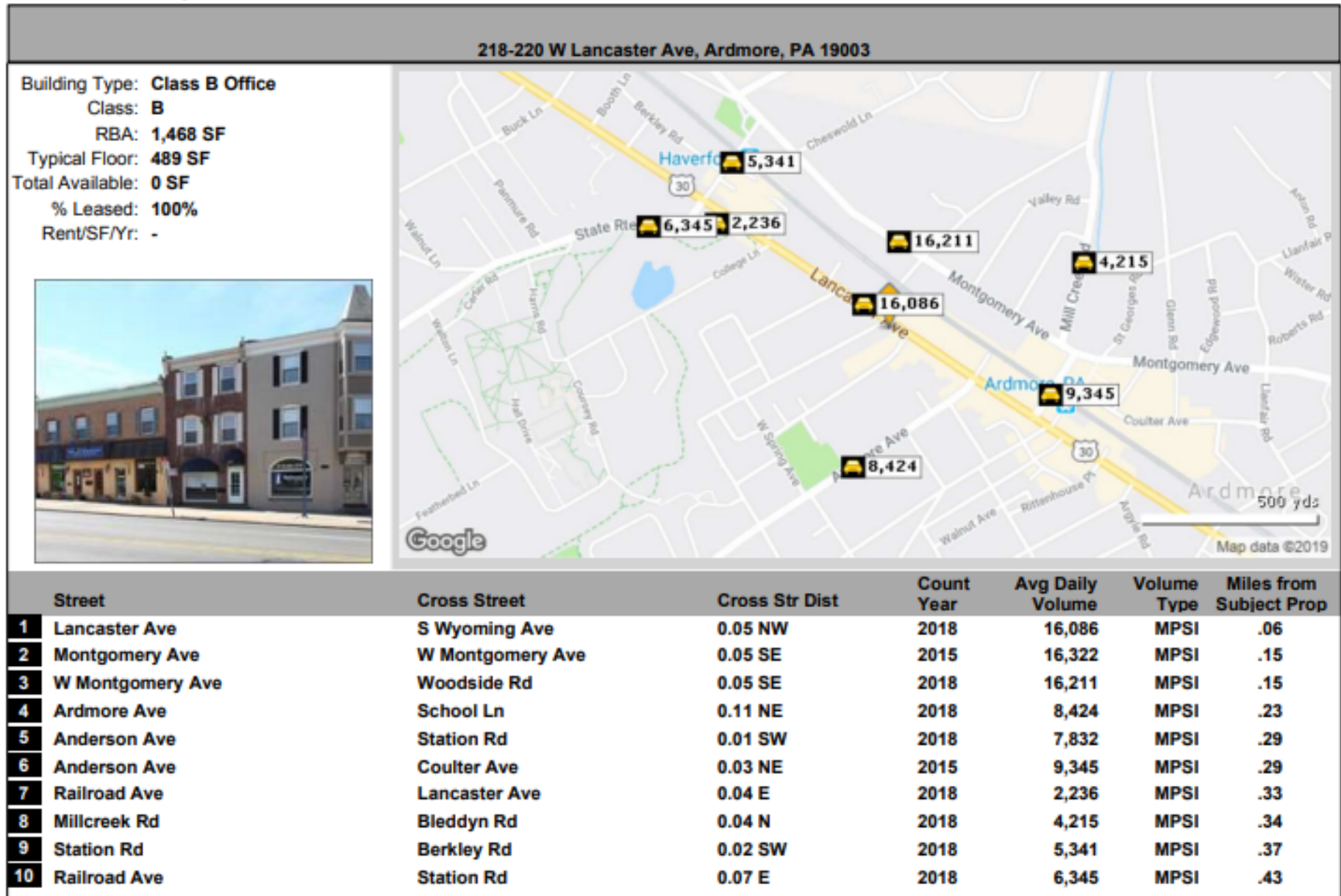


<b>Building Type:</b>	Storefront Retail Construction: Masonry, Brick
<b>Year Built:</b>	1898
<b>SF:</b>	5,322 SF
<b>Land Area:</b>	0.12 AC
<b>Zoning:</b>	ASDD1
<b>Parcel:</b>	40-29972003
<b>Roof:</b>	Roof installed 2017
<b>Estimated Real Estate Taxes</b>	\$9,363.00
<b>Montgomery County Property Records</b>	
<b>Utilities:</b>	Above Ground, Cable TV Available, Electric Available, Natural Gas Available, Sewer Available, Water Available, Central A/C, Hot Water: Electric, Water Source: Public, Sewer: Public Sewer
<b>Parking:</b>	8 stacked parking spaces
<b>Transit/Subway:</b>	7 minute walk to Ardmore Transit Stop (R5)
<b>Airport:</b>	28 minute drive to Philadelphia International Airport
<b>SALES PRICE:</b>	<b>\$1,500,000.00</b>





		DEMOGRAPHICS		
Population		1 Mile	3 Mile	5 Mile
2019 Total Population:		17,478	116,437	404,076
2024 Population:		17,969	118,620	409,508
Pop Growth 2019-2024:		2.81%	1.87%	1.34%
Average Age:		39.20	39.90	38.90
Households				
2019 Total Households:		7,324	44,452	158,882
HH Growth 2019-2024:		3.15%	2.07%	1.31%
Median Household Inc:		\$86,782	\$105,430	\$66,896
Avg Household Size:		2.20	2.50	2.40
2019 Avg HH Vehicles:		1.00	2.00	1.00
Housing				
Median Home Value:		\$374,622	\$406,717	\$265,391
Median Year Built:		1949	1952	1949



## **About**

Now in its 19th year of business, Beacon Commercial Real Estate, LLC is a privately-owned and managed, full-service commercial real estate firm headquartered in Radnor, Pennsylvania. Recognized in the industry as one of the region's top firms by the Philadelphia Business Journal and CoStar Group, Beacon Commercial Real Estate, LLC has completed approximately 200 real estate transactions in the 2018 calendar year. The brokers who comprise our partnership have more than 100 combined years of real estate experience, and are committed to our mission:

- Contribute value-added real estate solutions by focusing on the overall life-cycle of our clients' real estate needs.
- Place our clients' interests above all others. Our number one focus is our client. We implement a structure whereby Beacon Commercial Real Estate, LLC becomes an extension of the client.
- Provide "hands-on" service through our independence, experience and passion. This is how we accomplish our mission and is what distinguishes us in the industry.
- Foster an entrepreneurial spirit that enhances our employees' professional and personal success.
- Deliver results consistently and effectively.

## **Investment Sales Team**

### **Gene McHale**

Gene McHale is the driving force that makes up one-third of Beacon Commercial Real Estate's executive team, has more than 28 years of experience in commercial real estate, including the last fourteen with Beacon. His expertise is in leasing and selling office and industrial buildings, representing both tenants and landlords. McHale has a reputation as being one of the most cooperative brokers in the market, and his intensity and work ethic are unmatched. He creates value for his clients thanks to a unique understanding and knowledge of the industry.

### **Colin McHale**

Colin McHale is a partner at the firm, is in his ninth year with Beacon Commercial Real Estate. His drive, work ethic and construction background has helped him excel representing Landlords and Tenants in lease and sales transactions. He focuses on the Western Suburbs: Bala Cynwyd, Conshohocken, King of Prussia, Trooper, Wayne, Plymouth Meeting, Blue Bell and Main Line Markets. Colin and Gene have worked together successfully leasing numerous buildings to 90+% increasing the assets value immensely.

## **Disclaimer & Confidentiality**

Beacon Commercial Real Estate, LLC (“Agent”) has been retained by Haim Baron (“Owner”), as its exclusive agent in the disposition of 216-218 W Lancaster Avenue, Ardmore, Montgomery County, Pennsylvania (“Property”). Agent has prepared the following Offering Memorandum (“Offering”) for the recipient’s limited use in the acquisition of the Property. The Offering and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited here are called the “Contents”) are of a confidential nature and are not to be made available to persons not receiving copies directly from Agent. By accepting this Offering, you agree that you will hold and treat it in the strictest confidence, and that you will not photocopy or duplicate it, that you will not disclose the Offering or any of the Contents to any other entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of Owner or Agent, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of Owner or Agent.

The Offering is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire. All financial projections are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Owner and Agent, and therefore, may be subject to variation. The Offering does not constitute an indication that there has been no change in business affairs of the Property or Owner since the date of preparation of the Offering. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither Owner or Agent nor any of the respective officers, agents or principals has made or will make any representations or warranties, expressed or implied as to the accuracy or completeness of the Offering or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering or its contents. Analysis and verification of the information contained in the Offering is solely the responsibility of the prospective purchaser.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or terminate discussions with any entity at any time without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner and any conditions to the Owner obligations thereunder have been satisfied or waived.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY:

Please Contact:

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