

COLONIAL CENTER

3140 West Ridge Pike

Lower Providence Township, Eagleville, PA 19403



AVAILABLE FOR SALE

Link to Virtual Tour

<https://www.youtube.com/watch?v=c5xng3jp9To>

\$3,500,000.00

13,887 Square Foot Strip Center on 1.1 Acres

Great Investment Opportunity with Growth

New Roof Coating and HVAC in 2019

High Visibility Location, Excellent Accessibility

Illuminated Pylon & Digital Signs

60 Vehicle Parking Spaces

166 Feet Of Frontage On West Ridge Pike

SEPTA Bus Lines Access to
The Norristown Transportation Center

C Commercial Zoning Provides For Most All
Uses and Retail Store Uses

10119 Valley Forge Cir., King of Prussia, PA 19406
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Colonial Shopping Center - 3140 West Ridge Pike					
Tenant Name	Store #	Sq. Feet	Lease Exp.		
Main Street Pizza	18	1,500	5/31/2029		
Rubeo's Catering	17	750	11/30/2026		
Grazefully Delicious	16	750	12/31/2027		
Casa Ancora Décor	15	750	1/31/2027		
Seem Restaurant	9 & 10	1,500	3/30/2027		
Shree Krishna LLC	11	1,500	9/30/2028		
Vacant- Proposed	8	1,089			
Sivakiran Koneru	5, 6 & 7	2,760	1/31/2030		
Cut Throat Barber	4	750	6/30/2031		
The Power Organiza	2	750	1/31/2027		
AMG Beauty Bar	1A & 1B	1,500	4/30/2029		
Total		13,599			
Annual Expenses					
Taxes		\$27,744.00			
Insurance		\$9,722.00			
Water/Sewer		\$1,340.00			
Electric		\$1,788.00			
Landscaping		\$907.00			
Snow Removal		\$4,385.00			
Maintenance		\$4,529.00			
Total		\$50,415.00			
Net operating Income (NOI)		\$261,069.00			
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Information is subject to errors, omissions, change of price, prior sale or withdrawal without notice.					

Property Information:

Location: The subject property is situated along the south side of W. Ridge Pike, between Eagle Stream Drive and Oaklyn Avenue, in the 'Eagleville' section of Lower Providence Township, Montgomery County, Pennsylvania. Situated 20± miles northwest of Center City Philadelphia, Lower Providence Township contains an area of 15.6± square miles, and is bordered by Skippack Township and Worcester Township to the north, West Norriton Township to the east, Upper Merion Township and the Schuylkill River to the south, and Collegeville Borough and Upper Providence Township to the west. The township is characterized by a mixture of residential, commercial, industrial, and institutional uses.

The subject property consists of a freestanding, one-story, eleven (11) unit, commercial strip center containing a gross building area of 13,887± square feet. Constructed in 1955 with recent renovations including newly painted exterior in June 2026, parking lot sealant and re-stripping in July 2026, new HVAC units, all improvements are in good overall physical condition.

Parcel Number: 43-00-03216-06-2

Deed Book / Page: 5223-1782

Block / Unit #: 24 / 84

Zone Code: RPB (Ridge Pike Business District)

Land Use: 4231 Comm: 1-Sty Strip Store (No Major Food)

Utilities: All municipal utilities including water, sewer, electric, and gas services are available.

Topography: Generally level.

Site Improvements: Asphalt paved parking for 60± vehicles; concrete curbing, perimeter landscaping; and signage

Lot Size: 47,916 SF (1.10 acres)

Frontage: 166' on West Ridge Pike

Year Built: 1955

Gross Building Area: 13,887± square feet.

Foundation: Reinforced concrete.

Framing: Masonry and wood.

Exterior Walls: Painted stucco with standing seam metal awnings along the front and northerly elevations, with painted concrete block along the easterly, westerly, and rear elevations.

Roof: Slightly pitched, torch-down modified bitumen, Sherwin Williams silicone coated in 2019, this product created a seamless long-term roof solution.

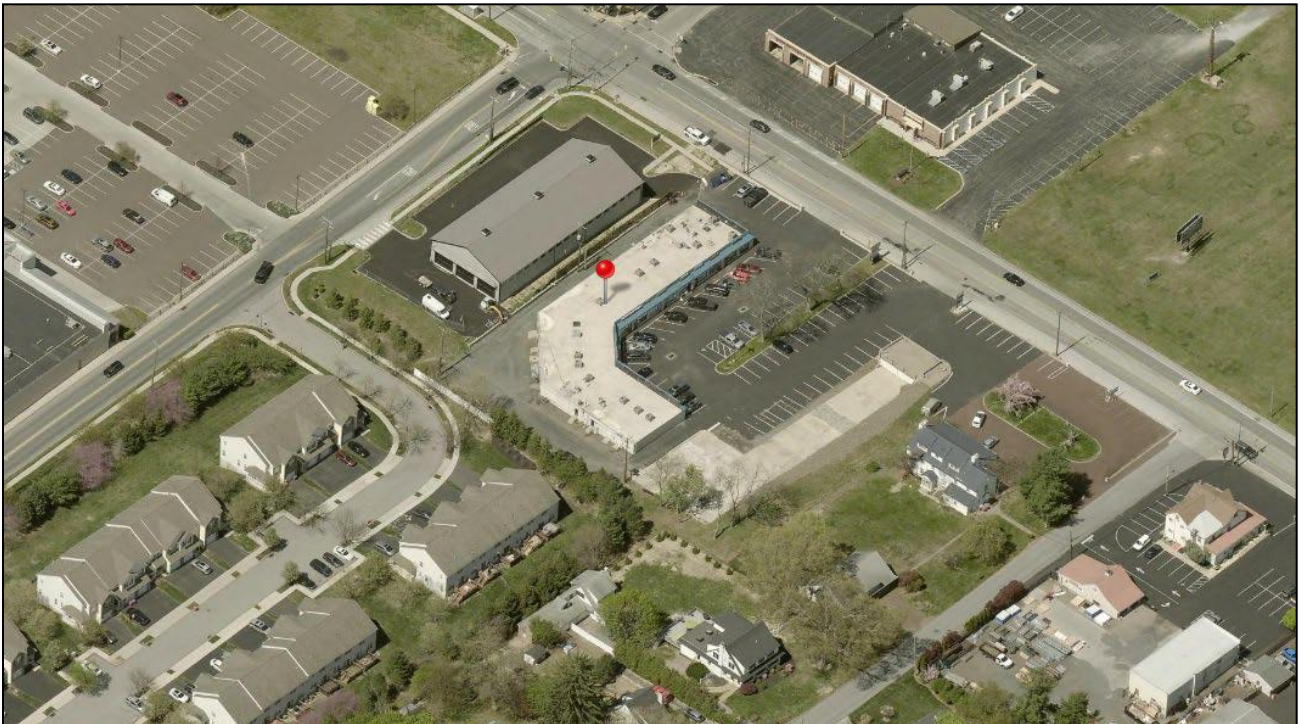
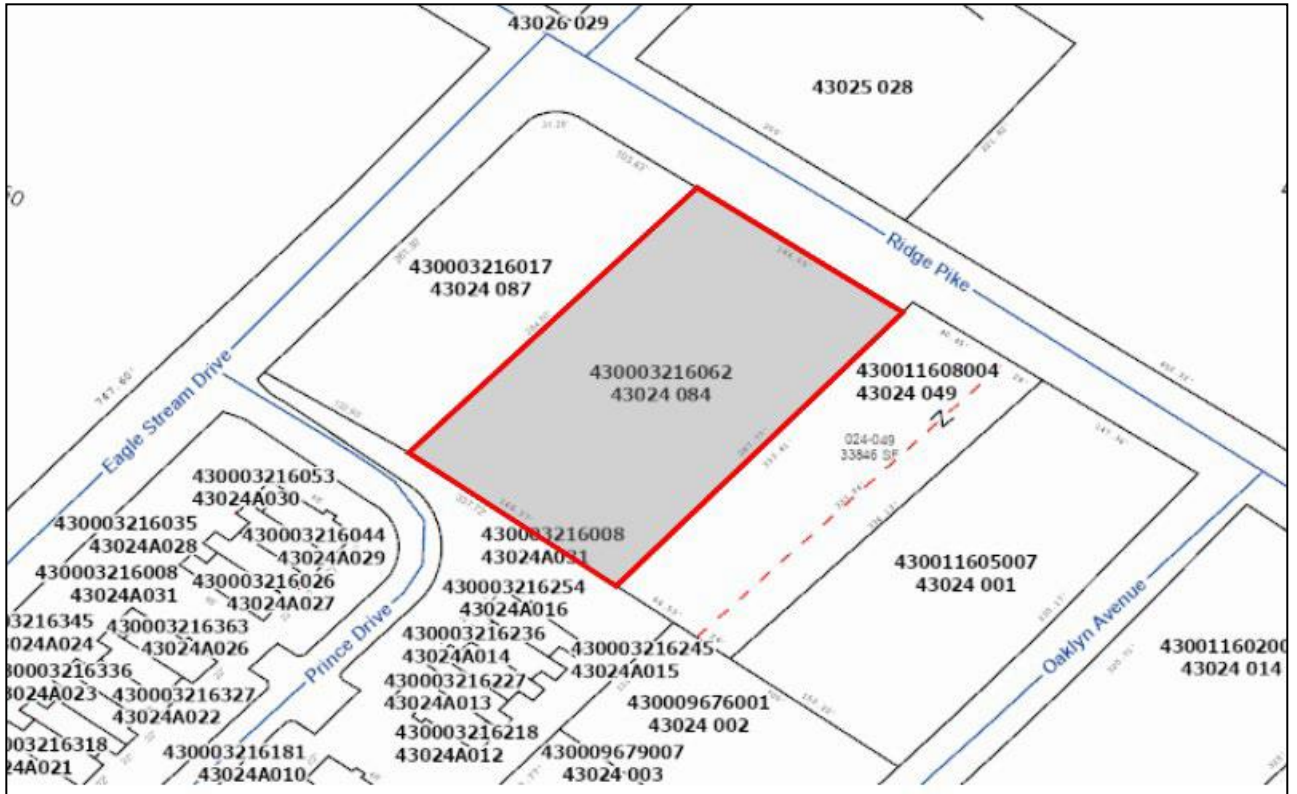
Interior Finish: Floors are a combination of laminate hardwood, quarry tile, vinyl tile, and carpet. Walls are primarily painted drywall. Ceilings are primarily acoustical ceiling tiles with recessed lighting.

Electrical, Gas & Water Service: The electric, gas & water service are separately metered for each space.

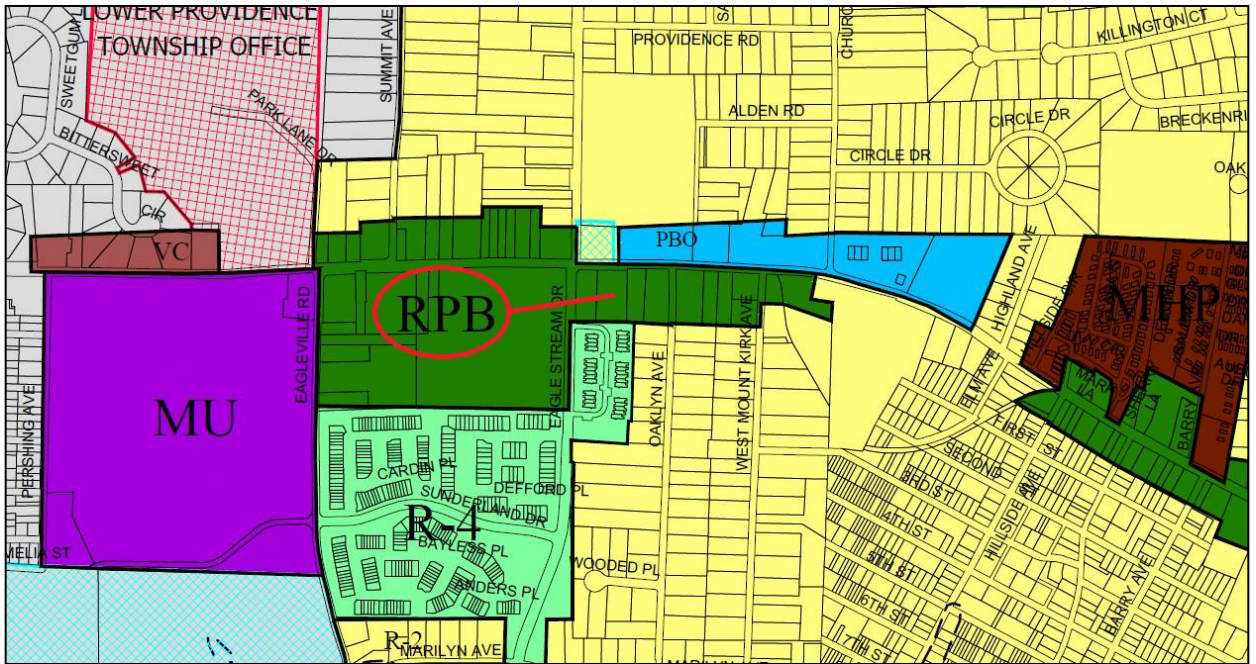
Heat & A/C: The stores are heated and cooled via new individual roof mounted gas/electric package units.

Plumbing: The plumbing system is assumed adequate for the existing use and in compliance with local law and building codes. Each unit includes at least one (1) two-fixture restroom and individual electric water heater.

Tax Map & Aerial Views



Zoning



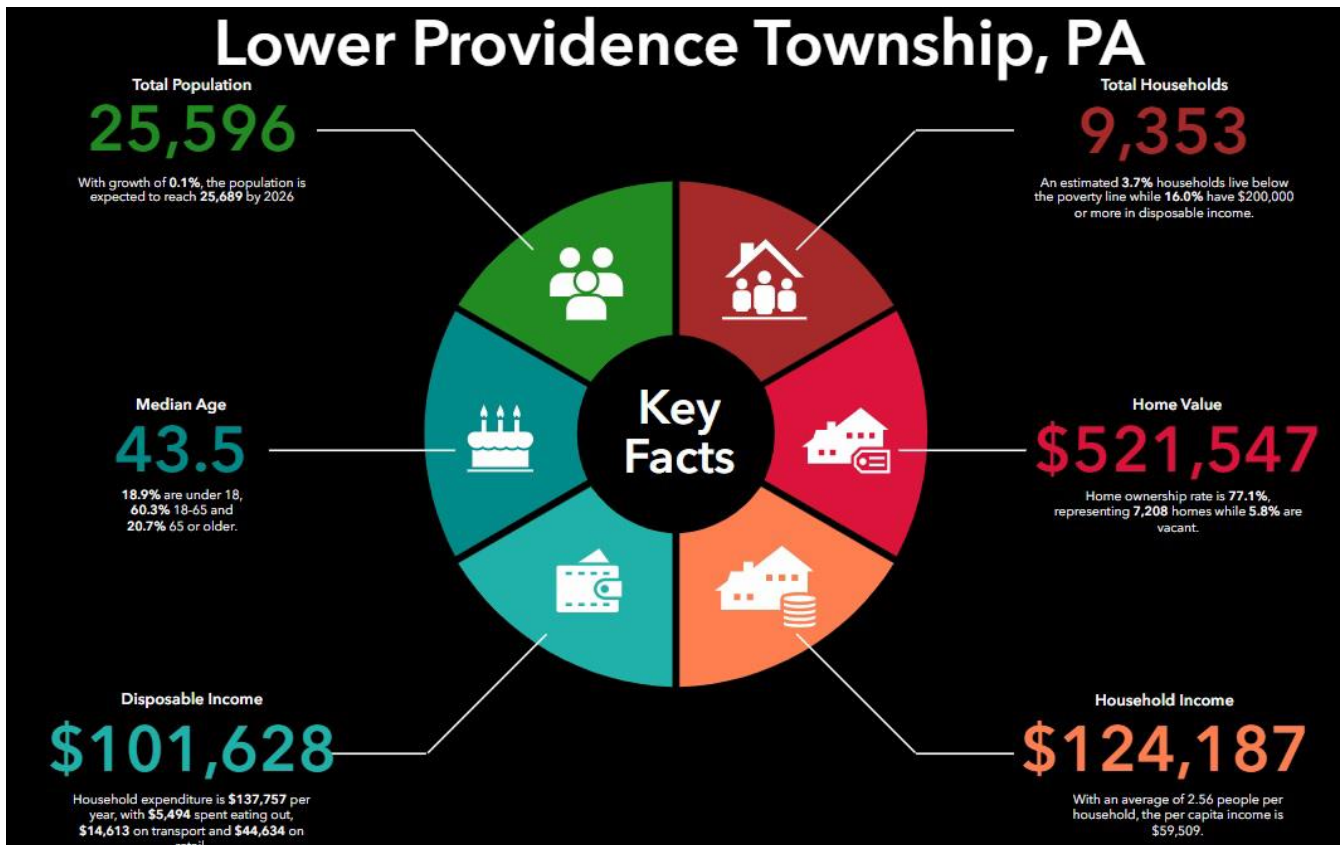
The subject property is zoned **RPB, Ridge Pike Business** by Lower Providence Township. Permitted uses within the RPB District include a variety of retail establishments; personal service shops; dry-cleaning establishments; business or professional offices; banks and financial institutions; restaurants, bars or taverns; dance, music or art studios; municipal or governmental use; banks; auto service centers; day-care centers; funeral homes; gasoline service stations; hotels or motels; indoor theatres; indoor sports facilities; building materials supply center, garden supply center, nursery or lumberyard; and any use of the same general character as those listed above, when approved by the Township Board of Supervisors as a conditional use. Multi-family apartments are prohibited in the RPB District.

Dimensional requirements in the RBD District include a maximum impervious coverage of 50%; a maximum building height of three stories or 35 feet; a minimum front, side, and rear yard setback of 10 feet, unless adjacent to an existing residential zoning district, in which the minimum side and rear yard setbacks shall be 30 feet; a minimum parking setback of 10 feet from the ultimate right-of-way along all Ridge Pike frontages. The parking setback along all collectors or residential streets may be zero feet from the ultimate right-of-way.

Upon review of the zoning ordinance, the subject property's current use would appear to be a legal, nonconforming land use (exceeds the maximum impervious coverage) that has been accepted by local officials.

Demographics

According to ESRI, which provides historical, current and forecasted demographic estimates, the 2025 population within Lower Providence Township equaled 25,596± persons, a decrease of 0.1% from the 2020 U.S. Census number of 25,625± persons. ESRI also forecasts that the population of Lower Providence Township will increase 0.4% to 25,689± persons by 2030. Furthermore, the median household income within Lower Providence Township was approximately \$124,187 as of 2025. This level was higher than the median household income level for the County (\$112,616), and significantly higher than the State of Pennsylvania as a whole (\$77,579).



The area immediately surrounding and directly influencing the subject property consists primarily of commercial land uses along Ridge Pike, with residential uses along secondary roadways to the north and south of Ridge Pike. These commercial uses represent typical highway commercial land uses such as service stations, banks, restaurants, and former single-family residences that have been converted to commercial and office type uses. Located west of the subject property is the Ridge Pike Plaza shopping center, which is anchored by an Ollie's Bargain Outlet and Life Storage. Residential uses in the immediate area of the subject property consist primarily of detached, single-family homes. In addition to the detached homes, the area also includes attached single-family properties in the form of townhouses, as well as several multi-family garden type apartment complexes.

MUNICIPALITY INFORMATION

Lower Providence Township

2000 Population:	22,390
2010 Population:	25,436
2000 Median Household Income:	\$66,250
2009 Median Household Income:	\$87,046
2000 Total Housing Units:	7,690
2010 Total Housing Units:	9,227
2002 Median Residential Home Price:	\$225,000
2010 Median Sales Price For Housing:	\$296,000
Area:	14.77 Square Miles
Public School District:	Methacton
Area Hospitals:	Mercy Suburban Hospital, Einstein Medical Center Montgomery
Library:	Lower Providence Community Library
Chamber of Commerce:	Perkiomen Valley

Lower Providence Township was created in 1805 when Providence Township was divided into two separate municipalities. The township was almost entirely farmland heading into the early 1900s. However, commercial areas such as Eagleville and Trooper soon began to attract business and residential developments. It was not until the 1950s that the population really began to grow. By 1980, the population had almost tripled to 19,000 residents. It was about the time that the population started to grow that plans were made for one of the county's largest industrial parks: The Valley Forge Industrial Park and Corporate Center. Today, the township has a unique balance of residential, commercial, industrial, and open space land uses. In addition to Trooper and Eagleville, the Evansburg and Audubon sections of the township are well known in the area. Moreover, some businesses and residents may have a Norristown mailing address.

Public Services: All but the Western corner of the township and the Evansburg State Park area have access to public water and sewer facilities. Future plans are to expand these services to all except the Evansburg State area. A full-time police force serves the township. Fire protection is provided by volunteer companies. Residential trash disposal is arranged by private haulers who are contracted by the township.

Recreation: A full-time recreation director is employed by the township. Facilities include small playgrounds and a public park located behind the township building. Little League programs are run by private organizations. For more information on what is available, please call 610-539-8020.

Public Transportation: SEPTA bus routes give the commuter easy access to the transportation center in Norristown, and other selected areas in Montgomery and Chester Counties.

Shopping: Neighborhood and specialty shopping facilities are located in various areas of the township. The nearest major shopping mall is the Court and Plaza at King of Prussia. In recent years, some new shopping facilities have opened.

A PERSONAL INTRODUCTION TO OUR ORGANIZATION...

Joseph M. Basile, (1936-2017) founder of J.M. Basile & Associates, Inc., had over six decades of experience in Real Estate. He began as an Apartment Manager in the early 1960's, managing the 1000 Unit Cedarbrook Hill Apartment Complex in Wyncote, followed by management of The Gypsy Lane Condominium Complex on Lincoln Drive, and as vice-president and General Manager of the 28-story octagon shaped apartment building on the Parkway at Eighteenth Street in Philadelphia, then known as The Plaza. He went on to become a vice-president, and eventually a Partner with Tornetta Realty Corp., of Plymouth Meeting. He leased or sold in excess of Five Million square feet of Commercial, Office and Industrial Real Estate. He was on the Board of Directors of the Philadelphia Home Builders Association, the Junior Baseball Federation, Central Montgomery County Association of Realtors, St. Mary's Home for Children in Ambler and The Salvation Army.

Suzanne L. Basile, Broker and President, was licensed in 1986 and began her career as a Residential Salesperson with Tornetta Realty Corp., where her Grandfather, Joseph Tornetta, was Founder and President. She holds the prestigious C.C.I.M. Designation (Certified Commercial Investment Member). Less than 3% of the 80,000 Commercial/Industrial Real Estate professionals in the Country have attained this designation. She also earned the G.R.I. Designation (Graduate Realtors Institute), and the C.R.S. Designation (Certified Residential Specialist). Sue has served as Vice President and currently on the Board of Directors of the Montgomery County Chamber of Commerce, where she was honored with their "Excellence in Community Service" award, has served on the Montgomery County Youth Aid Panel and is Past President and serves on the Board of Directors for the King of Prussia Rotary Club where she became the first woman President of the Club.

Dennis McGlinchey, Office Manager is the newest member of our firm. His responsibilities include all company financial matters and administration. Dennis brings over twenty years' experience in office management, accounting and analytics to the firm.

J. M. Basile & Associates, Inc., Commercial & Industrial Realtors serving the Greater Chester, Delaware, and Montgomery County areas, is strategically located in King of Prussia. We are experienced professionals, locally oriented and knowledgeable, specializing in sales, leasing, and management of Office Buildings, Industrial, and Commercial Properties. Efficient and aggressive with a reputation of being result-oriented. The Basile firm takes pride in the satisfaction of their diverse clientele, providing the highest degree of service, professionalism and knowledge of the Real Estate Industry, and of the communities served.

The firm holds corporate and/or individual memberships in the National and State Associations of REALTORS®, Montgomery County Association of Realtors, Montgomery County Chamber of Commerce, Chester County Development Council, Montgomery County Industrial Development Corporation, Pennsylvania State Landlord's Association, Chester County Commercial, Industrial & Investment Council, Institute of Real Estate Management, Realtors National Marketing Institute, the King of Prussia Rotary Club and the Delaware Valley Family Business Center.

GUIDING PRINCIPLES

Commitments to Our Clients



- Strive to maintain the highest professional and ethical standards.
- Render quality service consistent with our philosophy of total client satisfaction.
- Encourage and retain business relationships through principles of fairness and honesty.
- Be mindful that a satisfied client represents repeat business and our future.
- Give generously of time, talent, and resources for the good of the community.
- Take pride in the services we provide to Business and Industry.
- Be reliable, responsive and committed to our clientele.
- Comply with the Rules and Regulations promulgated by National, State and Local Realtor Associations.

Certified Commercial Investment Members

(CCIMs) exemplify the real estate industry's highest professional and ethical standards. Recognized for an expertise of commercial - investment real estate, CCIMs are second to none in relation to their knowledge of and service to their respective marketplaces throughout North America.

Real Estate Strategists

Certified Commercial Investment Members are well positioned within the total real estate spectrum. They're real estate strategists with years of specialized education and market experience with which to direct clientele through the complexities of the commercial - investment transaction. CCIMs are well versed in proven real estate methods and, through a preeminent curriculum, have achieved a mastery of one or more real estate disciplines, including:

- asset management
- brokerage
- consulting
- development
- financial analysis
- investment counseling
- leasing
- market and property analysis
- marketing
- negotiation
- property management
- sale-leasebacks
- site selection
- syndications
- tax-deferred exchanges
- taxation laws
- valuation

Certified Commercial Investment Members are an invaluable resource to the real estate investor and to the

commercial user. For the real estate investor, a CCIM will increase the probability of a

profitable investment portfolio--multi or single property--by evaluating investments against risks and objectives to ensure portfolios are performing properly and maximizing net worth. The real estate investor and the commercial user benefit from a CCIM's market and financial analysis abilities and negotiating acumen.

CCIM Network

The CCIM membership network mirrors the increasingly changing nature of the industry and includes brokers, leasing professionals, asset managers, investment counselors, commercial lenders, mortgage bankers, institutional investors, appraisers, developers, property managers, corporate real estate executives, accountants, attorneys, and financial planners--all part of an elite corps of commercial real estate and allied professionals responsive to the dictates of a rapidly changing market.

National, regional and local forums allow CCIMs to stay in touch with the pulse of the market across the country or across town, while marketing sessions afford the opportunity to present and market client properties through the CCIM network.

Certified Commercial Investment Members are in more marketplaces in North America--twelve CCIM regions representing 1,000 markets--than all major real estate companies combined. Through this membership network, CCIMs effectively direct local, national, and international cooperative transactions. In fact, CCIMs successfully

complete approximately 60,000 transactions annually, representing over \$27 billion.

"CCIMs -- a special cadre that have been superbly trained, completed a rigorous program and demonstrated competence on a formidable battery of examinations."

-Gaylon Greer, Ph.D.

The New Dow Jones-Irwin Guide to Real Estate Investing

The Making of a CCIM

The CCIM designation is conferred by the Commercial Investment Real Estate Institute, an affiliate of the National Association of REALTORS®. The 240 hours of graduate level curriculum leading to the CCIM designation represent the finest education available in real estate. Equally as rigorous are the post-curriculum transactions documentation and the comprehensive examination. This designation process ensures that CCIMs are proficient not only in theory, but also in practice.

CCIMs do not rest on their laurels. Through continuing education programs, Certified Commercial Investment Members are resourceful enough to explore, develop and apply new techniques still on the cutting edge of the industry.

Of the estimated 80,000 commercial real estate practitioners nationwide, only 4,200 hold the CCIM designation, which reflects not only the calibre of the program, but why it is one of the most coveted and respected designations in the industry.

Real Estate Excellence

CCIM methodology. CCIM expertise. The CCIM track record. All are components of the CCIM network of real estate excellence.

Confidentiality & Conditions

This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in purchasing the Property.

This Brochure was prepared by J.M Basile & Associates, Inc. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective investors may desire. It should be noted that all financial projections if provided are for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Owner. Neither J.M Basile & Associates, Inc. nor any of their respective officers, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Brochure or any of its contents.

Owner and J.M Basile & Associates, Inc. expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to invest in the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to invest in the Property unless and until written agreement(s) for the investment has been fully executed, delivered, and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

By receipt of this Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of Owner or J.M. Basile & Associates, Inc. nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or J.M Basile & Associates, Inc.

If, after reviewing this Brochure, you have no further interest in investing in the Property at this time, kindly return this Brochure to J.M Basile & Associates, Inc. at your earliest convenience. Photocopying or other duplication is not authorized.

- This Brochure shall not be deemed an indication that there has been no change in the business or affairs of the Property or owner since the date of preparation of this Brochure.