



INDUSTRIAL PROPERTY FOR LEASE

111 EAST BALTIMORE AVE.

Lansdowne, PA 19050

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY SUMMARY	3
INTERIOR PHOTOS	4
ADDITIONAL INTERIOR PHOTOS	5
ADDITIONAL INTERIOR PHOTOS	6
RETAILER MAP	7
DEMOGRAPHICS MAP & REPORT	8

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from McCann Commercial - KW its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither McCann Commercial - KW its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. McCann Commercial - KW will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. McCann Commercial - KW makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. McCann Commercial - KW does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by McCann Commercial - KW in compliance with all applicable fair housing and equal opportunity laws.

JOHN FEE

Associate, McCann Commercial Real Estate

M: 856.689.2301

E: john@mccannteamcommercial.com

PROPERTY SUMMARY

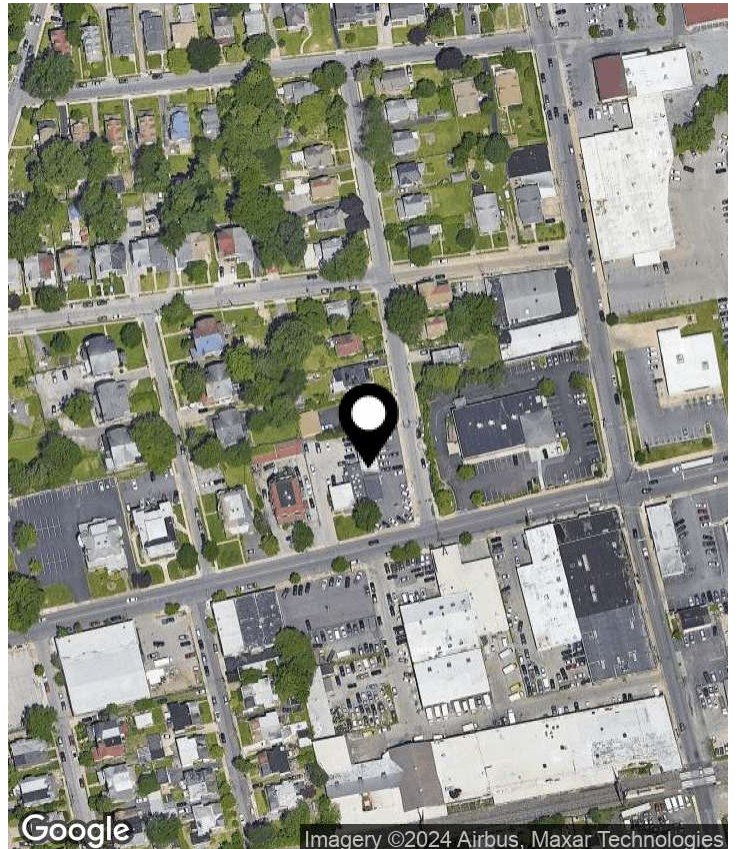


PROPERTY DESCRIPTION

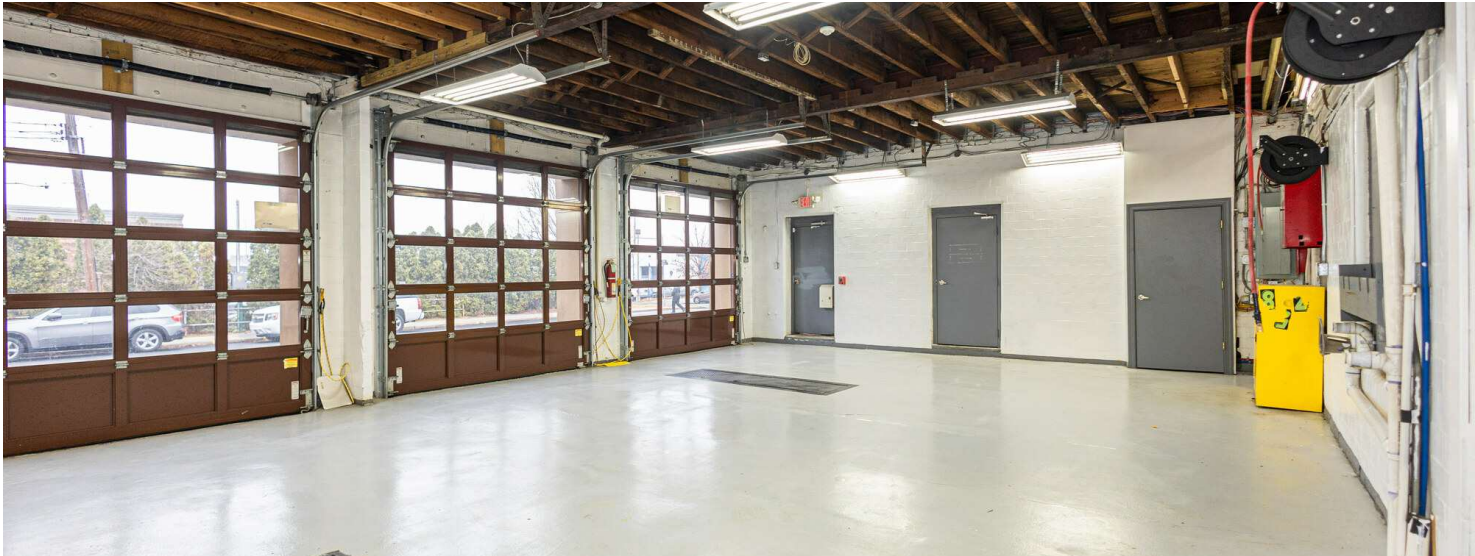
Looking to expand your Automotive Repair Business? 111 E Baltimore Ave offers a newly renovated shop, located on a high-traffic corner lot, and boasts prime visibility and access for your business. The 4,000 sqft facility features 6 spacious bays equipped with new lifts, providing ample room for multiple vehicles and efficient operations. Perfect for a variety of automotive services, this space is ideal for a mechanic shop, body shop, or similar business looking to take advantage of the heavy daily traffic in the area. With its modern upgrades and strategic location, this property is a great opportunity for a thriving business. Please contact John Fee (856.689.2301) to request a tour.

OFFERING SUMMARY

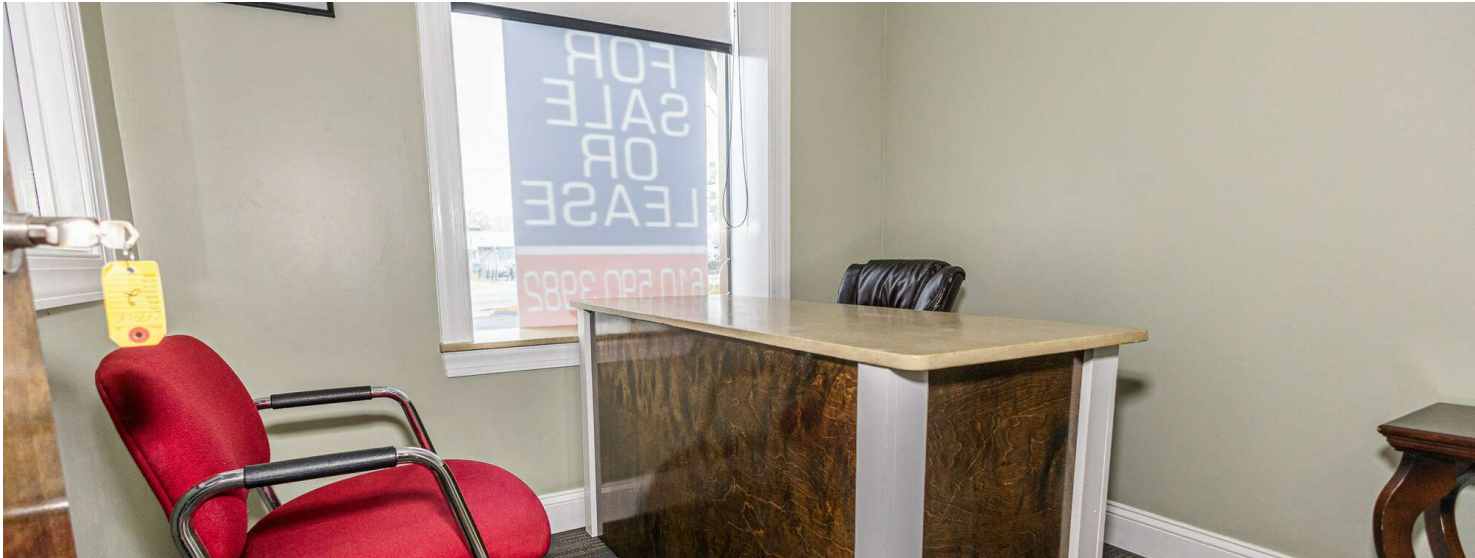
Lease Rate (SF/yr):	\$22.00 SF/yr
Lease Rate (monthly):	\$7,300/month
Number of Units:	1
Available SF:	4,000 SF
Lot Size:	9,583 SF
Building Size:	4,000 SF



INTERIOR PHOTOS



ADDITIONAL INTERIOR PHOTOS



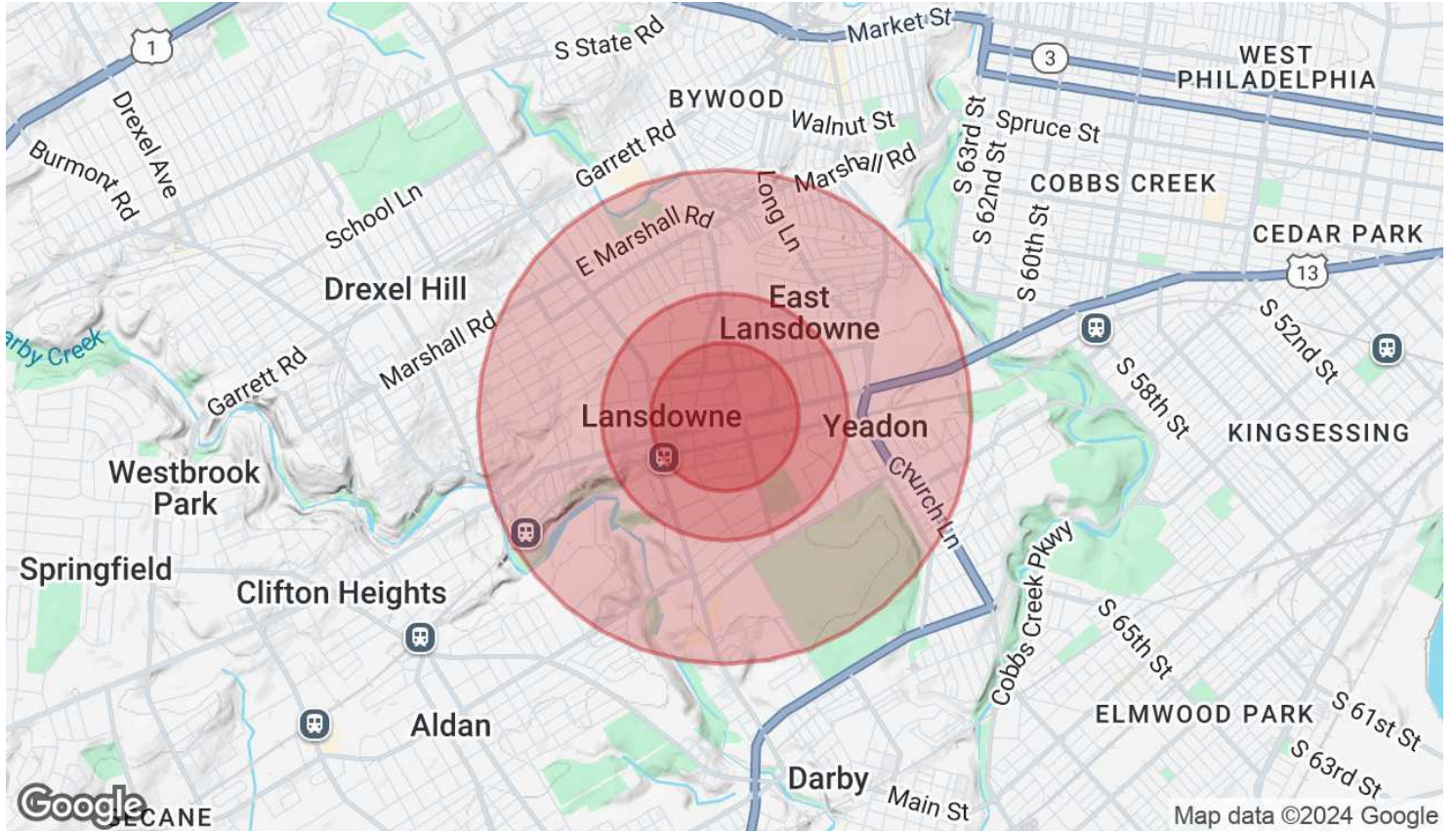
ADDITIONAL INTERIOR PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,794	6,899	31,468
Average Age	39	40	39
Average Age (Male)	38	39	37
Average Age (Female)	40	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	724	2,787	11,961
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$74,211	\$75,822	\$74,676
Average House Value	\$220,234	\$209,860	\$197,491

Demographics data derived from AlphaMap