



FOR LEASE

RIVERFRONT RESTAURANT, VENUE & PRODUCTION POTENTIAL



2023 CONCEPT RENDERINGS, NOT EXISTING IMPROVEMENTS



DOWNTOWN ROYERSFORD AT THE SPRING CITY PEDESTRIAN BRIDGE

155 RAILROAD PLAZA

ROYERSFORD, PENNSYLVANIA 19468

15,276 SF
TOTAL

7,136 + 8,140 SF
DIVISIBLE COMPONENTS

\$12.00 PSF NNN
ANNUAL ASKING

Riverfront + Trail
SETTING

Production Potential
BREWERY + DISTILLERY



COMMERCIAL REAL ESTATE
+ BUSINESS BROKERAGE

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CONFIDENTIALITY & DISCLAIMER

Confidentiality. This Lease Offering Memorandum (the "Memorandum") has been prepared by Atlas Realty Advisors on behalf of the Landlord solely for use by qualified prospective tenants in evaluating a potential lease of the Property. By accepting this Memorandum, the recipient agrees to keep its contents strictly confidential, to use the information only to evaluate the Property, and not to disclose any portion of it to any third party without prior written consent from Atlas, except to the recipient's employees, attorneys, accountants, and financial advisors who have a legitimate need to know and who have agreed to be bound by these same obligations. The recipient agrees not to contact the Landlord, its occupants, lenders, or property vendors directly without prior written consent from Atlas. Upon written request, the recipient will promptly return or destroy the Memorandum and all copies, notes, and derivative materials.

Information Quality. The information contained herein has been obtained from sources believed to be reliable but has not been independently verified. All information is presented "as is" without representation or warranty of any kind, express or implied. Information may include forward-looking statements, projections, and estimates relating to the general economy, market conditions, competition, and other factors which are inherently subject to uncertainty and may not represent current or future performance of the Property. References to acreages, dimensions, conditions, and other measurements are approximations and may differ from actual values upon verification.

Lease Terms and Site Conditions. The \$12.00/SF/year NNN asking rate, divisibility, negotiable term, immediate availability, and vanilla-shell delivery condition described in this Memorandum are subject to change and are not binding until documented in a lease executed by the Landlord. Enhanced delivery, outdoor space, utilities, site conditions, and other improvements are subject to final design, approvals, and negotiated lease terms.

Zoning and Permitted Use. Zoning information is presented as published by Montgomery County GIS and the Royersford Borough Code, and is descriptive only. Nothing in this Memorandum constitutes a representation, opinion, or determination that any particular use is permitted, conditional, or nonconforming. Restaurant and customer-facing uses appear to route through the ARU Adaptive Reuse Overlay as conditional uses. Event classification is unclear. Prospective tenants are responsible for obtaining their own written zoning determination, permits, and approvals for their intended use.

Concept Materials. The 2023 plans and renderings are a prior design study, not existing conditions, approved construction documents, or landlord-delivered scope. Any over-river deck is possible and negotiable, subject to structural review and Borough approvals. The adjacent site vision is conceptual, proposed by others, and not approved, funded, or scheduled.

Summary Form. This Memorandum may describe documents and site conditions in summary form. These summaries are not complete or exhaustive descriptions. The recipient is advised to verify all information, consult independent legal, tax, engineering, environmental, and operating advisors, and investigate the economics and suitability of the Property. Any reliance on this Memorandum is solely at the recipient's own risk.

No Offer; Reservation of Rights. This Memorandum is not an offer to lease and shall not constitute an offer, contract, or commitment. The Landlord reserves the right to reject any or all expressions of interest, negotiate with multiple parties, and terminate discussions at any time. Neither Atlas Realty Advisors nor the Landlord shall have any legal commitment except as set forth in a fully executed lease signed by the Landlord.

TABLE OF CONTENTS

01	Executive Summary	04
02	Property Overview	05
03	Building Area Diagram	06
04	Prior Design Study	07
05	Interior Concept Gallery	08
06	Riverfront & Outdoor Concept	09
07	Regional Context	10
08	Regional Retail	11
09	Schuylkill River Trail	12
10	Recent & Planned Investment	13
11	Demographics	14
12	Zoning & Approvals	15
13	Adjacent Site Vision	16
14	About Atlas	17
15	Sources & Citations	18
16	Contact	19



EXECUTIVE SUMMARY & THE OFFERING

LEASE TERMS

ITEM	DETAIL
Asking rate	\$12.00/SF/year NNN
Delivery	Vanilla shell: stubbed plumbing and clean demised space
Enhanced delivery	Negotiable as part of a comprehensive package
Target uses	Restaurant, venue, event, brewery, distillery, or combination
Term	Negotiable
Availability	Immediate

ANNUAL ASKING RATE

\$12.00/SF/YR NNN

Vanilla-shell delivery. Enhanced delivery negotiable as part of a comprehensive package.

THE OPPORTUNITY

Exposed brick and heavy-timber beams rise to 30+ ft peaks across **15,276 SF** of open floor plates. Set on the riverfront at the pedestrian bridge, the building offers a distinctive setting for restaurant, event and beverage concepts. A prior design study illustrates how restaurant, bar, event and riverfront terrace programs could fit, while the building's industrial character supports brewery or distillery production potential.

WHY IT FITS

- **Destination identity.** Two downtowns, one bridge and one riverfront create a singular address for food, beverage, events and programming.
 - **Flexible footprint.** Lease all 15,276 SF or negotiate either contiguous component.
 - **Negotiable delivery.** Vanilla shell is the baseline, with enhanced delivery available in a comprehensive package.
 - **Riverfront outdoor potential.** The site offers potential for an expansive outdoor entertainment area overlooking the Schuylkill River.
- ## SITE & SETTING
- **Site scale.** Approximately 2.17 acres; built 1900 with elevator service per assessor.
 - **Production potential.** In industrial district context, 30+ ft peak height and open floor plates support tenant-led evaluation for brewery or distillery use.
 - **Riverfront setting.** Fronts the Royersford Riverfront Trail at the pedestrian bridge to the Schuylkill River Trail in Spring City.

TOTAL

**15,276
SF**

COMPONENTS

**7,136 +
8,140**

PEAK HEIGHT

30+ FT

AVAILABILITY

Immediate

PROPERTY OVERVIEW

OFFERING

15,276 SF

Plan-derived

COMPONENTS

7,136 + 8,140

Together or separate

RATE

\$12.00/SF

Per year NNN

PEAK HEIGHT

30+ FT

Landlord reported

DELIVERY

Vanilla Shell

Enhanced negotiable

BUILDING & LEASE FACTS

ITEM	DETAIL
Address	155 Railroad Plaza, Royersford, PA 19468
Offering area	15,276 SF (two contiguous components)
Divisibility	7,136 SF or 8,140 SF
Asking rate	\$12.00/SF/year NNN
Delivery	Vanilla shell; enhanced delivery negotiable
Availability	Immediate
Term	Negotiable
Parcel	19-00-02936-006; approximately 2.17 acres
Assessor area	45,278 SF commercial area, not offering size
Zoning	I Industrial + ARU Adaptive Reuse Overlay



2023 RIVERFRONT DINING CONCEPT RENDERING, NOT EXISTING IMPROVEMENTS

PROGRAM POTENTIAL

- **Hospitality.** The prior design study shows restaurant, bar, private dining, event and kitchen programming as a concept, not delivered improvements.
- **Beverage production.** The open industrial character and 30+ ft peak support brewery or distillery production potential.
- **Riverfront.** The site offers potential for an expansive outdoor entertainment area overlooking the Schuylkill River.

TARGET USERS

RESTAURANT

Destination dining

BREWERY

Production + taproom potential

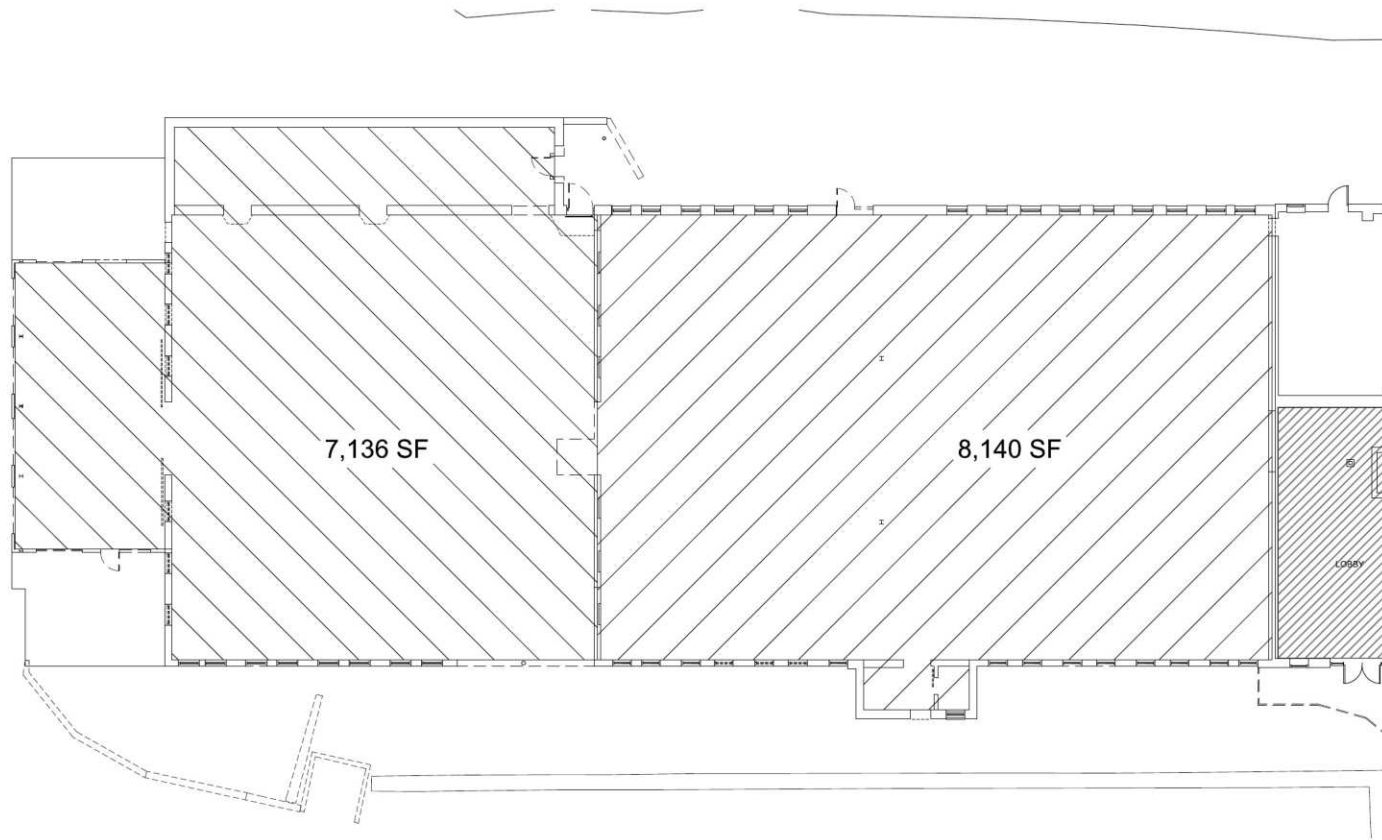
DISTILLERY

Production + tasting potential

VENUE

Events + programming

BUILDING AREA DIAGRAM



WEST COMPONENT

7,136 SF

EAST COMPONENT

8,140 SF

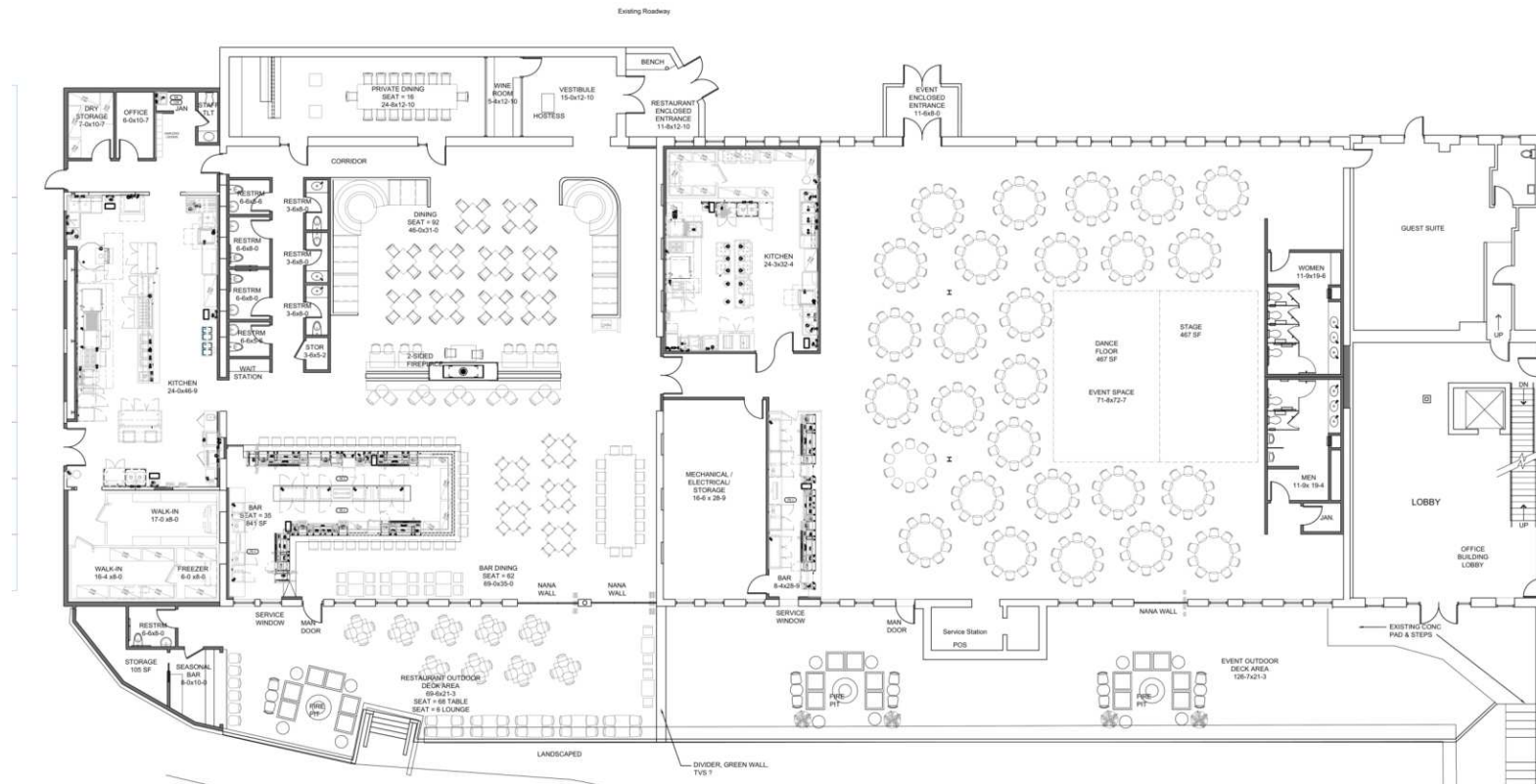
COMBINED

15,276 SF

Divisibility. Marketed as 15,276 SF, divisible to either 7,136 SF or 8,140 SF component. Demising to suit.

PLAN-DERIVED BUILDING AREA EXHIBIT

PRIOR DESIGN STUDY 2023



OPTION 1, MITCHELL ASSOCIATES PRIOR DESIGN STUDY

PROGRAM LEGEND

RESTAURANT DINING 92 seats	BAR DINING 62 seats	INNER BAR 35 seats / 841 SF	PRIVATE DINING 16 seats	EVENT HALL 71 ft 8 in x 72 ft 7 in
STAGE 467 SF	DANCE FLOOR 467 SF	KITCHENS Two	RESTAURANT DECK 69 ft 6 in x 21 ft 3 in	EVENT DECK 126 ft 7 in x 21 ft 3 in

DELIVERY BASIS

Vanilla shell with stubbed plumbing and a clean demised space; enhanced delivery negotiable in a comprehensive package.

2023 design study by Mitchell Associates, shown to illustrate how much program the building carries: full-service restaurant, bar, private dining, an approximately 5,200 SF event hall and two river decks. Tenant fit-out to suit.

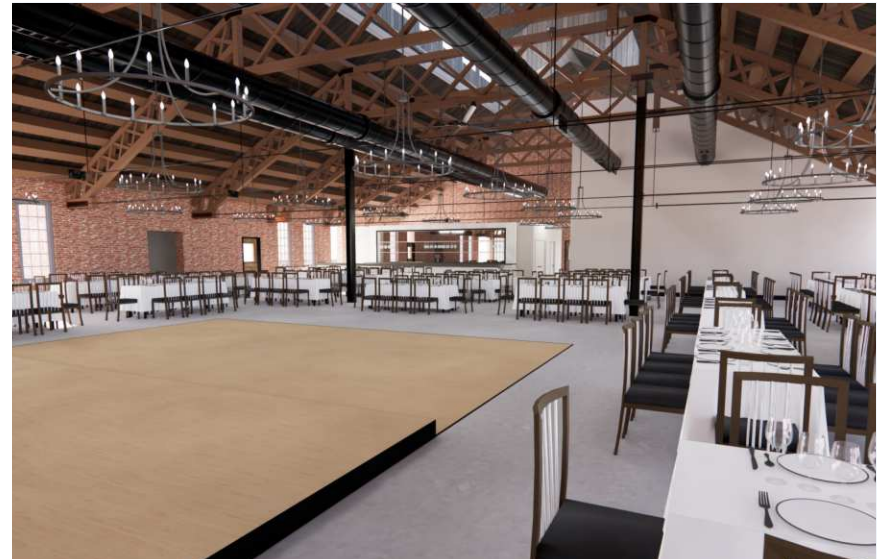
INTERIOR CONCEPT GALLERY



2023 MAIN BAR CONCEPT RENDERING



2023 RIVER-WINDOW DINING CONCEPT RENDERING



2023 EVENT HALL CONCEPT RENDERING

RIVERFRONT & OUTDOOR CONCEPT



RIVER DECK CONCEPT RENDERING



EVENT DECK CONCEPT RENDERING



PATIO ENTRY CONCEPT RENDERING

THE SETTING

- **River and bridge.** Two downtowns, one bridge, one riverfront put the building at the center of a memorable pedestrian destination.
- **Trail access.** Schuylkill River Trail and public river access on both banks put cyclists, runners and paddlers at the door.
- **Terrace potential.** Site offers potential for an expansive outdoor entertainment area overlooking the river; the 2023 study drew two decks totaling roughly 4,100 SF.

APPROVAL PATH

LIQUOR
PLCB license

HEALTH
Food service permits

STRUCTURE
Engineering

BOROUGH
Zoning + permits

TRAIL
SRT access

LEASE
Scope + terms

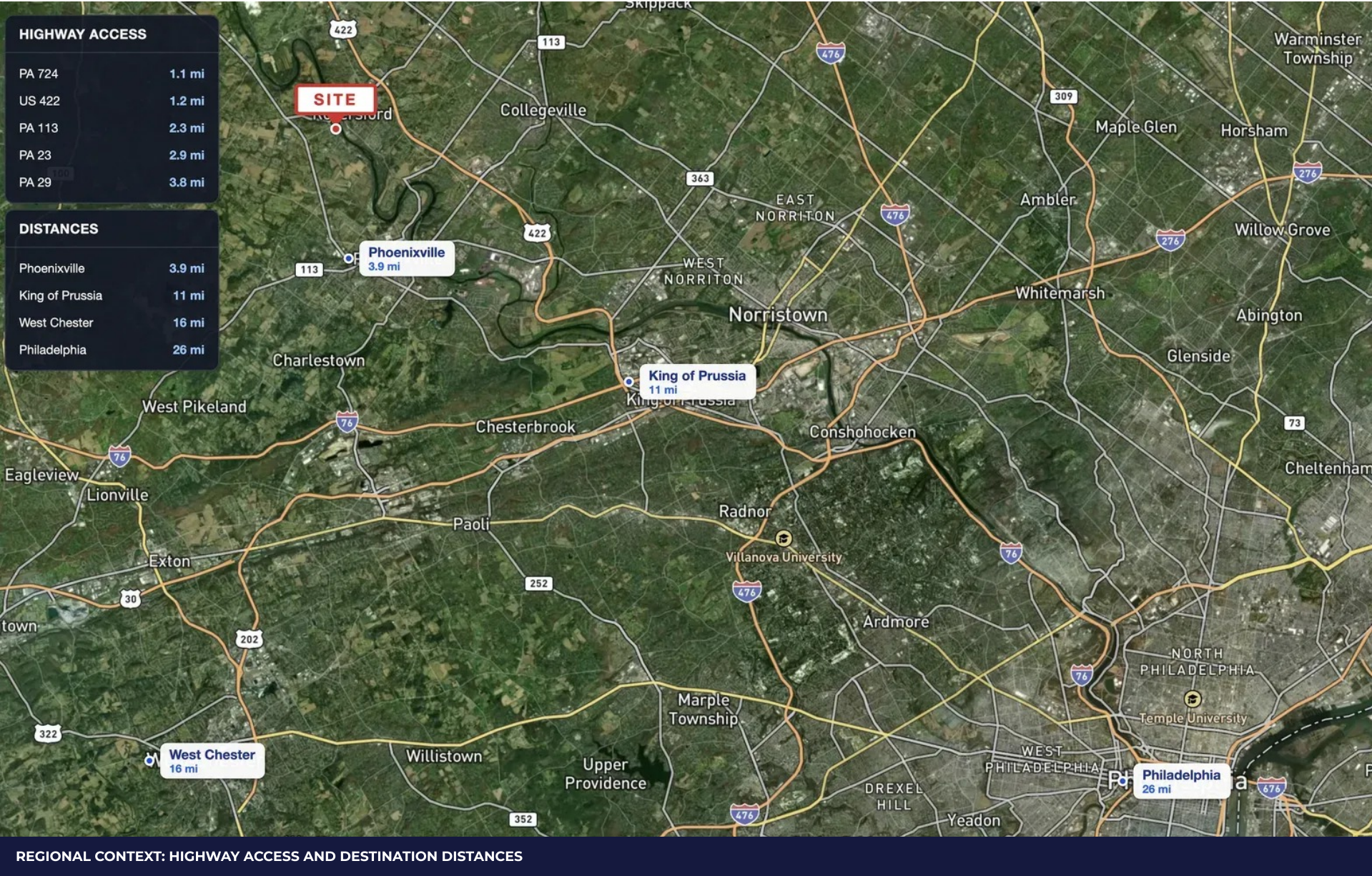
DECK PROGRAM, 2023 STUDY

Restaurant deck: 69 ft 6 in x 21 ft 3 in, 68 table seats plus 6 lounge seats.

Event deck: 126 ft 7 in x 21 ft 3 in.

Prior design study; outdoor scope negotiated as part of the lease.

REGIONAL CONTEXT



REGIONAL RETAIL

US 422 CORRIDOR



US 422 CORRIDOR SHOPPING CENTERS AND ANCHORS, ALL WITHIN MINUTES OF THE SITE

PRIMARY CORRIDOR
US 422 / PA 724

OUTLET ANCHOR
Philadelphia Premium Outlets

POWER CENTERS
The Court + Lakeview

NEIGHBORHOOD
Park Town + Limerick Crossing

SCHUYLKILL RIVER TRAIL & THE TRESTLE



SCHUYLKILL RIVER TRAIL, RESTORED TRESTLE, LAUNCHES AND BOTH DOWNTOWNS

THE TRESTLE STORY

From 155 Railroad Plaza, a century-old former Pennsylvania Railroad trestle tells the riverfront's working story. The approximately 1,020-foot crossing once carried freight to Royersford's mills. Restored with about \$1.5 million in state, DCNR and Montco 2040 grants, it reopened January 5, 2024 with a ribbon cutting. Today, it creates the walk-and-bike link from the property's doorstep to the regional Schuylkill River Trail in Spring City, just 0.13 mile away, putting regional recreation and trail traffic within immediate reach.

- **Trail network.** 82.4 open miles today of a planned 120-mile Philadelphia-to-Frackville corridor, part of the 850-plus-mile Circuit Trails. The August 2026 Route 422 connector made a nearly 70-mile continuous ride from Philadelphia to Reading.
- **Ride to, approximately.** Phoenixville about 5 trail miles, Pottstown about 9 and Valley Forge about 12.
- **Two banks.** The 1-mile paved Royersford Riverfront Trail is on the property's side; Royersford Access canoe launch is 0.6 mile away, Spring City boat ramp is 1.0 mile away, and Victory Park offers restrooms and pavilions.

DAILY BICYCLISTS

129

DVRPC 2024, 0.25 mi from site

OPEN TRAIL

82.4 MI

of 120 planned

RESTORED TRESTLE

1,020 FT

Reopened Jan 2024

CONTINUOUS RIDE

70 MI

Philadelphia to Reading

TRAIL-SIDE SPEND

50% of trail users buy food or drink

SRT user survey: half of users made a food or drink purchase on their last visit, and trail-related spending exceeded \$7 million a year (Rails-to-Trails, 2009 study).

RIVERSFORD COMMONS
78 APARTMENTS - ADAPTIVE REUSE - DELIVERED 2025

CYPRESS PLACE
48 WORKFORCE UNITS - PROPOSED

MAIN STREET STREETSCAPE
STATE MULTIMODAL AWARD 2026

TOWNES ON SECOND
6 HOMES - COMPLETING 2026

SPRING CITY GAY ST BOAT LAUNCH
IMPROVEMENTS - GRANT PENDING

RIVERSFORD RIVER ACCESS / VICTORY PARK
PUBLIC LAUNCH

PUNCH BUGGY BREWING
OPENED JUNE 2026

RIVERSFORD TO SPRING CITY BRIDGE
OPEN - SCHUYLKILL RIVER TRAIL LINK

RIVERFRONT CONCEPT
PROPOSED BY OTHERS - TENTATIVE

REGIONAL PIPELINE

FRUITVILLE CROSSING
76 HOMES + 92,400 SF - CU
APPROVAL FEB 2026

EMERALD CROSSING
67 TOWNHOMES + 80,410 SF -
FINAL APPROVAL

PARKHOUSE
549 UNITS PROPOSED

ROYERSFORD AREA · 13 RECENT AND PLANNED INVESTMENT PROJECTS

PROJECT	LOCATION	DETAIL
Royersford Commons	610 Main St	78 apartments, adaptive reuse, delivered 2025
Main Street streetscape	Royersford	\$139,025 state Multimodal award, 2026
Pedestrian bridge	Royersford to Spring City	Open; Schuylkill River Trail link
RiverWalk at Royersford	Royersford Borough	Granor Price Homes: 98 townhomes built 2007-2010; same master development includes 216 apartments
Punch Buggy Brewing	77 N Main St, Spring City	Opened June 2026
Cypress Place	452 S Lewis Rd	48 workforce units, proposed
Townes on Second	Royersford	6 homes, completing 2026
Gay Street boat launch	Spring City	Improvements proposed; grant pending
Emerald Crossing	142 W Ridge Pike, Limerick	67 townhomes + 80,410 SF, final approval
Fruitville Crossing	Ridge Pike	76 homes + 92,400 SF, conditional-use approval February 2026
Parkhouse	Upper Providence	549 units proposed
Riverfront concept	Adjacent	Proposed by others; tentative, not approved, funded, or scheduled

Sources: project sponsors, municipal review pages, state award announcements, public project reporting, and the RiverWalk register citation. Proposed projects are not guaranteed deliveries.

DEMOGRAPHICS & DEMAND BASE

POPULATION, 5 MILE

110,527

2025 estimate

MEDIAN HH INCOME, 5 MILE

\$112,712

\$100K+ HOUSEHOLDS, 5 MILE

55.8%

Computed from income bands

BACHELOR'S OR HIGHER, 5 MILE

46.79%

2025 RADIUS COMPARISON

METRIC	1 MILE	3 MILE	5 MILE
Population	11,288	37,634	110,527
Households	5,065	14,513	42,838
Average HH income	\$97,078	\$134,293	\$141,302
\$100K+ households	34.4%	52.4%	55.8%
\$200K+ households	8.73%	20.67%	22.63%
Median age	40.5	41.6	41.1
Age 25-44	29.6%	25.0%	26.2%
Bachelor's or higher	30.55%	42.88%	46.79%
Professional & management	29.33%	34.41%	36.41%
Owner occupied	55.17%	71.47%	72.06%
Median home value	\$291,038	\$435,839	\$433,512
1-person households	36.94%	26.81%	27.06%
Average HH size	2.20	2.50	2.50

TRAFFIC COUNTS

ROAD	AADT	YR
PA 724	13,322-13,876	2024
US 422	24,340-30,712	2025

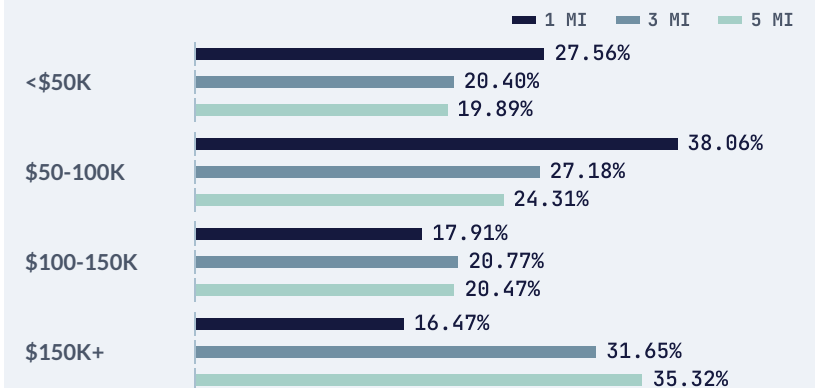
BOROUGH BASE, 2024 ACS

AREA	POP.	HH	MED. HH INC.
Royersford	4,945	2,179	\$75,288
Spring City	3,657	1,998	\$76,419

GROWTH 2020 TO 2030

PERIOD	1 MI POP	3 MI POP	5 MI POP	1 MI HH	3 MI HH	5 MI HH
2020	10,895	36,670	107,212	4,893	14,199	41,709
2025	11,288	37,634	110,527	5,065	14,513	42,838
2030	11,583	38,530	113,360	5,203	14,861	43,968
2025-30	2.61%	2.38%	2.56%	2.72%	2.40%	2.64%

HOUSEHOLD INCOME DISTRIBUTION



DEMAND IMPLICATIONS

- **Dining spend.** Avg. HH income is \$134,293 at 3 miles.
- **Core cohort.** Ages 25-44 are 29.6% within 1 mile.
- **Walk-up trade.** The 1-mile ring is 44.83% renter occupied.
- **Event draw.** \$100K+ households are 55.8% within 5 miles.

Source: CoStar demographic detail report, 2025 estimates and 2030 projections, radii centered on the subject; computed shares derived from the report's bands. Traffic ranges reflect relevant roadway segments, not a site driveway count.

ZONING & APPROVALS



155 RAILROAD PLAZA

I INDUSTRIAL DISTRICT WITH BOROUGH-WIDE ADAPTIVE REUSE OVERLAY

ZONING

I Industrial + ARU Overlay

An adaptive-reuse overlay written for pre-1950 industrial buildings over 5,000 SF, exactly this building's profile.

DISTRICT CHARACTER

- **I Industrial.** Manufacturing, fabrication, assembly, processing and packaging are permitted; a natural home for brewery or distillery production.
- **ARU Adaptive Reuse Overlay.** A purpose-built path for rehabilitating historic industrial buildings, it lists restaurants without drive-through and indoor/outdoor commercial recreation, and allows combining ARU uses with each other or with an underlying industrial use, so production plus taproom or restaurant can live under one roof.
- **Event & assembly.** Reviewed with the Borough alongside the tenant's use application; parking standard for assembly is 1 per 4 seats plus 1 per employee on the largest shift.
- **Liquor.** Royersford is a wet municipality for all license classes including Brewery G and Limited Distillery AL.

PARKING

- **Parking.** Sit-down restaurant: 1 space per 80 SF gross floor area.
- **Take-out restaurant.** 1 space per 250 SF gross floor area.

USE PATHS

BREWERY PRODUCTION

I district manufacturing

DISTILLERY PRODUCTION

I district processing

RESTAURANT + TAPROOM

ARU Overlay

COMBINED PROGRAM

ARU + I district

EVENT + ASSEMBLY

Borough review

LIQUOR

PLCB, wet municipality

Source: Royersford Borough Code, Chapter 475 (Sections 475-60B, 475-103, 475-113); Montgomery County zoning GIS.

ADJACENT SITE VISION



CONCEPT RENDERING: ADJACENT SITE VISION PROPOSED BY OTHERS

STATUS QUALIFICATION

Conceptual and proposed by others. The adjacent multifamily and mixed-use vision shown here is an early-stage concept, not approved, funded or scheduled, and the lease opportunity stands on its own. It illustrates the direction of the riverfront.



SALES & LEASING • INVESTMENT ADVISORY
TENANT & LANDLORD REP • BUSINESS BROKERAGE

2020

FOUNDED

25+

YEARS EXP.

3

STATES

"They were instrumental in identifying the perfect 15,000 sq ft building, helping us secure SBA financing, and expertly steering us through the complicated due diligence process. They are more than just a broker; they are also educators and a trusted partner."

CHRISTINE S. • BUYER REP • CHESTER COUNTY, PA

"Their deep market knowledge, strategic approach, and negotiation skills were instrumental in securing the best possible deal. They were not just brokers; they were true partners in the process."

RADHA A. • SELLER REP • MONTGOMERY COUNTY, PA

"I had a successful commercial office space transaction with Atlas. The process was seamless. Their market knowledge was outstanding. They were responsive and detail oriented from execution to closing the deal quickly."

SUZANNE S. • TENANT REP • DELAWARE COUNTY, PA

"I purchased a handful of properties before and never received this type of help from the seller side. I was so impressed and appreciative that I now am trying to work with Atlas to have them find properties for me. They earned a client and referrals from me for life."

BRYON S. • INVESTOR • DELAWARE COUNTY, PA

"Atlas did a great job from start to finish on the sale of our office building. Great, responsive service, would refer them to anyone!"

PAUL B. • SELLER REP • DELAWARE COUNTY, PA

999 Old Eagle School Road, Suite 150
Wayne, PA 19087

BUILT BY BROKERS WHO THINK LIKE OWNERS

Atlas Realty Advisors is a commercial real estate and business brokerage firm founded in 2020, based in Wayne, PA, with an appointment-only office in the Royersford area. The firm is led by Principal & Broker of Record Zachary Lasorsa and Principal Joseph Battaglia, who together hold licenses in Pennsylvania, New Jersey, and Delaware. A particular strength is the combined sale of a business together with the real estate it occupies, a service few local firms offer.

OUR STORY

Both principals come from families with deep roots in commercial real estate investment and development, so they understand how to think like the people who own, build, and operate properties.

Zach and Joe started at a boutique commercial real estate brokerage, were recruited to launch a brokerage division for an investment and development firm, and ultimately bought out their partners to take Atlas fully independent.

The firm operates on its own terms: lean, focused, and accountable only to its clients. Every engagement is different, but the discipline is the same.

WHAT SETS US APART

Senior-level attention. Two principals on every engagement. No junior associates, no hand-offs.

Owner's perspective. Underwriting, lease analysis, and pricing built the way an investor would build it, not the way a listing sheet would.

Dual real estate and business brokerage. Atlas handles commercial real estate and the confidential sale of operating businesses under one roof, including combined business and real estate transactions.

Licensed in three states. Zach and Joe personally hold licenses in Pennsylvania, New Jersey, and Delaware, backed by an advisory bench of attorneys, lenders, engineers, and environmental consultants brought in at the right time.

MORE THAN JUST A BROKER.



ATLAS REALTY ADVISORS • CONFIDENTIAL

SOURCES & CITATIONS

PARCEL + BUILDING

- Montgomery County Parcels and GIS BOA Land REST services: gis.montcopa.org, accessed September 2, 2026.
- Foundry sf.pdf, page 1: 7,136 SF and 8,140 SF components.
- County assessment: approximately 2.17 acres, 45,278 SF commercial area, year built 1900.

ZONING + PARKING

- Royersford Borough Code, Chapter 475, Sections 475-60B, 475-103, and 475-113: ecode360.com/34528768,/34529055, and /34529361.
- Montgomery County Municipal Zoning GIS: gis.montcopa.org/arcgis/rest/services/Zoning/Montgomery_County_Municipal_Zoning/MapServer/11.

PLANS + RENDERINGS

- Mitchell Associates design update dated July 14, 2023; Option 1 plan dated June 26, 2023.
- Foundry sf.pdf dated October 31, 2024.
- Prior concepts from the 2023 design study.

DEMOGRAPHICS + TRAFFIC

- CoStar 2025 radius report, demographics.pdf, pages 1 to 4.
- U.S. Census Bureau 2024 ACS via api.censusreporter.org for Royersford and Spring City.
- PennDOT traffic volume maps and roadway traffic service: pa.gov/agencies/pennndot/maps/traffic-volume-maps and gis.pennndot.pa.gov/gis/rest/services/opendata/roadwaytraffic/MapServer/0.

RIVER + MARKET CONTEXT

- GVF pedestrian bridge report: gvftma.com pedestrian bridge opening report.
- Schuylkill River Greenways Royersford Access, Spring City Access, and Phoenixville-to-Pottstown trail pages: schuylkillriver.org.
- DVRPC bicycle count station B00633, Spring City, 2024; Circuit Trails and Schuylkill River Greenways trail pages; Chester County and Montgomery County SRT project pages; GVF, Daily Local and Mercury reporting on the trestle restoration (2019-2024); Rails-to-Trails Conservancy SRT user survey (2009).
- Investment project sources: burkeyconstruction.com; ksgengineers.com; arroconsulting.com; missionfirsthousing.org; springford.press; springcitypa.gov; limerickpa.org; upperprovmcpa.gov; and patch.com.

MAPPING + CONTEXT

- OpenStreetMap location context: openstreetmap.org/?mlat=40.1859&mlon=-75.54535&zoom=12.
- County parcel geometry, Esri imagery, and OpenStreetMap context.
- Adjacent-site documents dated 2019, 2022, and 2025 inform the early-stage riverfront vision shown in this memorandum.



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