



OFFERING SUMMARY

Prime Investment Opportunity: Fully Leased Neighborhood Retail Center

Milford Landing Plaza | 102 Milford Landing Dr, Milford, PA 18337

Jeff Algatt

Senior Vice President
Capital Markets | Investment Services
+1 267 252 0191
jeff.algatt@colliers.com

Derek Zerfass

Senior Vice President
Brokerage | Retail
+1 610 657 8473
derek.zerfass@colliers.com

Scott Horner

Vice President
Brokerage | Retail
+1 610 359 5869
scott.horner@colliers.com

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INVESTMENT HIGHLIGHTS

- Turnkey opportunity
- 100% leased and occupied on a net lease basis
- Property management fees included in CAM
- 5.8-year WALT
- Anchored by Harbor Freight plus strong shadow anchors Lowe's, Home Depot and Walmart
- Well-maintained
- Powerful demographics
- High visibility



The Opportunity

Colliers is the Owner's exclusive agent to offer for sale the fee simple interest in this fully occupied neighborhood shopping center at 102 Milford Landing Drive in Milford, Pike County, Pennsylvania (the "Property").

The 43,956-square-foot Class B center is 100% net-leased to a solid roster of national and local tenants, including anchor Harbor Freight. The Property's weighted average remaining lease term ("WALT") by GLA is 5.8 years.

- The Property is readily visible with frontage on State Route 209 and exposure from Interstate 84.
- Shadow anchors include Lowe's, Home Depot, and Walmart.
- Average HHIs are substantial, at \$88,492 within three miles.
- The Property is well-maintained, has strong curb appeal, and easy access at a signaled intersection.
- Professionally managed and leased by third-party firms, this purchase opportunity is suitable for both remote and hands-on investors.

Vital Data

Address	102 Milford Landing Drive Milford, PA 18337	Zoning	G-2 General Commercial, Westfall Township
# Buildings	1	Land Area	5.74 acres
# Floors	1	APN	098.07-01-01.003
Total GLA SF	43,956	Year Built	2005
% Total GLA Leased	100%	Utilities	Electric, gas, public sewer & water
# Units	9	Title	Fee Simple
# Tenants	9	Offered Price	\$12,800,000
% Units Leased	100%	Offered Price/SF GLA	\$290 / SF
Parking	201 spaces (4.6 per 1,000 SF GLA)	Offered Cap Rate	7.0%

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QUALIFIED INVESTORS

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