



OFFERING MEMORANDUM

83 S. Eagle Road
Havertown, PA

March 2025



Beacon
Commercial Real Estate, LLC

83 SOUTH EAGLE ROAD | HAVERTOWN, PA

Exclusive Representation

Beacon Commercial Real Estate, LLC, as the exclusive broker, has been retained by Hirst Terrace Associates, LLC to arrange for the sale of 83 S. Eagle Road, Havertown, PA (“Property”). The building is in Havertown - Haverford Township, Delaware County, PA.

Offer Requirements

The asking price is \$3,500,000.00. They are a market-oriented seller and have expectations consistent with the nature of the property.

All offers should include:

- Purchase price
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend the deadlines set forth in the time schedule.

Co-Broker Commission

Any broker representing a purchaser will be compensated 5% of the total gross purchase price 100% at settlement.

Communication

All communication, inquiries, and requests should be addressed to Colin McHale at 610-828-0100 as the exclusive marketing advisor to Ownership.

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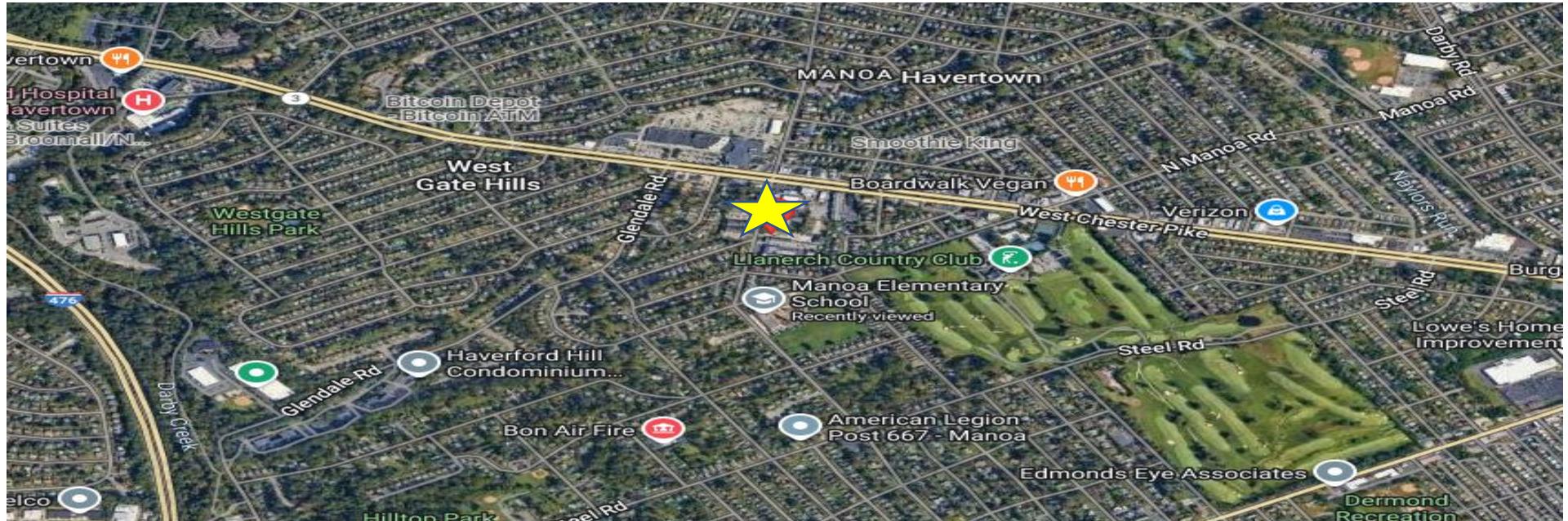
PROPERTY OVERVIEW 83 SOUTH EAGLE ROAD | HAVERTOWN, PA



SQUARE FOOTAGE	14,000
ACRES	1.63
PARCELS	22-09-00655-00 22-09-00655-01 (rear fenced in parking lot)
SALE PRICE	\$3,500,000.00
PARKING	A tremendous amount of parking; currently unstriped Fenced parking lot with 53 spaces including 4 handicapped spaces. The lot has 91 feet of frontage.
TAXES	22-09-00655-00 - \$20,195 22-09-00655-01 - \$3,252
ZONING	22-09-00655-00 - C-3 22-09-00655-01 - R-6

Beacon Commercial Real Estate LLC has been engaged by Ownership as the exclusive agent for the sale of 83 South Eagle Road, Haverford Township. The subject property consists of two buildings; a vacant office, and one flex building that was completely renovated in 2022. The property contains of a gross building area of 14,000 square feet. The subject's improvements, which were constructed in phases, consist of a three and part two-story, $6,095\pm$ square foot office building situated at the front portion of the property; and a two and part one-story $8,000\pm$ square foot office/warehouse building situated at the rear of the property. The improvements are situated on the interior, flag lot containing $1.63\pm$ acres and is located in Haverford Township, Delaware County, PA.

LOCAL MAP | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA



Haverford Township is characterized by a mix of residential and commercial land uses. Residential uses are predominant here, with the primary type being detached and semi-detached, single-family dwellings.

Commercial uses are found mainly along West Chester Pike (Route 3) and Lancaster Avenue (US Route 30) which are the primary commercial thoroughfares serving the area. The subject property is situated just south of West Chester Pike (Route 3). The uses range from attached structures to detached highway related commercial uses such as car dealerships, office buildings, gas stations, restaurants and strip shopping centers.

The most significant land use in the immediate area of the subject is the Manoa Shopping Center. This center, which is situated just north of the subject at the intersection of West Chester Pike (Route 3) and North Eagle Road, features $230,000\pm$ square feet of retail space and is anchored by an Acme Supermarket. Other commercial users in the center include Staples, Rite Aid, Ace Hardware and GameStop.

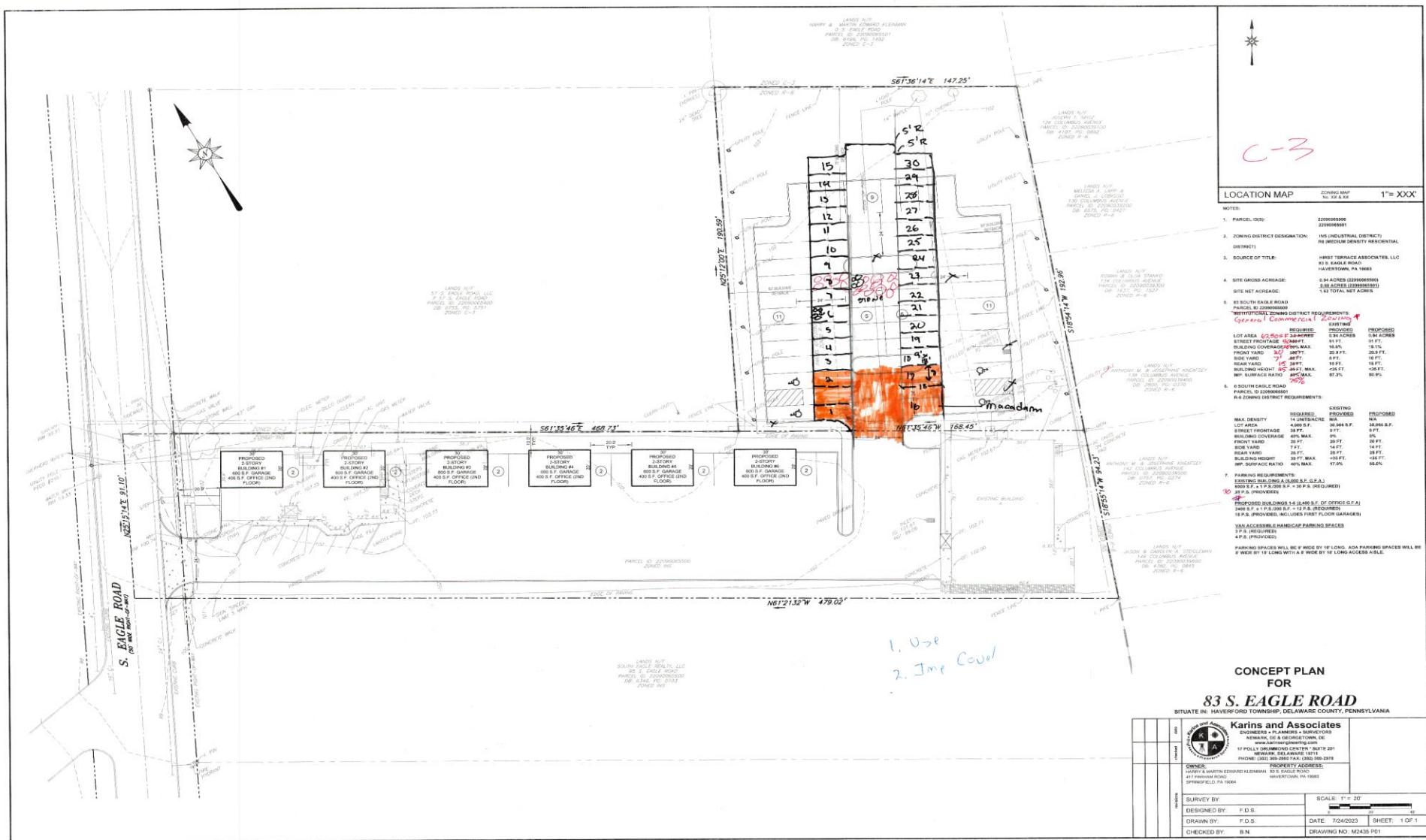
Two additional land uses in the immediate area of the subject property include Llanerch Country Club and Dermond Recreation Area. Llanerch Country Club, which is situated just to the east of the subject with frontage along both West Chester Pike and Township Line Road, encompasses $130\pm$ acres that include a clubhouse, an 18-hole golf course, a pool and tennis and pickleball court. Dermond Recreation, which is situated approximately one mile southeast of the subject in nearby Upper Darby Township, represents a $12.3\pm$ acre site located along Dermond Avenue and Old Lane, is the home of Drexel Hill Little League and includes several baseball and softball fields.

AERIAL PARCEL | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

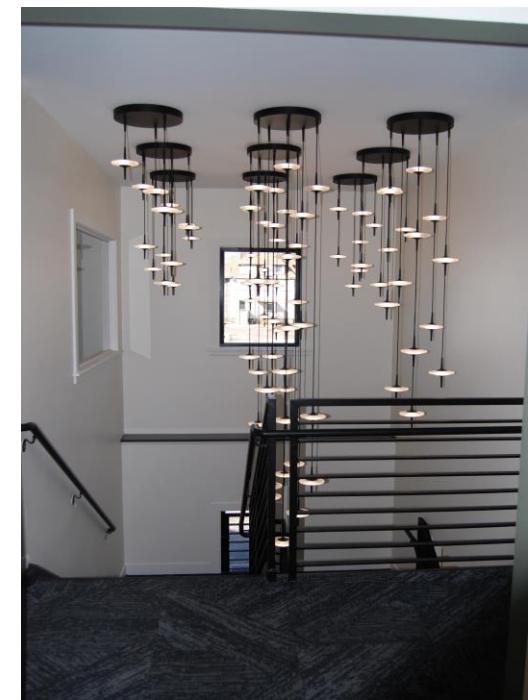
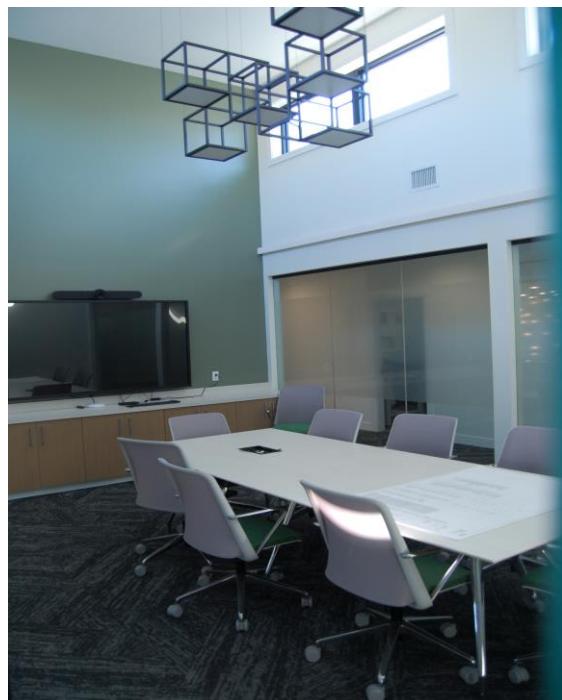
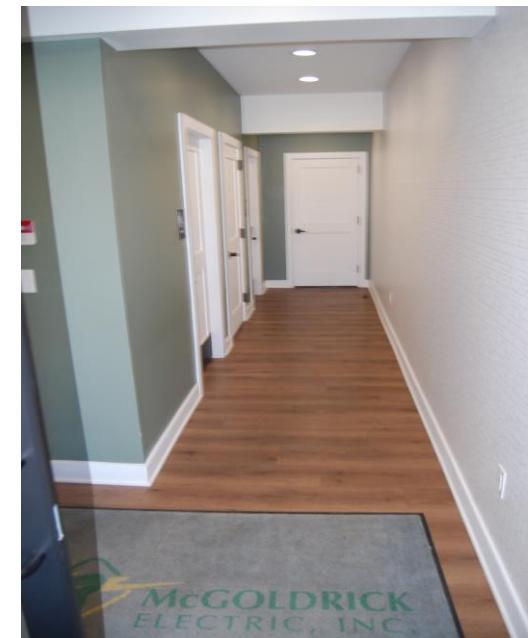


AERIAL PARCEL | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

Proposed Phase II



INTERIOR PHOTOS | 83 SOUTH EAGLE ROAD | HAVERTOWN, PA



EXTERIOR PHOTOS | 83 SOUTH EAGLE ROAD | HAVERTOWN, PA



OPEX | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

	Monthly	Annually	PSF
Property Taxes	\$1,957.33	\$23,488.00	\$2.35
Insurance	\$561.33	\$6,736.00	\$0.67
Security Monitoring	\$100.00	\$1,200.00	\$0.12
HVAC Maintenance Contract	\$37.50	\$450.00	\$0.05
Electric Annual	\$350.00	\$4,200.00	\$0.42
Water	\$100.00	\$1,200.00	\$0.12
Total	\$3,106.16	\$37,274.00	\$3.73

AREA OVERVIEW | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

Greater Philadelphia Area

Greater Philadelphia, the nation's eighth largest metropolitan area and sixth most populous city, is situated in the heart of the Northeast Corridor and is the keystone of major north-south, east-west highway and rail networks. More than 100 million people are within a one day drive of Philadelphia. The Greater Philadelphia market area spans thirteen counties in Southeastern Pennsylvania, Southern New Jersey and Northern Delaware.

Philadelphia boasts strong economic fundamentals. According to the U.S. Bureau of Economic Analysis, the Gross Metropolitan Product for the Philadelphia Region is the eighth largest in the U.S. (forecasted to be \$490 billion in 2019). Its economic diversity and population density characterize the strength and desirability of Greater Philadelphia. Its location, high educational, medical and government facilities concentration, and a strong transportation network underscore these strengths. Residents of the Philadelphia area have always enjoyed a quality of life ranked among the highest in the country. In addition to the numerous and growing number of high quality urban housing opportunities, abundant desirable suburban communities are easily accessible by one of the country's best highway and mass transit systems.



Greater Philadelphia Area - By the Numbers

Lower cost of living than the other major northeast metros including New York, Boston and Washington D.C.

Population – 6.0 million (8th among large U.S. metros)

Employment – 2.8 million (6th among large U.S. metros)

Personal Income - \$337 billion (5th among large U.S. metros)

Philadelphia's Amtrak station is the 3rd busiest in the country

Three major shipping ports served by one of the few regions with Class 1 railroads

Average of 125 cultural events take place every day

13 companies on the Fortune 500 list their headquarters in the region; 30 on the Fortune 1000 are headquartered here

Third most populous downtown in the country

Attractions

The largest shopping complex of retail space (2.4 million square feet) in the United States, the King of Prussia Mall, is located in the heart of Montgomery County. The mall is a prominent tourist destination in the Philadelphia area, with an estimated 20- 25% of visitors each year being tourists. Montco also has many activities for outdoor adventures, with over 60 miles of bike trails and many rivers and creeks for fishing, canoeing, and kayaking.

TRANSPORTATION | 83 SOUTH EAGLE ROAD | HAVERTOWN, PA

Nearby Airports

Philadelphia International Airport (25 minutes)
Lehigh Valley International Airport (40 minutes)
Newark Liberty International Airport (1 hr, 10 minutes)



Passenger Rail

41 SEPTA Regional Rail stations
Amtrak



Freight Rail

136 miles of freight rail (most of any county in the region)

Five Pennsylvania Turnpike interchanges are located in Montco

Exit 343 in Willow Grove at Route 611
Exit 340 (Ft. Washington Slip Ramp)
Exit 339 in Fort Washington at Route 309
Exit 20 in Plymouth Meeting for the PA turnpike Northeast Extension
Exit 326 in King of Prussia at I-76, Routes 202 and 422



Highways

Schuylkill Expressway
Pennsylvania Turnpike
Pennsylvania Turnpike NE Extension/Blue Route

ZONING – APPROVED USES | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

182-404. C-3 General Commercial District.

- A. Specific intent. It is the purpose of this district to provide for the appropriate development of the Township's main and general business districts which are designed to offer Township-wide and regional services.
- B. Use regulations.
 - (1) Uses by right. In any C-3 District, land, buildings or premises shall be used by right for one or more of the following:
 - (a) General merchandise stores, including department stores, five-and-ten variety stores, general merchandise discount stores, drug stores and sporting goods.
 - (b) Apparel and accessory stores, including shoe stores, furriers and custom tailors.
 - (c) Furniture, home furnishing and equipment establishments, including household appliance stores, hardware, paint and glass stores, radio and television stores and services.
 - (d) Food stores, including supermarkets, bakeries and confectionary shops, where the production of baked goods is to be sold only at retail on the premises, and the sale of dairy products and meats.
 - (e) Standard restaurants, including outdoor dining, subject to the provisions of § 182-731. **[Amended 10-14-1975 by Ord. No. 1616; 5-9-1977 by Ord. No. 1665; 4-8-2013 by Ord. No. 2681]**
 - (f) Gift shops, including camera, book, stationery, antique, musical supply, cosmetic, candy, flower, hobby, jewelry, leather and luggage shops. **[Amended 4-8-2024 by Ord. No. 2997-2024]**
 - (g) Offices for medical and other professions, real estate and insurance and banks, including branch banks, messenger or telegraph services and general business offices.
 - (h) Business machine shops, sales and related services. **[Amended 10-14-1975 by Ord. No. 1616]**
 - (i) Personal service shops, including dry-cleaning, barber-, beautician, shoe repair, laundromat, tailor shops and related personal services.
 - (j) Government offices serving the public, including a post office or other public or semipublic office.¹
 - (k) Artists' and photographers' studios.
 - (l) Mortuaries.
 - (m) Motels, hotels or inns and related facilities such as a restaurant, meeting room, auditorium and swimming pool.
 - (n) Telephone exchange buildings.
 - (o) Manufacture and sale of handcrafted articles. **[Added 10-14-1975 by Ord. No. 1616; amended 5-9-1977 by Ord. No. 1666]**
 - (p) Interior decorators. **[Added 10-14-1975 by Ord. No. 1616; amended 5-9-1977 by Ord. No. 1666]**
 - (q) Catering establishments.
 - (r) Business schools, not including trade schools.
 - (s) Governmental or utility uses or buildings as permitted in § 182-202B(1)(c).

ZONING – APPROVED USES

C-3 General Commercial District continued

- (t) Take-out restaurant. **[Added 4-8-2013 by Ord. No. 2681]**
- (u) Fast-food restaurant, including outdoor dining. **[Added 4-8-2013 by Ord. No. 2681]**

- (2) Accessory uses. Only the following accessory uses shall be permitted:
 - (a) Accessory uses on the same lot with and customarily incidental to any of the above-permitted uses, including signs as permitted in § 182-701.
 - (b) Solar energy equipment. **[Added 3-12-2012 by Ord. No. 2657]**
- (3) Uses by special exception. The following uses shall be permitted as a special exception when authorized by the Zoning Hearing Board and after review by the Planning Commission as to conformance with the Comprehensive Plan:
 - (a) Lodge halls for fraternal organizations and meeting places, public or private.
 - (b) An apartment for one family in combination with a business use.
 - (c) Fast-food restaurants with drive-in restaurant facilities and take-out restaurants with drive-in restaurant facilities, subject to the provisions of § 182-722. **[Added 5-9-1977 by Ord. No. 1665; amended 4-8-2013 by Ord. No. 2681]**
 - (d) Indoor recreational or amusement facilities, including theaters and bowling alleys, provided that said facility is supervised by an employee located on site at all times that said place of recreation or amusement is open for business. **[Added 5-9-1977 by Ord. No. 1665]**
 - (e) The installation and/or construction of satellite dishes, earth station satellites and television satellites. **[Added 9-30-1985 by Ord. No. 1934]**

C. Area and bulk regulations. The following regulations shall be observed:

- (1) Lot size: 6,250 square feet minimum.
- (2) Street frontage: 50 feet minimum.
- (3) Building coverage: 25% maximum.
- (4) Front yard: 20 feet minimum.
- (5) Side yards: seven feet minimum each, for each building or group of attached buildings.
- (6) Rear yard: 15 feet minimum.
- (7) Height: 45 feet maximum or three stories.

ZONING – APPROVED USES

C-3 General Commercial District continued

(8) Impervious surface ratio: 75% maximum. **[Added 12-13-1993 by Ord. No. 2189]**

- D. Conversion of dwelling to nonresidential use. The conversion of a dwelling to a nonresidential use shall be as required by § 182-709 of this chapter.
- E. Off-street parking regulations. Off-street parking regulations shall be as required by § 182-707 of this chapter.
- F. Off-street loading regulations. Off-street loading regulations shall be as required by § 182-708 of this chapter.
- G. Performance and design standards. Performance and design standards shall be as required by §§ 182-717 and 182-718 of this chapter.

ZONING – APPROVED USES | 83 SOUTH EAGLE ROAD | HAVERTOWN, PA

182-208. R-6 Medium-Density Residential Districts.

- A. Specific intent. It is the purpose of this section to limit residential development in this District to lots that will yield a maximum density of approximately eight to 14 dwelling units Per acre. A variety of housing types are allowed, in addition to professional uses in conjunction with such structures. **[Amended 5-9-1977 by Ord. No. 1665]**
- B. Use regulations. **[Amended 5-9-1977 by Ord. No. 1665; 6-25-1979 by Ord. No. 1750; 9-30-1985 by Ord. No. 1934; 1-9-1996 by Ord. No. 2237; 12-8-2003 by Ord. No. 2400]**
 - (1) Uses by right. In any R-6 District, land, buildings or premises shall be used by right for only one of the following:
 - (a) Any use permitted in an R-1 District, subject to all the provisions and requirements of § 182-202B.
 - (b) Single-family semidetached dwellings.
 - (2) Conditional uses. In any R-6 District, land, buildings or premises may be used for any of the following purpose(s) on the condition that the design and location of said proposal are approved by the Board of Commissioners acting upon recommendation of the Planning Commission and that said approval shall be based upon a review of the Township's Comprehensive Plan, the impact of the proposed development upon the surrounding neighborhood and that the plan complies with all design standards provided for by this chapter:
 - (a) Two-family detached dwellings (duplex).
 - (b) Three-family (triplex) or single-family quadruplex dwellings, subject to the special provision of this section.
 - (3) Uses by special exception. The installation and/or construction of satellite dishes, earth station satellites and television satellites shall be permitted when authorized as a special exception.
- C. Area and bulk regulations. The following regulations shall be observed: **[Amended 5-9-1977 by Ord. No. 1665; 12-13-1993 by Ord. No. 2189; 12-8-2003 by Ord. No. 2400]**
 - (1) For single-family detached dwellings:
 - (a) Lot size: 4,000 square feet minimum.
 - (b) Street frontage: 38 feet minimum.
 - (c) Lot width at building line: 48 feet minimum.
 - (d) Building coverage: 40% maximum.
 - (e) Front yard:
 - [1] Interior lot: 20 feet minimum.
 - [2] Corner lot: 20 feet minimum on one street and 12 feet minimum on the other street.

ZONING – APPROVED USES | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

R-6 Medium-Density Residential Districts continued

(f) Side yards:

- [1] Residential use: 14 feet aggregate total, with a seven-foot minimum each.
- [2] Uses by special exception: 15 feet minimum each.

(g) Rear yard: 25 feet minimum.

(h) Height: 35 feet maximum or three stories, subject to the provisions of § 182-705B.

(i) Impervious surface ratio: 65% maximum.

(2) Single-family semidetached dwellings, two-family detached dwellings and uses by special exception:

(a) Lot size per family:

- [1] Single-family semidetached: 3,000 square feet minimum.
- [2] Two-family detached: 4,000 square feet minimum.

(b) Street frontage:

- [1] Single-family semidetached: 25 feet minimum.
- [2] Two-family detached: 55 feet minimum.

(c) Lot width at building line:

- [1] Single-family semidetached: 38 feet minimum.
- [2] Two-family detached: 75 feet minimum.

(d) Building coverage: 45% maximum.

(e) Front yard:

- [1] Interior lot: 20 feet minimum.
- [2] Corner lot: 20 feet minimum on one street and 12 feet minimum on the other street.

(f) Side yards:

- [1] Single-family semidetached: 12 feet minimum.
- [2] Two-family detached: 15 feet minimum each.
- [3] Uses by special exception: 15 feet minimum each.

(g) Rear yard: 25 feet minimum.

(h) Height: 35 feet maximum or three stories, subject to the provisions of § 182-705B.

(i) Impervious surface ratio: 75% maximum.

ZONING – APPROVED USES | 83 SOUTH EAGLE ROAD | HAVERSTOWN, PA

R-6 Medium-Density Residential Districts continued

(3) Triplex and quadruplex dwellings:

- (a) Density: eight units per acre.
- (b) Minimum tract size: two acres.
- (c) Minimum tract street frontage: 200 feet.
- (d) Minimum building setback from street, property line or other structure: 30 feet.
- (e) Building coverage and impervious surface ratio:
 - [1] Building coverage: 25% maximum.
 - [2] Impervious surface ratio: 45% maximum.
- (f) Height: 35 feet.

D. Off-street parking regulations. Off-street parking regulations shall be as required by § 182-707 of this chapter.

E. Special development regulations for triplex and quadruplex dwellings. For any building containing single-family triplex and quadruplex dwellings or a grouping of such buildings on a lot, the special design and development regulations of § 182-719 and the following shall apply: **[Amended 5-9-1977 by Ord. No. 1665; 12-8-2003 y Ord. No. 24001]**

(1) Land ownership. Individual structures may be leased or sold as rental, cooperative or condominium units, but all open space shall be held in common ownership available to all residents and subject to the regulations in § 182-719A(1).

(2) Off-street parking, as required, shall be provided in common parking lots conveniently located to all units.

(3) Each triplex and quadruplex unit shall be not less than 20 feet in width.

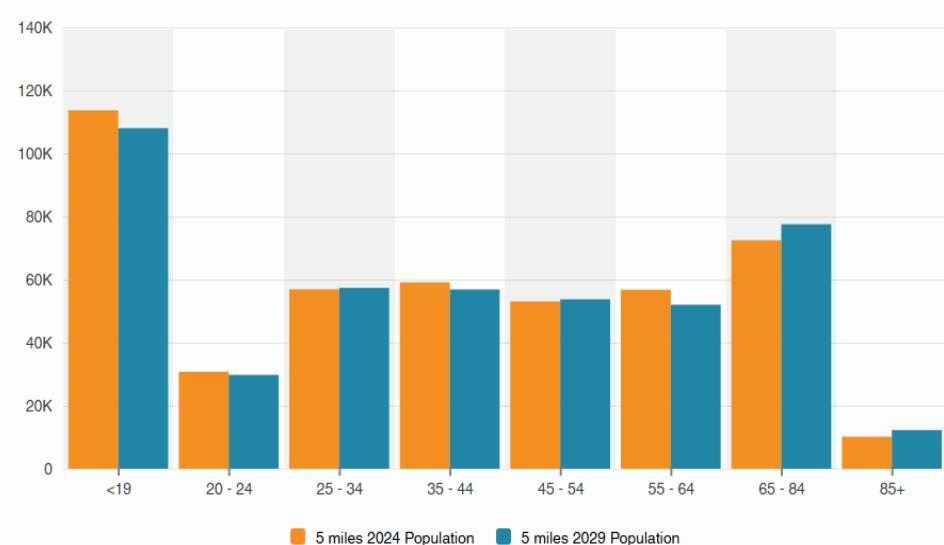
(4) Each triplex and quadruplex unit shall have a minimum of 1,000 square feet of habitable floor area, exclusive of stairs and corridors.

DEMOGRAPHICS | 83 SOUTH EAGLE ROAD | HAVERTOWN, PA

Market conditions

	Current	YOY Change
<u>Vacancy Rates</u> ⑦		
Subject Property	0.0%	↔ 0.0%
Submarket 2-4 Star	5.3%	↑ 1.8%
Market Overall	7.7%	↑ 0.6%
<u>Market Asking Rent Per Area</u> ⑦		
Subject Property	\$14.15/SF	↑ 1.1%
Submarket 2-4 Star	\$11.77/SF	↑ 4.7%
Market Overall	\$11.62/SF	↑ 5.3%
<u>Submarket Leasing Activity</u> ⑦		
12 Mo. Leased	497,161 SF	↓ -61.8%
Months on Market	6.6	↓ -2 mo
<u>Submarket Sales Activity</u> ⑦		
12 Mo. Sales Volume	Current \$100.79M	Prev Year \$52.25M
Market Sale Price Per Area	\$108/SF	\$102/SF

Population by Age



Population

	2 miles	5 miles	10 miles
2020 Population	71,592	460,221	1,580,416
2024 Population	68,884	452,948	1,598,434
2029 Population Projection	67,899	447,645	1,579,209
Annual Growth 2020-2024	-0.9%	-0.4%	0.3%
Annual Growth 2024-2029	-0.3%	-0.2%	-0.2%
Median Age	40.7	39.2	36.8
Bachelor's Degree or Higher	48%	40%	42%
U.S. Armed Forces	0	229	1,006

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$155,918	\$141,253	\$93,597
Median Household Income	\$123,132	\$108,251	\$63,099
< \$25,000	1,593	10,648	144,387
\$25,000 - 50,000	1,715	14,392	124,318
\$50,000 - 75,000	1,521	11,981	93,410
\$75,000 - 100,000	1,353	11,574	69,137
\$100,000 - 125,000	1,419	10,005	54,329
\$125,000 - 150,000	1,199	7,846	34,738
\$150,000 - 200,000	1,515	11,591	48,300
\$200,000+	4,675	25,757	72,449

DISCLAIMER AND CONFIDENTIALITY

Beacon Commercial Real Estate, LLC ("Agent") has been retained by Hirst Terrace Associates, LLC, as its exclusive agent in the disposition of 83 South Eagle Road, Haverford Township, Delaware 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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