

WEST POSTAL ROAD

Ground Lease (sub-lease)

1.70 ACRES FOR LEASE

Douglassville, PA 19518

Amity Township

West Postal Road & Route 662



2011 DEMOGRAPHICS:

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|----------|----------|----------|
| Population | 3,586 | 16,696 | 55,474 |
| Avg. HH Income | \$80,068 | \$76,718 | \$68,226 |
| Daytime Population | 1,355 | 5,231 | 19,033 |

| | | |
|---------------|-------------------|-------------------------|
| Traffic Count | Route 422 (west): | 16,000 vehicles per day |
| | Route 662: | 13,000 vehicles per day |

1.70 Acre Site

Is a corner lot located at the signalized intersection of West Postal Rd. & Route 662 (Old Swede Rd.).

The property will be a sub-lease from Community Banks and/or assigns.

There is new growth in the immediate area with new national retailers, office tenants, and residential neighborhoods.

Property has a financial facility restriction.



Zoned – (SCC) – Shopping Center Commercial

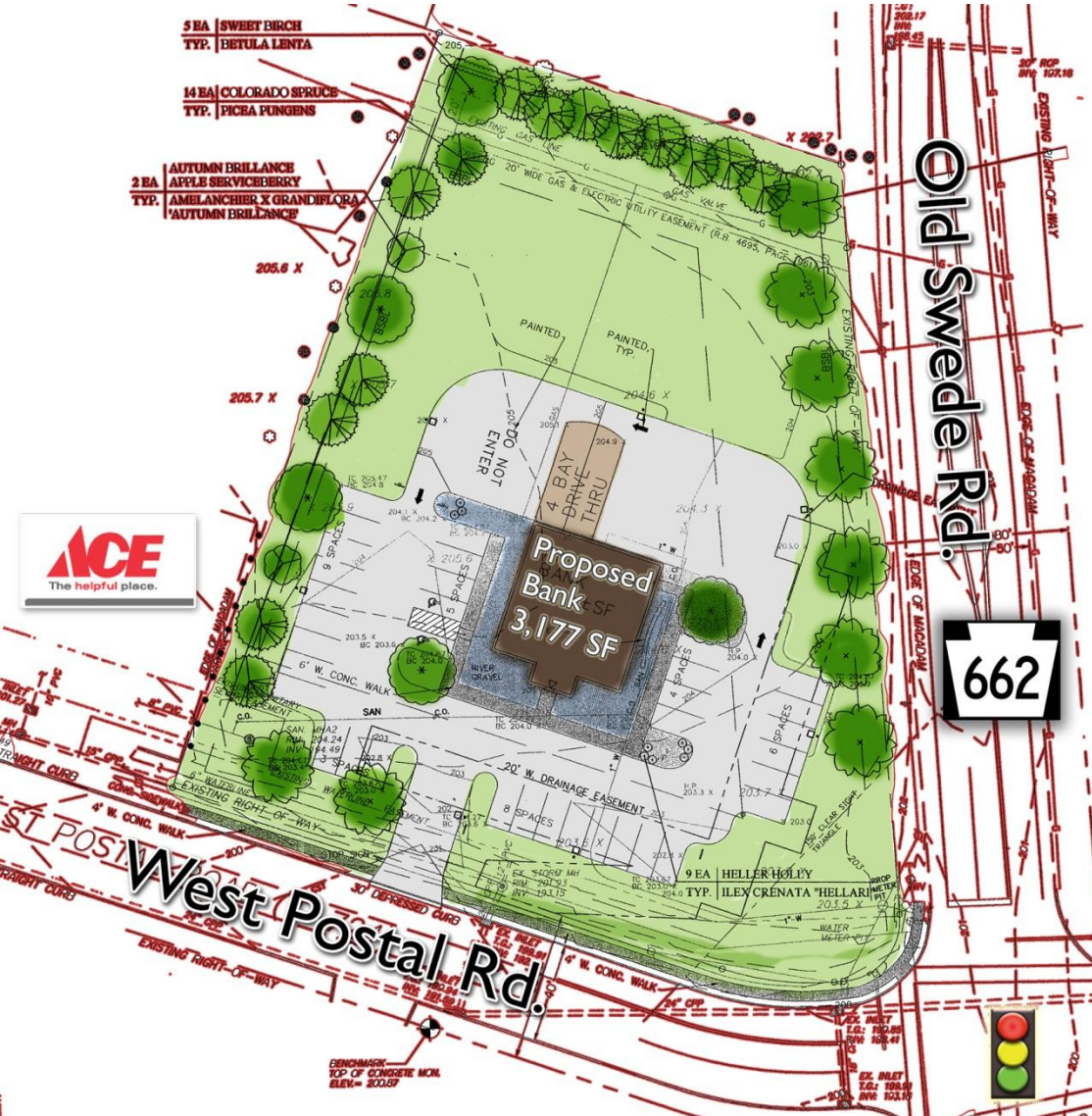
Public Water and Sewer

Building Setback Lines – Front = 80'
Side = 40'
Rear = 50'

Maximum building height = 35'
Lot Coverage = 40%
Paved Area = 60%

*See reverse side for **site plan**

1.70 Acres For Lease
 Ground Lease ~ 1.70 Acres \$80K/yr (escalates after 2010)
 "Sub-Lease" on initial twenty (20) year term.
 Property is restricted from financial institutes until 2011.



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For additional information, please contact:
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