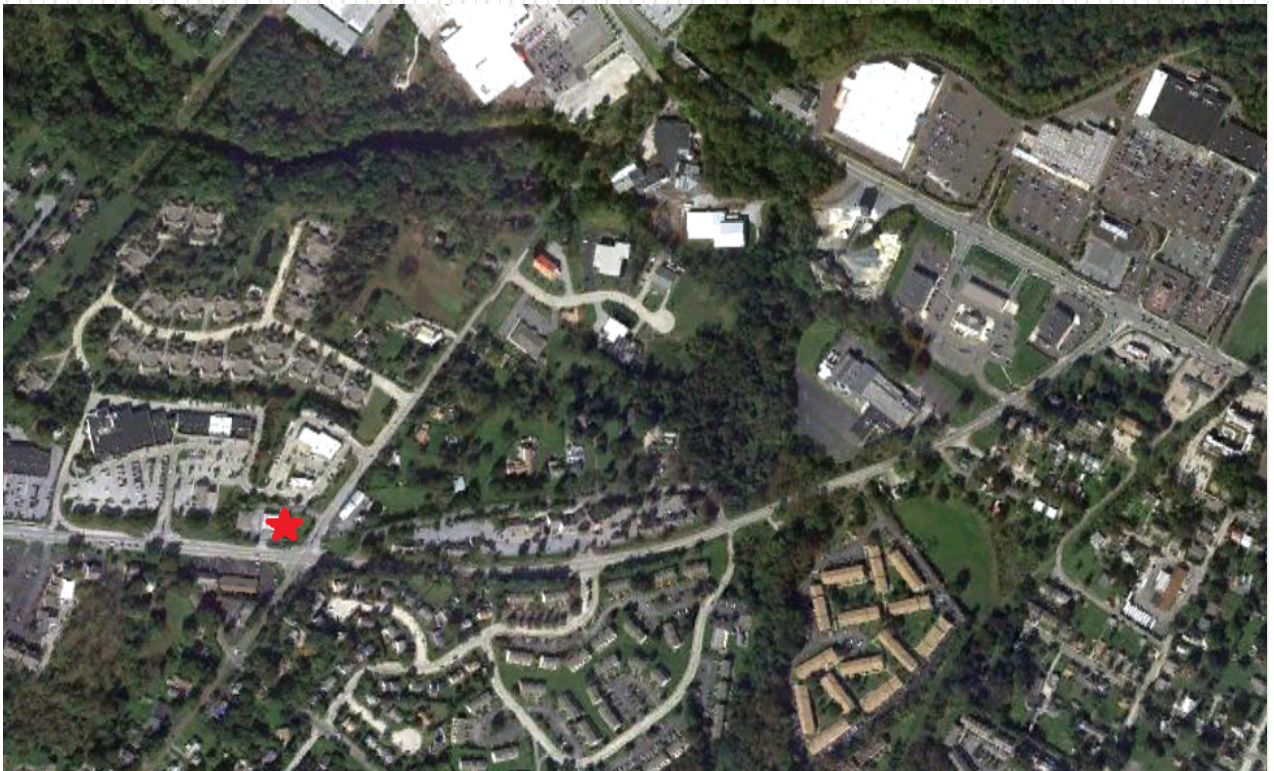


500 KIMBERTON ROAD
PHOENIXVILLE, PA 19460

*RETAIL PROPERTY
FOR LEASE*



UNITED INVESTMENT PROPERTIES

P. O. Box 2289
WEST CHESTER, PA 19380
WWW.UIPONLINE.NET

TELEPHONE: (610) 594-7770
FAX: (610) 594-7771
E-MAIL: UIP@UIPONLINE.NET

500 KIMBERTON ROAD
PHOENIXVILLE, PA 19460

Property Description

Location:	500 Kimberton Road Corner of Kimberton Road (Route 113) and Township Line Rd. Phoenixville, Pennsylvania
Lot:	1.40 +/- Acres
Building Size:	3,055 square feet of existing building
Frontage:	275 feet frontage on Kimberton Road (Route 113) 180 feet frontage on Township Line Road
Street Improvements:	Asphalt, paved roadways and concrete curbing
Utilities:	On-site public water and sewer
Access:	Access to the site is provided via Kimberton Road, Township Line Road and via the adjoining shopping center.
Parking:	60 parking spaces approximately
Zoning:	"C" (Commercial)

UNITED INVESTMENT PROPERTIES



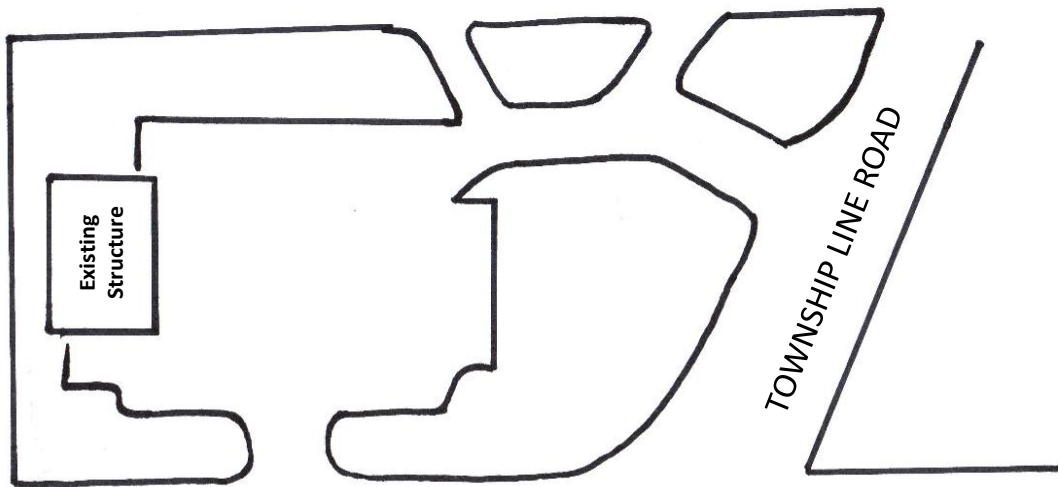
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Property Layout:

Shopping Center



KIMBERTON ROAD

TOWNSHIP LINE ROAD

- Existing structure approximately 3,055 square feet and can be expanded to approximately 5,055 square feet.
- Additional pad site also available



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Market Overview

This site is situated in the heart of Phoenixville with a booming residential population over 75,000 people within a five mile radius, and has an estimated average household income greater than \$107,000. Less than two miles away, is Phoenixville Hospital. The hospital is undergoing a \$90 million expansion which will make it a major medical hub for the region. Phoenixville, a borough in Chester County, is located approximately 28 miles northwest of Philadelphia. Chester County is the highest-income county measured per capita and by median household income in Pennsylvania, and 24th highest in the nation as measured by median household income.

Local Merchants

This site benefits from being in the center of many national businesses, and shopping centers in the immediate area, as well as numerous national restaurants and retailers. Some of these include Wendy's, Subway, Dairy Queen, McDonalds, KFC, Taco Bell, Wawa, Boston Market, CVS, Rite Aid, Phoenixville Hospital, Staples, Sears hardware, Sherwin-Williams, Dollar Tree, Citizens Bank, Customers Bank, Wells Fargo, Phoenixville Federal Credit Union, Verizon Wireless, Radio Shack, Advanced Auto Parts, STSTire, Big K Mart, and Giant Market.

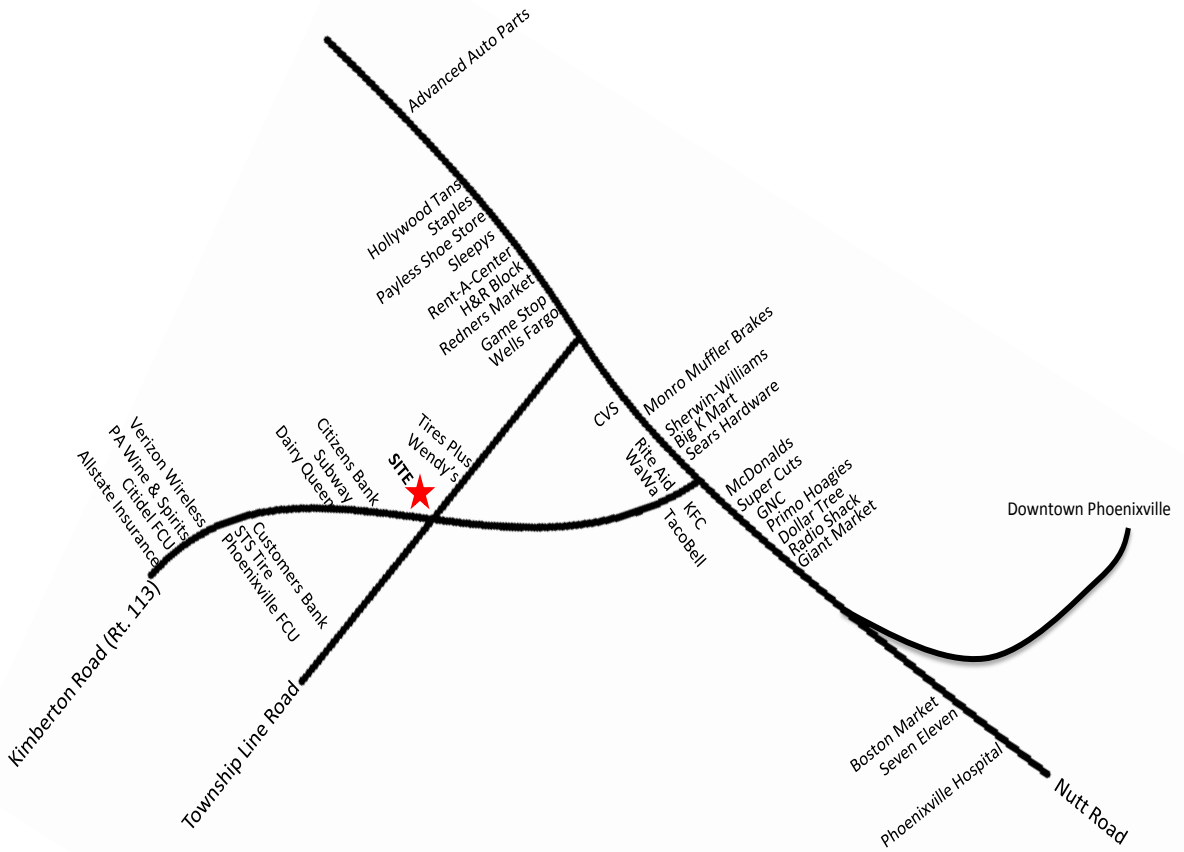


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500 KIMBERTON ROAD PHOENIXVILLE, PA 19460

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	4,386	17,646	36,678
2011 Female Population	4,623	18,672	38,325
% 2011 Male Population	48.68%	48.59%	48.90%
% 2011 Female Population	51.32%	51.41%	51.10%
2011 Total Adult Population	7,319	28,614	57,815
2011 Total Daytime Population	6,316	22,733	69,720
2011 Total Daytime Work Population	3,054	11,320	40,746
2011 Median Age Total Population	35	37	37
2011 Median Age Adult Population	41	45	45
2011 Age 0-5	590	2,732	6,197
2011 Age 6-13	717	3,306	7,383
2011 Age 14-17	383	1,667	3,608
2011 Age 18-20	399	1,353	2,569
2011 Age 21-24	673	1,995	3,501
2011 Age 25-29	905	2,833	5,254
2011 Age 30-34	727	2,625	5,340
2011 Age 35-39	668	2,635	5,661
2011 Age 40-44	622	2,593	5,623
2011 Age 45-49	635	2,608	5,581
2011 Age 50-54	561	2,324	5,165
2011 Age 55-59	480	2,139	4,568
2011 Age 60-64	434	1,904	3,890
2011 Age 65-69	348	1,445	2,915
2011 Age 70-74	322	1,321	2,407
2011 Age 75-79	232	1,085	2,007
2011 Age 80-84	167	894	1,631
2011 Age 85+	147	858	1,702
% 2011 Age 0-5	6.55%	7.52%	8.26%
% 2011 Age 6-13	7.96%	9.10%	9.84%
% 2011 Age 14-17	4.25%	4.59%	4.81%
% 2011 Age 18-20	4.43%	3.73%	3.43%
% 2011 Age 21-24	7.47%	5.49%	4.67%
% 2011 Age 25-29	10.04%	7.80%	7.01%
% 2011 Age 30-34	8.07%	7.23%	7.12%
% 2011 Age 35-39	7.41%	7.26%	7.55%
% 2011 Age 40-44	6.90%	7.14%	7.50%
% 2011 Age 45-49	7.05%	7.18%	7.44%
% 2011 Age 50-54	6.23%	6.40%	6.89%
% 2011 Age 55-59	5.33%	5.89%	6.09%
% 2011 Age 60-64	4.82%	5.24%	5.19%
% 2011 Age 65-69	3.86%	3.98%	3.89%
% 2011 Age 70-74	3.57%	3.64%	3.21%

500 KIMBERTON ROAD
PHOENIXVILLE, PA 19460

Population	1-mi.	3-mi.	5-mi.
% 2011 Age 75-79	2.56%	2.99%	2.68%
% 2011 Age 80-84	1.85%	2.46%	2.18%
% 2011 Age 85+	1.62%	2.36%	2.27%
2011 White Population	7,894	31,333	65,765
2011 Black Population	434	2,057	3,317
2011 Asian/Hawaiian/Pacific Islander	308	1,497	3,469
2011 American Indian/Alaska Native	12	64	117
2011 Other Population (Incl 2+ Races)	285	1,367	2,199
2011 Hispanic Population	351	1,789	2,772
2011 Non-Hispanic Population	8,582	34,529	72,095
% 2011 White Population	88.37%	86.27%	87.84%
% 2011 Black Population	4.86%	5.66%	4.43%
% 2011 Asian/Hawaiian/Pacific Islander	3.45%	4.12%	4.63%
% 2011 American Indian/Alaska Native	0.13%	0.18%	0.16%
% 2011 Other Population (Incl 2+ Races)	3.19%	3.76%	2.94%
% 2011 Hispanic Population	3.93%	4.93%	3.70%
% 2011 Non-Hispanic Population	96.07%	95.07%	96.30%
2000 Non-Hispanic White	7,007	27,281	56,730
2000 Non-Hispanic Black	218	1,240	1,880
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	7	13
2000 Non-Hispanic Asian	285	931	1,599
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	2
2000 Non-Hispanic Some Other Race	8	13	15
2000 Non-Hispanic Two or More Races	100	231	380
% 2000 Non-Hispanic White	91.98%	91.85%	93.58%
% 2000 Non-Hispanic Black	2.86%	4.17%	3.10%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.00%	0.02%	0.02%
% 2000 Non-Hispanic Asian	3.74%	3.13%	2.64%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.11%	0.04%	0.02%
% 2000 Non-Hispanic Two or More Races	1.31%	0.78%	0.63%

500 KIMBERTON ROAD
PHOENIXVILLE, PA 19460

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	9,009	36,318	75,003
2011 Total Households	3,982	14,590	28,726
Population Change 1990-2011	1,361	8,060	23,016
Household Change 1990-2011	939	3,766	9,175
% Population Change 1990-2011	17.80%	28.52%	44.27%
% Household Change 1990-2011	30.86%	34.79%	46.93%
Population Change 2000-2011	1,053	5,786	13,066
Household Change 2000-2011	607	2,308	4,774
% Population Change 2000-2011	13.24%	18.95%	21.10%
% Households Change 2000-2011	17.99%	18.79%	19.93%

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,474	12,839	25,036
2000 Occupied Housing Units	3,367	12,286	23,953
2000 Owner Occupied Housing Units	2,140	8,585	17,586
2000 Renter Occupied Housing Units	1,227	3,701	6,367
2000 Vacant Housing Units	107	552	1,084
% 2000 Occupied Housing Units	96.92%	95.69%	95.67%
% 2000 Owner Occupied Housing Units	61.60%	66.87%	70.24%
% 2000 Renter Occupied Housing Units	35.32%	28.83%	25.43%
% 2000 Vacant Housing Units	3.08%	4.30%	4.33%

500 KIMBERTON ROAD
PHOENIXVILLE, PA 19460

Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$58,953	\$56,372	\$68,283
2011 Per Capita Income	\$38,337	\$36,583	\$41,040
2011 Average Household Income	\$86,734	\$91,065	\$107,154
2011 Household Income < \$10,000	139	730	1,160
2011 Household Income \$10,000-\$14,999	150	588	953
2011 Household Income \$15,000-\$19,999	192	818	1,305
2011 Household Income \$20,000-\$24,999	125	562	1,001
2011 Household Income \$25,000-\$29,999	199	780	1,297
2011 Household Income \$30,000-\$34,999	185	706	1,116
2011 Household Income \$35,000-\$39,999	166	700	1,066
2011 Household Income \$40,000-\$44,999	174	711	1,163
2011 Household Income \$45,000-\$49,999	177	771	1,204
2011 Household Income \$50,000-\$59,999	540	1,457	2,593
2011 Household Income \$60,000-\$74,999	486	1,384	2,726
2011 Household Income \$75,000-\$99,999	705	2,111	3,860
2011 Household Income \$100,000-\$124,999	379	1,246	2,870
2011 Household Income \$125,000-\$149,999	185	727	1,989
2011 Household Income \$150,000-\$199,999	74	588	2,200
2011 Household Income \$200,000-\$249,999	21	142	623
2011 Household Income \$250,000-\$499,999	73	492	1,459
2011 Household Income \$500,000+	11	76	142
2011 Household Income \$200,000+	105	710	2,224
% 2011 Household Income < \$10,000	3.49%	5.00%	4.04%
% 2011 Household Income \$10,000-\$14,999	3.77%	4.03%	3.32%
% 2011 Household Income \$15,000-\$19,999	4.82%	5.61%	4.54%
% 2011 Household Income \$20,000-\$24,999	3.14%	3.85%	3.48%
% 2011 Household Income \$25,000-\$29,999	5.00%	5.35%	4.51%
% 2011 Household Income \$30,000-\$34,999	4.65%	4.84%	3.88%
% 2011 Household Income \$35,000-\$39,999	4.17%	4.80%	3.71%
% 2011 Household Income \$40,000-\$44,999	4.37%	4.87%	4.05%
% 2011 Household Income \$45,000-\$49,999	4.45%	5.28%	4.19%
% 2011 Household Income \$50,000-\$59,999	13.56%	9.99%	9.03%
% 2011 Household Income \$60,000-\$74,999	12.21%	9.49%	9.49%
% 2011 Household Income \$75,000-\$99,999	17.71%	14.47%	13.44%
% 2011 Household Income \$100,000-\$124,999	9.52%	8.54%	9.99%
% 2011 Household Income \$125,000-\$149,999	4.65%	4.98%	6.92%
% 2011 Household Income \$150,000-\$199,999	1.86%	4.03%	7.66%
% 2011 Household Income \$200,000-\$249,999	0.53%	0.97%	2.17%
% 2011 Household Income \$250,000-\$499,999	1.83%	3.37%	5.08%
% 2011 Household Income \$500,000+	0.28%	0.52%	0.49%
% 2011 Household Income \$200,000+	2.64%	4.87%	7.74%

500 KIMBERTON ROAD PHOENIXVILLE, PA 19460

Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,854,073	\$6,940,708	\$14,770,018
2011 Jewelry Stores	\$1,377,563	\$5,108,752	\$10,627,130
2011 Mens Clothing Stores	\$2,695,518	\$10,192,666	\$22,118,779
2011 Shoe Stores	\$2,532,717	\$9,520,515	\$20,794,473
2011 Womens Clothing Stores	\$4,738,832	\$17,686,628	\$38,704,143
2011 Automobile Dealers	\$34,440,872	\$123,402,067	\$250,397,088
2011 Automotive Parts/Acc/Repair Stores	\$4,117,321	\$15,211,574	\$31,984,434
2011 Other Motor Vehicle Dealers	\$1,235,121	\$4,687,501	\$10,188,927
2011 Tire Dealers	\$1,110,511	\$4,044,917	\$8,337,925
2011 Hardware Stores	\$639,706	\$2,887,747	\$6,969,018
2011 Home Centers	\$3,532,964	\$13,461,785	\$29,590,552
2011 Nursery/Garden Centers	\$1,177,603	\$4,296,161	\$8,731,548
2011 Outdoor Power Equipment Stores	\$447,300	\$1,527,996	\$2,849,158
2011 Paint/Wallpaper Stores	\$135,548	\$496,357	\$1,036,680
2011 Appliance/TV/Other Electronics Stores	\$3,095,967	\$11,565,505	\$24,856,144
2011 Camera/Photographic Supplies Stores	\$523,042	\$1,957,819	\$4,191,191
2011 Computer/Software Stores	\$1,579,560	\$5,801,375	\$12,383,812
2011 Beer/Wine/Liquor Stores	\$1,997,544	\$7,547,692	\$16,243,143
2011 Convenience/Specialty Food Stores	\$3,514,755	\$15,732,793	\$47,460,202
2011 Restaurant Expenditures	\$18,038,140	\$81,268,001	\$243,368,481
2011 Supermarkets/Other Grocery excl Conv	\$22,827,068	\$85,050,434	\$181,680,315
2011 Furniture Stores	\$3,247,970	\$11,991,553	\$25,330,385
2011 Home Furnishings Stores	\$2,040,966	\$7,910,660	\$17,342,509
2011 Gen Merch/Appliance/Furniture Stores	\$28,666,582	\$107,025,387	\$229,113,720
2011 Gasoline Stations w/ Convenience Stores	\$17,340,523	\$69,956,581	\$169,639,404
2011 Other Gasoline Stations	\$13,825,770	\$54,223,790	\$122,179,204
2011 Department Stores excl Leased Depts	\$31,762,548	\$118,590,889	\$253,969,861
2011 General Merchandise Stores	\$25,418,613	\$95,033,832	\$203,783,334
2011 Other Health/Personal Care Stores	\$2,191,040	\$7,989,173	\$16,485,222
2011 Pharmacies/Drug Stores	\$10,977,136	\$40,882,541	\$86,987,438
2011 Pet/Pet Supplies Stores	\$1,570,165	\$5,827,235	\$12,656,765
2011 Book/Periodical/Music Stores	\$419,202	\$1,711,586	\$4,452,742
2011 Hobby/Toy/Game Stores	\$717,992	\$2,449,861	\$4,568,908
2011 Musical Instrument/Supplies Stores	\$300,613	\$1,090,770	\$2,256,259
2011 Sewing/Needlework/Piece Goods Stores	\$89,524	\$365,971	\$884,661
2011 Sporting Goods Stores	\$1,639,702	\$6,837,483	\$16,023,559
2011 Video Tape Stores - Retail	\$261,709	\$967,703	\$2,049,328