

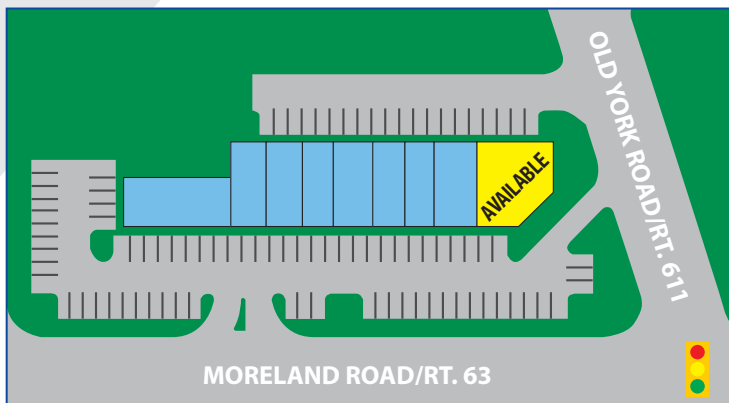
LEASE

MORELAND PLAZA



NW CORNER OF OLD YORK (ROUTE 611) AND MORELAND (ROUTE 63) ROADS WILLOW GROVE, PA

- Shopping center of approximately 15,750 rentable square feet.
- Pylon and façade signage with excellent visibility at the intersection of Old York Road (Route 611) and Moreland Road (Route 63).
- Parking for ninety-six (96) vehicles.
- Average daily traffic count of 44,973 vehicles on Old York and Moreland Roads in 2006 and 2007.
- Strategically located 1.5 miles south on Route 611 from the Willow Grove Interchange of the PA Turnpike (Route 276) and ¼ mile from the Willow Grove Park Mall.
- Public transportation provided by SEPTA commuter bus service (Route 55) with a stop at the property and commuter rail service at the Willow Grove Train Station (R-2 Rail Line) within walking distance.



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