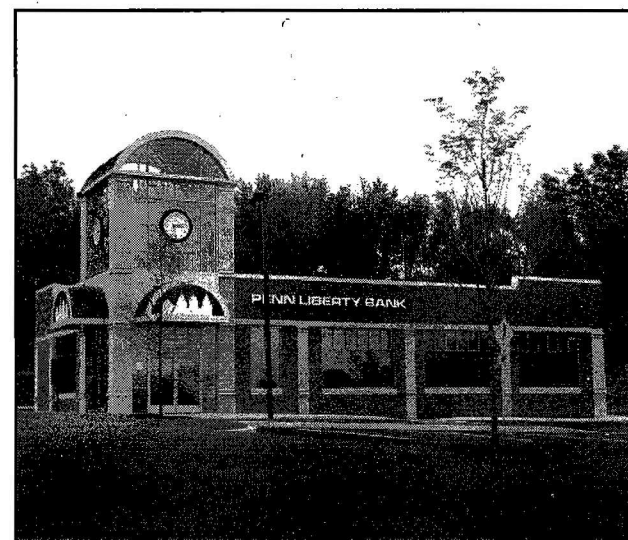


The BEST RETAIL LEASE of 2008

Fameco Wal-Mart / Sam's Club — 355,000 s/f —

Metro Commercial Target — 128,000 s/f —

Jackson Cross Partners Penn Liberty Bank — .87 acres —



Wal-Mart / Sam's Club, Deptford, NJ

Target, Philadelphia, PA

Penn Liberty Bank, Limerick, PA

Name of property: Sam's Club & Wal-Mart @ Deptford Landing

Cottman Avenue & Bustleton Avenue Philadelphia, PA

City, State: Deptford, NJ

Broker(s): Jeffrey Cohen

This new Wal-Mart / Sam's Club anchored project represents Wal-Mart's first "ground-up" supercenter to open in the state of New Jersey. The store is approximately 220,000 s/f and in conjunction with this deal, Fameco also secured a long term lease for Sam's Club which is approximately 135,000 s/f. The "Sam's" unit is a relocation of their existing store in Deptford and represents Sam's Club's new larger prototype. Together, these leases total 355,000 s/f for the Wal-Mart organization. Jeffrey Cohen was the point person for Fameco.

The lease for this 128,000 s/f Target, consummated in the first quarter 2008, was negotiated by Tom Londres and Steve Niggeman, principals at Metro Commercial Real Estate. Situated at Cottman and Bustleton Aves., in Northeast Philadelphia, the 332,583 s/f shopping center is owned by Kimco Realty Corporation. Tenants also include Pathmark, Dots, Fashion Bug, Hollywood Tans, Pep Boys, and TD Bank, N.A. Of the approximate 40 Target stores currently open throughout the greater Philadelphia area, this site represents a strategic location within the city limits of Philadelphia and a perfect fit in Target's store network.

Penn Liberty Bank is 0.870 acres on Lewis Road in Limerick, PA with the bank building a 2,500 s/f branch bank and 2 drive thru lanes covered by a 700 s/f canopy.

The initial term is 20 years with 2 five year renewal options. The value of the 30 potential lease term is \$5.9 million. David Griest of Penn Liberty Bank coordinated all the development work for the bank, Neil DeRiemer of Jackson Cross Partners, LLC represented the bank in the lease and Marty Carmody of Carmody Associates, an appraiser from Paoli, represented The DeMutis Group, land owner.

METRO COMMERCIAL Real Estate congratulates our colleagues in the "Best of 2008 Spotlight"

LARGEST RETAIL LEASE
Tom Londres & Steve Niggeman



Target - Cottman Avenue, Philadelphia, PA



PENNSYLVANIA
Eight Tower Bridge
161 Washington Street
Suite 375
Conshohocken, PA 19428
610-825-5222

NEW JERSEY
303 Fellowship Road
Suite 202
Mt. Laurel, NJ 08054
856-866-1900

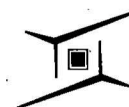
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