



METRO[®]
COMMERCIAL

2025 Tenant Representation

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Tenant Representation

Big Box	Square Footage	Territory	Brokers
	Retail: 85,000 - 119,000 SF Gas: 1 AC	Nationwide	Dan Brickner Rod Castan Brian Goodwin Tony Cervone
	20,000 - 148,000 SF	PA, NJ, DE, OH, MI PA, NJ, DE, OH, MI C. PA, W. PA	Steve Niggeman Iryna Iryk Mark Gerlach
	55,000 - 65,000 SF	PA, NJ, NY, MD, DE, WV	Glenn Marvin Brian Goodwin

Discount	Square Footage	Territory	Brokers
	8,000 - 20,000 SF	PA	Mike Murray David Judd
	35,000 - 50,000 SF	PA, NJ, DE	Phillip Azarik Pat Gallagher
	35,000 SF	PA, NJ, DE	David Judd Brian Goodwin Pat Gallagher
	20,000 - 40,000 SF	C. PA, E. PA DE & S. NJ	Joe Dougherty Stephen Carrozza
	30,000 - 40,000 SF	E. PA, S. NJ	Pat Gallagher Phillip Azarik

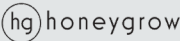
Financial	Square Footage	Territory	Brokers
	2,000 - 3,000 SF	NJ, PA, DE	Andrew Shpigel Brandon Anapol
	2,500 - 5,000 SF	PA, NJ, DE, ND, SD, SE. FL, SC	Phillip Azarik Glenn Marvin Brian Goodwin Tony Cervone
	1,000 - 3,000 SF	Atlantic & Cape May Counties	Mark Gerlach

	3,500 - 4,000 SF	NJ, E. PA	Rob Cooper
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Fitness	Square Footage	Territory	Brokers
	25,000 - 50,000 SF	Lehigh Valley	Phillip Azarik Jonathan Spoerl
	4,500 - 5,000 SF	SE. PA, S. NJ, DE	Max Silver Luc Champagne
	1,500 - 2,500 SF	SE. PA, S. NJ, DE	Max Silver
CHANGE	3,000 - 4,000 SF	SW FL, SE FL	Phillip Azarik Tony Cervone
	30,000 - 40,000 SF	Nationwide	Brandon Anapol Scott Benson
	18,000 - 45,000 SF	S. FL	Cooper Jones
	1,500 - 2,000 SF	FL	Rodolfo Castro
	2,800 - 4,000 SF	Greater Philadelphia C. PA, Lehigh Valley	Stephen Carrozza Brandon Anapol
	2,000 - 8,000 SF	PA, NJ, DE	Phillip Azarik
	18,000 - 25,000 SF	S. NJ	Pat Gallagher
SPENGA	3,500 - 4,500 SF	Philadelphia Metro	Shane Hart
Starting Strength	1,000 - 2,000 SF	SE. PA	Andrew Shpigel
Pet	Square Footage	Territory	Brokers
	3,500 SF	Nationwide	Scott Benson Brandon Anapol
	16,000 - 18,000 SF	ME, VT, NH, MA, RI, CT, NY, NJ, PA, DE, MD, VA, WV, OH, PR, FL, NC, SC, GA	Brian Goodwin Tony Cervone Carlos Guzman
	2,500 - 3,000 SF	E. PA	Mike Murray
	5,000 SF	PA, S. NJ, DE	Phillip Azarik Brian Goodwin

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Restaurant	Square Footage	Territory	Brokers
	1,200 - 2,500 SF	PA, S. NJ, DE	Andrew Shpigel Phillip Azarik
	1,500 - 2,500 SF	Nationwide	Rodolfo Castro
	2,000 - 3,000 SF	SE. FL	Yanina Yefimova
	10,000 - 15,000 SF	PA, NJ, DE	Phillip Azarik
	7,000 - 10,000SF	SE & Central FL	Tony Cervone
	5,500 - 7,000SF	PA, NJ, DE, SW FL	Phillip Azarik Rodolfo Castro Tony Cervone
	0.5 AC or 1,100 SF	E. PA, DE	Max Silver Valerie Barger Pat Gallagher
	2 - 4 AC	E. PA, S. NJ, DE	Mike Murray Iryna Iyrk
	1,000 - 1,200 SF	PA, NJ, DE	Mark Gerlach
	1,400 - 1,600 SF	NJ	Shane Hart
	2,500 - 4,000 SF	PA, NJ, DE	Scott Benson Michael Gorman
	2,000 - 3,000 SF	Philadelphia Metro	Shane Hart Brandon Anapol
	1,200 - 1,700 SF	FL	Rodolfo Castro
	3,500 SF	Philadelphia MSA	Scott Benson Michael Gorman
	1,500 - 2,000 SF	FL	Rodolfo Castro

Restaurant (Cont.)	Square Footage	Territory	Brokers	
	5,000 - 7,000 SF	FL	Rod Castan Yanina Yefimova	
	1,200 - 1,800 SF	PA, NJ, DE	Max Silver Valerie Barger Pat Gallagher	
	1,500 SF	FL	Rodolfo Castro	
	5,000 - 6,000 SF	FL	Rodolfo Castro	
	2,000 - 3,000 SF	Metro Philadelphia	Michael Gorman Scott Benson	
	1,000 - 1,200 SF	PA	Brandon Anapol	
	2,500 - 4,000 SF	PA, NJ, DE	Jonathan Spoerl	
	1,000 - 1,500 SF	PA	Jonathan Spoerl	
	1,500 - 3,000 SF	PA, NJ, DE	Mike Murray	
	2,000 - 4,500 SF	PA	Niklas Markley	
	6,000 - 13,000 SF	PA	Niklas Markley	
	8,500 SF	PA, NJ, DE	Scott Benson Michael Gorman	
	1,500 - 3,000 SF	PA, NJ	Niklas Markley Mike Murray	
	3,500 - 5,000 SF	PA, NJ, DE, FL	Brandon Anapol Niklas Markley	Rod Castan Yanina Yefimova
	1,200-1,600 SF	E. PA	Wyeth Hackett	
	2,800 - 4,000 SF	PA, NJ, DE	David Judd	
	1,500 - 3,000 SF	PA, NJ, DE	Jonathan Spoerl	

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Restaurant (Cont.)	Square Footage	Territory	Brokers
	4,500 - 7,000 SF	SE. PA, S. NJ, N. DE	Stephen Carrozza
	900 - 3,000 SF	PA	Scott Benson Jonathan Spoerl
	1,300 - 2,500 SF	PA, S. NJ, DE	Shane Hart Stephen Carrozza Brandon Anapol
	4,000 - 6,000 SF	PA, NJ, DE	Phillip Azarik
	1,500 - 2,000 SF	FL	Rodolfo Castro
	3,000 - 5,000 SF	PA	Jonathan Spoerl Brendan Mulligan
	1,200 - 2,000 SF	Nationwide	Rodolfo Castro
	7,500 SF	E. PA, NJ, DE	Phillip Azarik Brian Goodwin
	1,600 - 2,000 SF	PA, S. NJ, DE	Max Silver Luc Champagne
	4,000 - 8,000 SF	PA	Niklas Markley
	2,500 - 4,500 SF	PA, NJ, DE	Joe Dougherty Jonathan Spoerl
	2,500 - 4,500 SF	PA, NJ, DE	Joe Dougherty Stephen Carrozza Wyeth Hackett
Electronics	Square Footage	Territory	Brokers
	1,200 - 2,000 SF	PA, NJ, DE	Joe Dougherty David Judd
	3,500 - 5,000 SF	PA, S. NJ, DE	Glenn Marvin Brendan Mulligan

Medical		Square Footage	Territory	Brokers
 american family care URGENT CARE		3,500 - 4,000 SF	PA	Phillip Azarik Jonathan Spoerl
 B POSITIVE PLASMA		2,500 - 10,000 SF	PA, NJ, DE, MD, TX	Dan Brickner Rob Cooper Shane Hart
 ClearChoice DENTAL IMPLANT CENTERS		6,500 SF	S & Central FL	Cooper Jones
 HEARTLAND DENTAL		3,500 - 5,000 SF	PA, NJ, DE	Phillip Azarik
 NAVA HEALTH & VITALITY CENTER		3,500 - 5,000 SF	PA, NJ, DE	Phillip Azarik
 Oak St. Health		8,000 - 10,000 SF	PA, NJ	Scott Benson Michael Gorman
 prime pediatric DENTAL GROUP		2,500 - 3,500 SF	FL	Rodolfo Castro
 MPediatrics Care when you need us.		5,000 SF	Philadelphia MSA	Michael Gorman Stephen Carrozza
 Visionworks		3,000 - 4,000 SF	Philadelphia MSA	Michael Gorman
Home Improvement		Square Footage	Territory	Brokers
 AVALON FLOORING		15,000 - 25,000 SF	PA, NJ, DE	Brent Barbehenn
 house icon CONCRETE & LAWN		1,800 - 3,000 SF	SE. PA, S. NJ, N. DE	Stephen Carrozza
 LL Flooring		6,000 - 8,000 SF	Nationwide	Brandon Anapol Phillip Azarik Niklas Markley
 Pella		2,000 SF	E. PA, S. NJ, DE	Brian Goodwin Brendan Mulligan
 ROCKLER WOODWORKING AND HARDWARE		6,000 - 8,000 SF	PA, NJ, DE	Pat Gallagher
 The Tile Shop		20,000 SF	PA, NJ, DE	Joe Dougherty
 FLOOR DECOR &		40,000 - 60,000 SF	PA, NJ, DE	Phillip Azarik Max Silver

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<i>Beauty</i>	Square Footage	Territory	Brokers
 A SUITE SALON® salon spa studios	3,000 - 7,000 SF	TX, SE US	Rodolfo Castro Kalayah Sargeant
	1,500 - 2,000 SF Grocery-Anchored Centers Only	S. FL	Rodolfo Castro
	1,300 - 2,000 SF	PA	Phillip Azarik
	1,500 - 2,000 SF	PA, NJ, DE	Andrew Shpigel Brandon Anapol
Great Clips	900 - 1,200 SF	E. PA, S. NJ, N. DE	Brendan Mulligan Pat Gallagher
LaserAway	1,800 SF	PA, NJ, DE	Scott Benson
 LUMINA	2 - 10 AC	PA, NJ, DE	Mike Murray Iryna Iyrk
 MUSE	1,000 - 2,000 SF	Miami-Dade County	Yanina Yefimova
 NAIL BOUTIQUE & SPA	1,200 - 2,000 SF Grocery-Anchored Centers Only	FL, GA, SC	Rodolfo Castro
 REGIS CORPORATION	1,200 - 1,800 SF	PA, NJ, DE	Max Silver
 RELIVE HEALTH	1,500 - 2,000 SF	SE. PA	Andrew Shpigel Brandon Anapol
 Sola SALON STUDIOS	5,500 - 10,000 SF	SE. PA, S. NJ	David Judd Scott Benson
THE BEAUTY INSTITUTE	8,000 - 10,000 SF	PA	Brian Goodwin
salons by  jc	6,000 - 8,000 SF	FL	Rodolfo Castro Cooper Jones
 WAXING THE CITY	1,400 - 2,000 SF	E. PA, S. NJ, DE	Max Silver Luc Champagne

Children	Square Footage	Territory		Brokers
	6,000 - 8,000 SF	PA, S. NJ, DE		Joe Dougherty Niklas Markely
	10,000 - 12,000 SF	E. PA, NJ, DE		Brian Goodwin
	Daycare: 10,000 - 15,000 SF Academy: 20,000 - 40,000 SF	FL, GA, SC		Rodolfo Castro
	10,000 - 12,000 SF	PA, NJ, DE		Max Silver
	2,000 - 3,000 SF	Nationwide		Shane Hart Brandon Anapol
	3,000 - 4,000 SF	Nationwide		Niklas Markley
	1,200 - 2,000 SF	Nationwide		Brandon Anapol Shane Hart
	1,500 - 2,500 SF	Nationwide		Jonathan Spoerl
	15,000 - 25,000 SF	PA, NJ, DE		Phillip Azarik
Misc.	Square Footage	Territory		Brokers
	2,000 - 5,000 SF	Philadelphia MSA		Michael Gorman Phillip Azarik
	3 AC	Lehigh Valley		Stephen Carrozza
	4,000 - 5,000 SF	PA	Pat Gallagher Valerie Barger	Max Silver Luc Champagne
PORTLAND LEATHER	1,500 - 2,000 SF	PA, NJ, DE		Phillip Azarik
	4,500 - 15,000 SF	FL		Rodolfo Castro
SENIOR LIFESTYLE FAMILY-OWNED COMMUNITIES	3 - 5 AC	PA, NJ		Brandon Anapol Mark Gerlach
	2 - 3 AC	Southeast US		Rod Castan Tony Cervone
	25,000 - 35,000 SF	NJ, DE		Dan Brickner

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Apparel	Square Footage	Territory	Brokers
 ARC'TERYX	2,500 - 3,000 SF	PA, NJ	Phillip Azarik
 DXL MENS APPAREL	4,000 - 8,000 SF	PA, S. NJ, DE	Mike Murray
 HELBZBERG DIAMONDS	1,500 - 3,500 SF	E. PA, S. NJ, DE	Joe Dougherty
	8,000 SF	PA, DE	Scott Benson Glenn Marvin
 Marine Layer	1,500 - 2,000 SF	PA, NJ, DE	Phillip Azarik
 Marshall's	20,000 - 25,000 SF	PA, S. NJ, DE, FL	Glenn Marvin Dan Brickner Tony Cervone
 new balance	2,500 - 3,000 SF	PA, NJ	Michael Gorman Jonathan Spoerl
 RALLY HOUSE LOCAL STUFF	6,000 - 12,000 SF	PA, NJ, DE	Michael Gorman Jonathan Spoerl
 SCRUBPRO Uniforms ORIGINAL MIMBLE SINCE 1978 800-456-0000	3,000 - 7,000 SF	PA	Jonathan Spoerl
 SEASALT CORNWALL	1,800 - 2,500 SF	PA, NJ, DE	Phillip Azarik
 TJ-maxx	22,000 - 45,000 SF	PA, S. NJ, DE, FL	Glenn Marvin Dan Brickner Tony Cervone
 RACK ROOM SHOES	6,000 SF	FL	Tony Cervone Kalayah Sargeant
 Uniform Advantage	2,000 - 3,000 SF	FL	Rodolfo Castro
 VRAI	700 - 1,300 SF	PA	Jonathan Spoerl

Auto	Square Footage	Territory	Brokers
	8,000 - 14,000 SF	PA	Phillip Azarik
	7,000 - 8,000 SF 1.5 - 3 AC	E. PA	Mike Murray
	Min. 1 AC	PA, NJ, DE	Andrew Shpigel Phillip Azarik
	10,000 - 20,000 SF	PA, NJ, DE	Brian Goodwin Phillip Azarik Brendan Mulligan
	1 - 10 AC	Philly MSA Select East Coast Markets	Michael Gorman Stephen Carrozza
	6,000 - 8,000 SF	PA, NJ, DE	Michael Gorman Scott Benson
	1 - 1.5 AC	Central & Eastern PA, DE, S. NJ	Brian Goodwin Pat Gallagher Brendan Mulligan
	1 - 3 AC	Philadelphia MSA	Stephen Carrozza Michael Gorman
	1 AC	PA, NJ, DE	Mark Gerlach
	8,000 - 15,000 SF	PA, NJ, DE	Max Silver
	3,500 - 7,000 SF	PA, NJ, DE	Shane Hart Wyeth Hackett
	5 - 10 AC	PA, DE	Jonathan Spoerl David Judd
	0.5 AC	PA, NJ, WV, VA, NC N. NJ, Long Island, NY Boroughs	Max Silver
	40,000+ SF	Greater Philadelphia, Central PA, and DE	Stephen Carrozza Brandon Anapol
	1 - 3 AC	PA, NJ, DE	Jonathan Spoerl Phillip Azarik
	0.5 AC	PA, NJ, DE	Mark Gerlach

Tenant Representation

Entertainment	Square Footage	Territory	Brokers
	8,000 - 12,000 SF	PA, DE, S.NJ	Scott Benson David Judd
	10,000 SF	Philadelphia	Scott Benson
	17,000 - 40,000 SF	Eastern US & PR	Dan Brickner Rod Castan Steve Niggeman Tony Cervone
	8,000 SF	PA	Scott Benson
	15,000 - 20,000 SF	PA, NJ, DE	Phillip Azarik Brian Goodwin
	40,000 - 50,000 SF	Eastern US & PR	Dan Brickner Rod Castan Steve Niggeman Tony Cervone
	17,000 - 25,000 SF	PA, NJ, DE	Phillip Azarik Michael Gorman
	20,000 SF	Philadelphia	Scott Benson
	25,000 - 40,000 SF	Philadelphia	Michael Gorman
	30,000 - 60,000 SF	Nationwide	Brandon Anapol Stephen Carrozza Tony Cervone
Sporting Goods	Square Footage	Territory	Brokers
	50,000 - 60,000 SF	PA	Steve Niggeman Dan Brickner Joe Dougherty
	2,500 - 3,500 SF	PA, NJ, DE	Phillip Azarik
	20,000 - 25,000 SF	E. PA, S. NJ, DE, Philadelphia MSA Miami-Dade County	Glenn Marvin Dan Brickner Tony Cervone

Home	Square Footage	Territory	Brokers
 The Home Décor Superstore	80,000 - 120,000 SF	PA, NJ, DE, WV	David Judd Dan Brickner
	25,000 - 40,000 SF	PA, NJ, DE	Joe Dougherty
	8,000 - 20,000 SF	PA, S. NJ, DE	Joe Dougherty
	20,000 - 25,000 SF	PA, S. NJ, DE, FL	Glenn Marvin Dan Brickner Tony Cervone
	25,000 - 30,000 SF	PA, S. NJ, DE, FL	Glenn Marvin Dan Brickner Tony Cervone
	7,000 - 9,000 SF	PA, DE	Brandon Anapol
	1,500 - 2,500 SF	PA, S. NJ, DE	Phillip Azarik
	4,000 SF	ME to FL	Brian Goodwin Phillip Azarik
	1,300 - 2,000 SF	PA, NJ, DE	Phillip Azarik
	15,000 - 20,000 SF	PA, NJ, DE	Joe Dougherty



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