

March 2025 | Data Collected February 1-28, 2025

**Our services include:**

- Sale of income-producing properties
- Disposition of vacant branches and under-performing assets
- Sale-leaseback of bank-owned real estate
- Real estate site selection for financial institutions

Visit our website to see a complete list of our properties currently available:

PROPERTY LISTINGS

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## NNNTrends.com - A Definitive Tool for NNN Trend Analysis

Eager for an update on what your single-tenant triple net real estate investments are worth? Seeking to list your triple net commercial property for sale? NNNTrends saves you time and money by putting these options and more right at your fingertips.

A quick, easy and FREE resource for buyers and sellers of triple net lease properties to:

- See top tenants' customer visitations, comps and other performance metrics in a central dashboard
- Discover NNN commercial real estate investment targets in a wide array of categories and submarkets
- Benefit from expert brokers' on-the-ground perspectives about properties, tenants and regional and submarket competitive dynamics

[Go to NNNTrends.com](#)

### Featured NNNTrends - Banking Tenants

Click each tenants' logo below to view their metrics:



## Debt Credit Ratings

### Long-term Debt Credit Ratings

Bank	S&P	Moody's
Bank of America	A+	Aa1
BMO Harris Bank	A+	Baa1
CapitalOne Bank	BBB	Baa1
Chase Bank	A+	Aa2
CitiBank	BBB+	A3
Citizens Bank	A-	Baa1
Fulton Financial	----	Baa2
KeyBank	BBB	Baa2
M&T Bank	BBB+	Baa1
PNC Bank	A-	A3
Santander Bank	A+	A2
TD Bank	AA-	A1
Truist Bank	A-	Baa1
Wells Fargo	A+	Aa2

March 2025 | Data Collected February 1-28, 2025

### Featured Bank Dispositions

Equity Retail Brokers represents national banks in the disposition of closed branches and has multiple listings from independent and institutional owners.

#### For Sale

📍 528 Station Ave,  
Haddon Heights, NJ Pending

#### Under Contract

📍 701 East Passyunk Ave,  
Philadelphia, PA

📍 7 N Kennedy Dr,  
McAdoo, PA

📍 3400 Chichester Ave,  
Boothwyn, PA



For Sale Pending

528 Station Ave, Haddon Heights, NJ

For more information about of the above properties or our disposition services, please contact:

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David Goodman

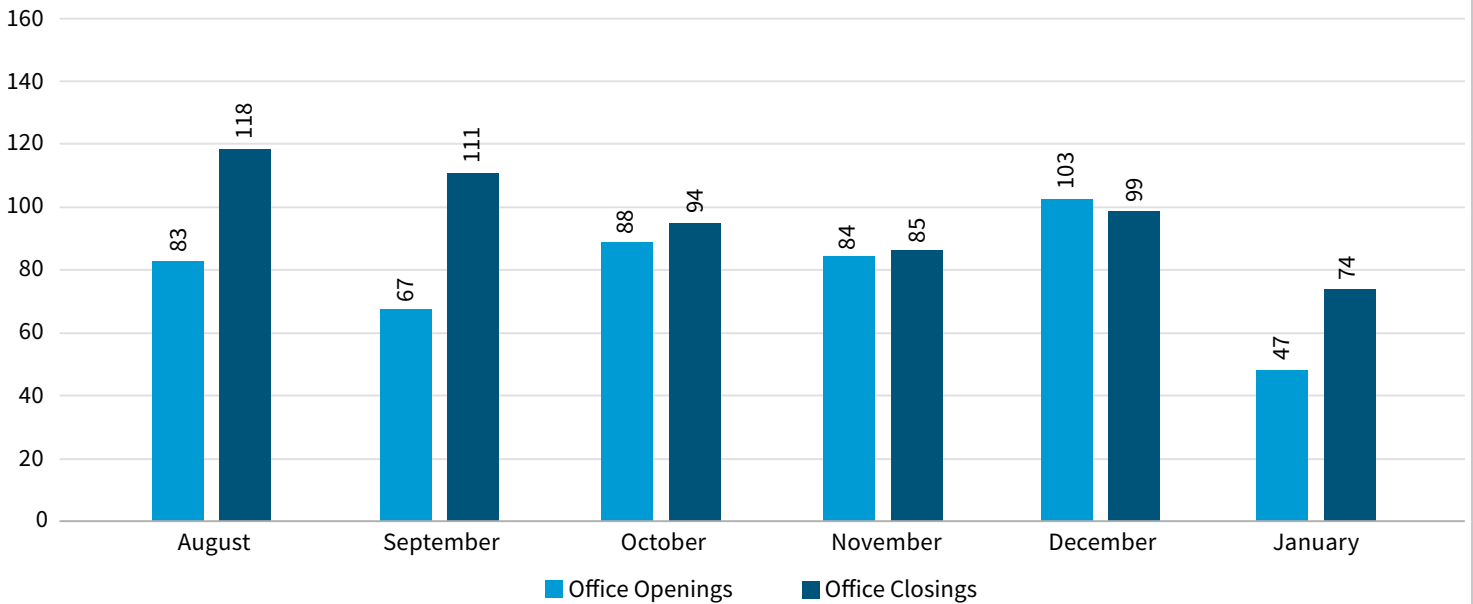
610.645.7700 x119

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March 2025 | Data Collected February 1-28, 2025

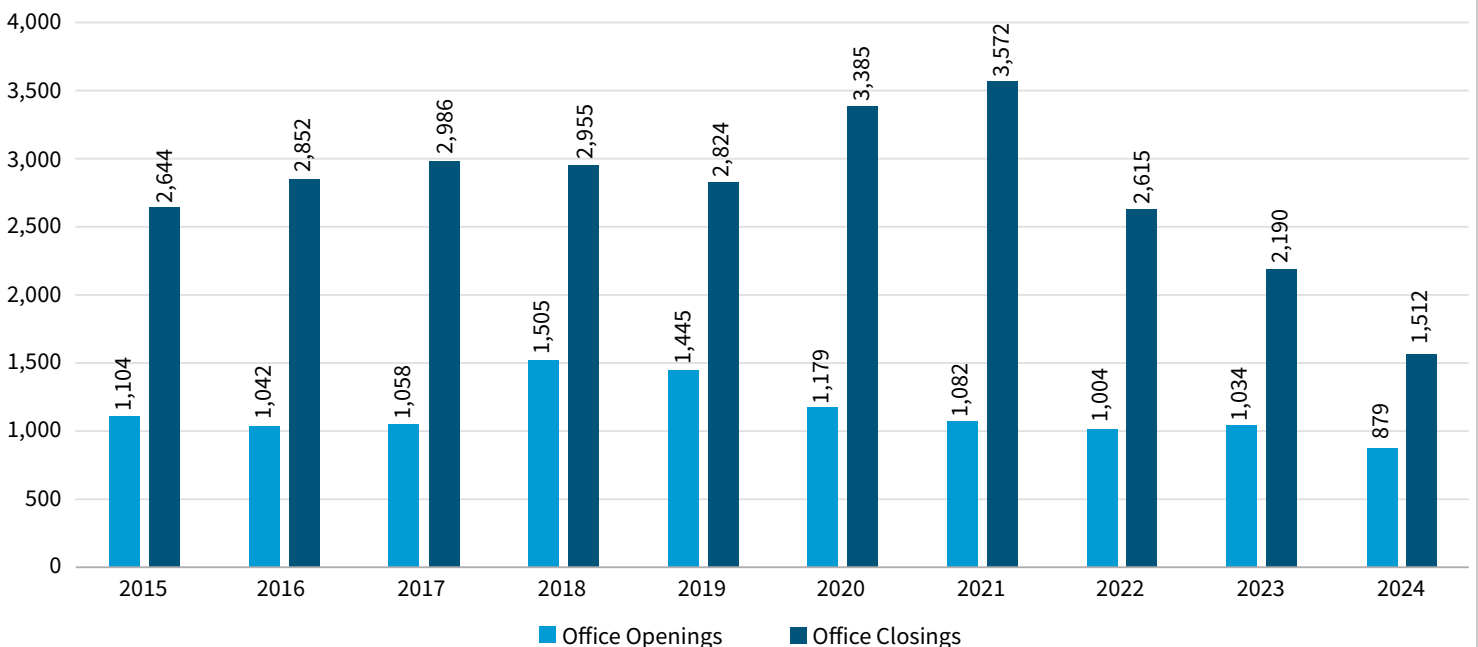
### Bank Branches - Effective Openings & Closings

**6-Month History**  
(8/1/2024 - 01/31/2025)



Source: FDIC

**10-Year History**  
(as of 12/31/2024)



Source: FDIC

March 2025 | Data Collected February 1-28, 2025

### Key Banking Performance and Condition Ratios from BankDeposits.com

New Jersey

[Banks headquartered in NJ - Performance Report](#)

[Banks with branches in NJ - Performance Report](#)

Pennsylvania

[Banks headquartered in PA - Performance Report](#)

[Banks with branches in PA - Performance Report](#)

Delaware

[Banks headquartered in DE - Performance Report](#)

[Banks with branches in DE - Performance Report](#)

New Jersey, Pennsylvania, Delaware

[Banks headquartered in NJ, PA, DE - Performance Report](#)

[Banks with branches in NJ,PA,DE - Performance Report](#)

All Mid-Atlantic

[Banks headquartered in Mid-Atlantic - Performance Report](#)

[Banks with branches in Mid-Atlantic - Performance Report](#)

All labels are sortable. Click [+/-] next to Company for individual call report | Report data source: FDIC Call Reports 03/31/2022

### Key Real Estate Data from BankDeposits.com

New Jersey

[Banks headquartered in NJ - Key RE Data](#)

[Banks with Branches in NJ - Key RE Data](#)

Pennsylvania

[Banks headquartered in PA - Key RE Data](#)

[Banks with Branches in PA - Key RE Data](#)

Delaware

[Banks headquartered in DE - Key RE Data](#)

[Banks with Branches in DE - Key RE Data](#)

New Jersey, Pennsylvania, Delaware

[Banks headquartered in NJ, PA, DE - Key RE Data](#)

[Banks with branches in NJ, PA, DE -Key RE Data](#)

All Mid-Atlantic

[Banks HQ in Mid-Atlantic - Key RE Data](#)

[Banks with branches in Mid-Atlantic - Key RE Data](#)

All labels are sortable. Click [+/-] next to Company for individual call report | Report data source: FDIC Call Reports 03/31/2022



March 2025 | Data Collected February 1-28, 2025

### Financial Articles (By Company)

Date Posted	Reference/Company	Article	Source
2/6/25	Firsttrust Bank	<a href="#">Firsttrust Bank capitalizes on Eagles partnership with ad blitz ahead of Super Bowl</a>	Philadelphia Business Journal
2/27/25	Fulton Bank	<a href="#">Fulton Financial sells 11 local branches to Philadelphia developer</a>	Philadelphia Business Journal
2/12/25	Fulton Bank	<a href="#">Fulton Bank parts ways with COO Karthik Sridharan</a>	Philadelphia Business Journal
2/18/25	JPMorgan Chase & Co.	<a href="#">Penn grad Charlie Javice locks horns with JPMorgan Chase in fraud trial over Frank sale</a>	Philadelphia Business Journal
2/5/25	Lincoln Financial	<a href="#">Lincoln Financial one of the biggest winners of Eagles Super Bowl run</a>	Philadelphia Business Journal
2/19/25	PNC Bank	<a href="#">PNC Bank adding branches in Philadelphia's lower-income neighborhoods</a>	Philadelphia Business Journal
2/11/25	PNC Bank	<a href="#">PNC Adds More Physical Branches to Stave Off Competitive Threats</a>	Yahoo Finance
2/12/25	Provident Bank	<a href="#">Senior TD Bank executive leaves for C-suite role at Provident Bank</a>	Philadelphia Business Journal
2/24/25	S&T Bank	<a href="#">Craig Pinder Hired at S&amp;T Bank</a>	Philadelphia Business Journal
2/10/25	TD Bank	<a href="#">TD to sell its \$15B stake in Charles Schwab as asset cap fallout continues</a>	Philadelphia Business Journal
2/10/25	WSFS Bank	<a href="#">WSFS adds Bucks County wealth management team as it expands Bryn Mawr Trust unit</a>	Philadelphia Business Journal

### Financial Articles (General)

Date Posted	Reference/Company	Article	Source
2/20/25	General	<a href="#">Small Deposits: Citadel Credit Union adds former PNC exec to C-suite; Radian expands board</a>	Philadelphia Business Journal
2/9/25	General	<a href="#">Small Deposits: Lincoln Financial swings to \$3.2B annual profit; Hamilton Lane closes \$615M fund</a>	Philadelphia Business Journal

March 2025 | Data Collected February 1-28, 2025

## Stock Summary (Alphabetical)

## Stock Summary - Some Publicly Traded Banks Operating in Philadelphia Metro Market

Company	Symbol	Close of Business 12/31/2024	Close of Business 02/28/2025	% Change From 12/31/2024 to 02/28/2025	52-Wk High -As of Close of Business 02/28/2025	52-Wk Low -As of Close of Business 02/28/2025	Price/Book As of Close of Business 02/28/2025
Dow Jones Industrial Average	^DJI	42,544.22	43,840.91	3.05%	37,611.56	45,073.63	--
S&P 500	^GSPC	5,881.63	5,954.50	1.24%	4,953.56	6,147.43	--
NASDAQ Composite	^IXIC	19,310.79	18,847.28	-2.40%	15,222.78	20,204.58	--
The Financial Select Sector SPDR Fund	XLF	48.33	52.18	7.97%	39.53	52.26	1.53
1st Colonial Bancorp, Inc.	FCOB	14.90	15.10	1.34%	14.15	16.00	0.93
Banco Santander, S.A.	SAN	4.56	6.38	39.91%	4.12	6.50	0.98
Bank of America Corporation	BAC	43.95	46.10	4.89%	34.15	48.08	1.29
Citigroup Inc.	C	70.39	79.95	13.58%	53.51	84.74	0.79
Citizens & Northern Corporation	CZNC	18.60	21.35	14.78%	16.50	22.68	1.20
Citizens Financial Group, Inc.	CFG	43.76	45.77	4.59%	31.70	49.25	0.91
Customers Bancorp, Inc.	CUBI	48.68	54.00	10.93%	42.31	68.49	1.00
Embassy Bancorp, Inc.	EMYB	16.60	15.90	-4.22%	13.00	16.74	1.06
First Bank	FRBA	14.07	15.28	8.60%	11.20	15.87	0.94
Fulton Financial Corporation	FULT	19.28	19.82	2.80%	13.87	22.49	1.20
Harleysville Financial Corporation	HARL	22.20	22.21	0.05%	20.75	24.00	0.92
JPMorgan Chase & Co.	JPM	239.71	264.65	10.40%	179.20	280.25	2.28
KeyCorp	KEY	17.14	17.32	1.05%	13.11	20.04	1.22
Lakeland Bancorp, Inc.	LBAI	13.43	13.43	0.00%	10.65	16.00	0.74
M&T Bank Corporation	MTB	188.01	191.72	1.97%	133.03	225.70	1.19
Meridian Corporation	MRBK	13.71	15.29	11.52%	8.26	17.33	0.99
OceanFirst Financial Corp.	OCFC	18.10	18.01	-0.50%	14.03	21.87	0.62
Parke Bancorp, Inc.	PKBK	20.51	19.97	-2.63%	15.24	24.29	0.79
Princeton Bancorp, Inc.	BPRN	34.43	32.78	-4.79%	29.02	39.35	0.86
Provident Financial Services, Inc.	PFS	18.87	18.25	-3.29%	13.07	22.24	0.91
QNB Corp.	QNBC	33.92	35.50	4.66%	21.39	35.50	1.27
Quaint Oak Bancorp, Inc.	QNTA	10.40	10.66	2.50%	9.75	11.50	0.52
S&T Bancorp, Inc.	STBA	38.22	40.22	5.23%	28.83	45.79	1.11
The Bancorp, Inc.	TBBK	52.63	55.82	6.06%	29.92	65.84	3.37
The PNC Financial Services Group, Inc.	PNC	192.85	191.92	-0.48%	143.52	216.26	1.56
The Toronto-Dominion Bank	TD	53.24	59.91	12.53%	51.25	64.91	0.91
Tompkins Financial Corporation	TMP	67.83	68.89	1.56%	43.09	79.01	1.38
Truist Financial Corporation	TFC	43.38	46.35	6.85%	34.51	49.06	1.06
Univest Financial Corporation	UVSP	29.51	30.56	3.56%	18.41	32.75	1.00
Wells Fargo & Company	WFC	70.24	78.32	11.50%	50.15	81.50	1.60
WSFS Financial Corporation	WSFS	53.13	54.29	2.18%	41.00	62.75	1.23

March 2025 | Data Collected February 1-28, 2025

### Interest Rate Summary

#### Equity Retail Brokers - Capital Markets Review - Leading Rates

US Treasuries	1 Year Prior	6 Month Prior	3 Month Prior	1 Month Prior	Current
3 Month Treasury	5.36	5.11	4.49	4.28	4.29
6 Month Treasury	5.29	4.86	4.44	4.30	4.28
1 Year Treasury	4.99	4.40	4.28	4.15	4.10
2-Year Treasury	4.62	3.92	4.15	4.20	4.02
5-Year Treasury	4.25	3.70	4.05	4.33	4.06
10-Year Treasury	4.25	3.90	4.17	4.54	4.25
30-Year Treasury	4.38	4.20	4.36	4.79	4.53

Key Rates	1 Year Prior	6 Month Prior	3 Month Prior	1 Month Prior	Current
Fed Funds Rate	5.31	5.31	4.56	4.31	4.31
Federal Reserve Target	5.50	5.50	4.75	4.50	4.50
Prime Rate	8.50	8.50	7.75	7.50	7.50

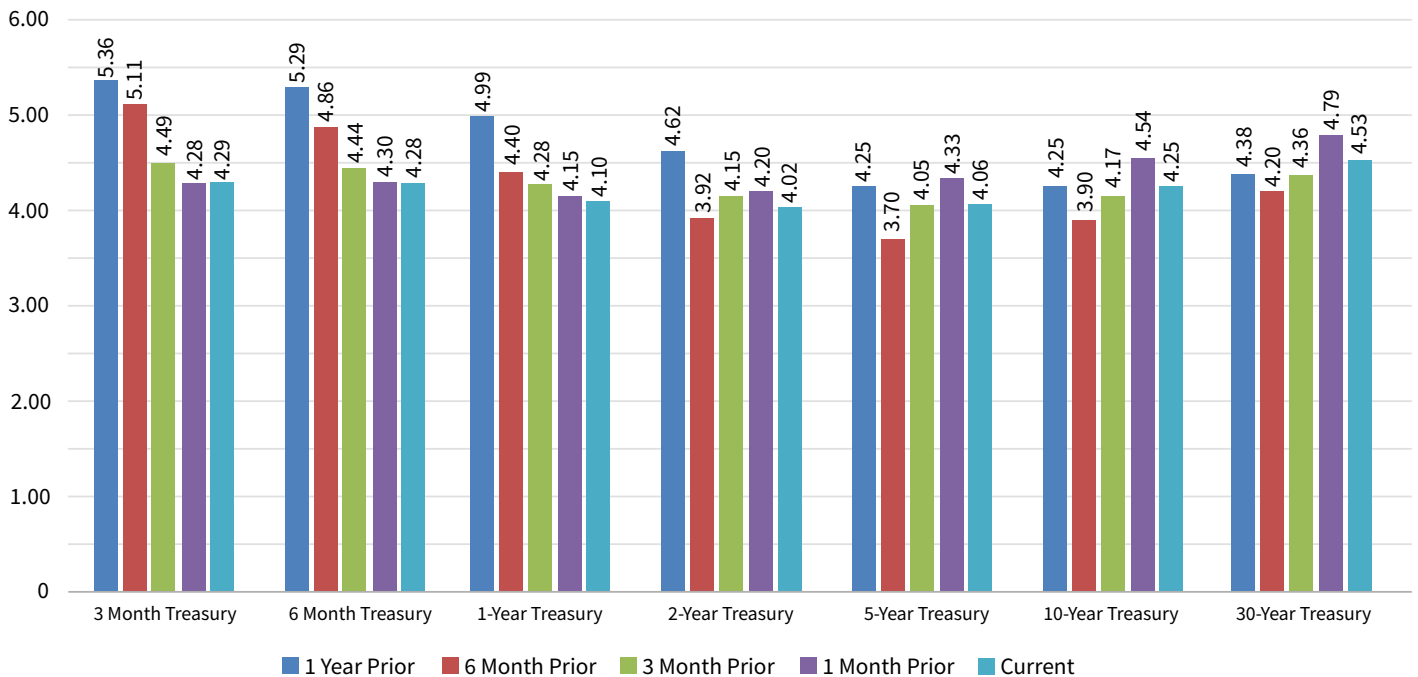
SOFR	1 Year Prior	6 Month Prior	3 Month Prior	1 Month Prior	Current
30-Day Average	5.32	5.35	4.67	4.32	4.36
90-Day Average	5.36	5.37	4.91	4.51	4.41
180-Day-Average	5.39	5.40	5.17	4.85	4.68

Muni Bonds - Yields	1 Year Prior	6 Month Prior	3 Month Prior	1 Month Prior	Current
1-Year	2.97	2.54	2.76	2.65	2.51
2-Year	2.82	2.48	2.58	2.71	2.56
5-Year	2.47	2.47	2.61	2.83	2.65
10-Year	2.53	2.70	2.83	3.06	2.88
30-Year	3.70	3.65	3.53	3.96	3.92

### Treasury Rate Comparison

(US Treasuries)



March 2025 | Data Collected February 1-28, 2025

### Banks for Sale

Below is a list of some single tenant net lease bank investment properties that are currently for sale in Pennsylvania, New Jersey, Delaware, Maryland, Virginia, West Virginia, and Washington D.C. **This list of available Investment Properties is intended for the use and benefit of Equity Retail Brokers current and prospective commercial real estate investment clients.** The list is compiled for our clients to give them an understanding of current pricing of Net Lease bank properties in the region. The information has been gathered from a variety of sources. Some of these properties are listed by Equity Retail Brokers, while others are listed by other brokers or are being directly marketed by the owner. However they are listed, we at Equity Retail Brokers, either as a dual or a buyer's agent, can represent our client's interest in obtaining information and negotiating the purchase of any of the properties.

Bank	City	State	Asking Price	Cap Rate	Lease (Years Left)	Lease Type	Lease Increases	2024 Deposits
Chase Bank	Rockville	MD	\$10,795,000	4.25%	13.5	Ground	10% every 5 years	\$14,332,000
Chase Bank	Williamsburg	VA	\$3,285,000	4.75%	15	Ground	10% in options	New Branch
Chase Bank	Hampton	VA	\$4,300,000	5.00%	15	Ground	10% every 5 years	New Branch
Bank of America	Pittsburgh	PA	\$4,160,000	5.00%	15	Ground	12.5% every 5 years	\$8,379,000
Chase Bank	Southampton	PA	\$3,820,000	5.00%	11.5	Ground	9.84% in 2031	\$87,989,000
TD Bank	Washington	DC	\$23,175,000	5.50%	Unknown	NNN	Unknown	\$30,909,000
Citizens Bank	New Providence	NJ	\$4,900,000	5.56%	5.3	NNN	10% in options	\$60,405,000
Citizens Bank	Glen Mills	PA	\$6,111,000	5.60%	5.7	Ground	15% every 5 years	\$106,294,000
Bank of America	Cockeysville	MD	\$5,999,304	5.75%	4.7	NNN	12% every 5 years	\$628,982,000
Bank of America	Colonial Heights	VA	\$1,931,061	5.75%	5.2	Ground	CPI every 6 years	\$218,877,000
Bank of America	Washington	DC	\$4,500,000	5.83%	5	Ground	3% annually	\$67,385,000
Quaint Oak Bank	Allentown	PA	\$4,655,000	6.00%	15	NNN	2% annually	\$96,288,000
Republic Bank	Cherry Hill	NJ	\$2,567,000	6.00%	13	Ground	10% every 5 years	\$172,468,000
Community Bank	Scranton	PA	\$1,794,666	6.00%	4.7	NNN	2% annually	\$119,897,000
Truist Bank	Virginia Beach	VA	\$2,133,000	6.00%	7	Ground	10% every 5 years	\$105,169,000
Citizens Bank	Haddon Heights	NJ	\$1,841,000	6.25%	Unknown	NNN	Unknown	\$211,050,000
Bank of America	Wayne	PA	\$6,723,568	6.25%	5.9	NNN	10% or CPI every 5 years	\$49,385,000
PNC Bank	Virginia Beach	VA	\$1,614,000	6.35%	3.2	Ground	2% annually	\$30,197,000
PNC Bank	Bowie	MD	\$3,850,000	6.72%	2.6	Ground	15% every 5 years	\$95,462,000
Bank of America	Bala Cynwyd	PA	\$7,024,000	7.00%	3.5	NNN	12% every 5 years	\$257,206,000
Community Bank	Jermyn	PA	\$1,242,857	7.00%	5	NNN	2% annually	\$88,297,000
Northfield Bank	Linden	NJ	\$3,519,000	7.00%	5	NNN	Unknown	\$143,609,000
TD Bank	Clinton	MD	\$5,874,758	7.25%	2.5	Ground	FMV & 112% or prior rent	\$79,022,000
Bank of America	Cranford	NJ	\$4,259,000	7.50%	4.5	Ground	20% in options	\$67,897,000
Fulton Bank / Dance Studio	Philadelphia	PA	\$2,048,139	7.50%	5	NNN	Annual	\$11,178,000
Citizens Bank	Turtle Creek	PA	\$1,600,000	7.50%	5.8	NNN	CPI annually between 1 - 2.5%	\$86,602,000
Bank of America	Broomall	PA	\$4,575,000	8.00%	4	NNN	10% every 5 years	\$35,528,000
Chase Bank	Jamesburg	NJ	\$1,500,000	14.12%	1	NNN	N/A	Closed
First Bank	Williamstown	NJ	Undisclosed	Undisclosed	Unknown	Ground	Unknown	\$90,638,000
TD Bank & Vacancy	Raritan	NJ	\$1,500,000	Unknown	6	Mod. NNN	2% annually	\$339,493,000



March 2025 | Data Collected February 1-28, 2025

## Vacant Banks for Sale

Below is a list of some vacated bank properties that are currently for sale in Pennsylvania, New Jersey, and Delaware. **This list of available Properties is intended for the use and benefit of Equity Retail Brokers current and prospective commercial real estate investment clients.** The list is compiled for our clients to give them an understanding of current pricing of vacant bank properties in the region. The information has been gathered from a variety of sources. Some of these properties are listed by Equity Retail Brokers, while others are listed by other brokers or are being directly marketed by the owner. However they are listed, we at Equity Retail Brokers, either as a dual or a buyer's agent, can represent our client's interest in obtaining information and negotiating the purchase of any of the properties.

Address	City	State	Asking Price	Building Size (SF)	Acreage
50 Main St	East Conemaugh	PA	\$129,000	2,200	Unknown
207 S. Washington St	Eau Claire	PA	\$144,900	1,782	0.25
730 N. Main St	Meadville	PA	\$199,000	554	0.68
4300 Murray Ave	Pittsburgh	PA	\$350,000	1,734	0.11
2-4 N. Main St	Shenandoah	PA	\$350,000	5,628	0.06
1245 Route 77	Bridgeton	NJ	\$360,000	2,500	3.21
153 W. Orange St	Shippensburg	PA	\$399,000	2,312	0.68
3rd & Market St	Halifax	PA	\$440,000	7,492	0.32
16296 Lincoln Hwy	Breezewood	PA	\$477,000	3,191	0.45
399 Route 23	Franklin	NJ	\$550,000	2,386	0.83
1 N. Robinson Ave	Pen Argyl	PA	\$550,000	8,112	0.37
4200 W. Market St	York	PA	\$599,000	4,660	0.85
807-811 Middle St	Pittsburgh	PA	\$600,000	5,400	0.12
2302 N. Delsea Dr	Vineland	NJ	\$695,000	2,400	1.40
21 N. Forklanding Rd	Maple Shade	NJ	\$700,000	4,378	0.71
528 Station Ave	Haddon Heights	NJ	\$750,000	6,320	0.80
15 N. Main St	Milltown	NJ	\$750,000	3,426	0.80
308 Hurffville-Crosskeys Rd	Sewell	NJ	\$775,000	3,343	0.93
4 S. Baltimore St	Dillsburg	PA	\$850,000	7,200	0.63
950 N. Pearl St	Bridgeton	NJ	\$895,000	2,400	0.68
212 Front St	Marysville	PA	\$900,000	14,500	0.45
133 Van Zile Rd	Brick Twp	NJ	\$925,000	2,624	2.06
1066 Harrison City Export Rd	Jeanette	PA	\$1,000,000	6,201	1.49
901 N. 2nd St	Millville	NJ	\$1,000,000	2,400	2.45
1515 Woodbury Glassboro Rd	Wenonah	NJ	\$1,050,000	3,964	2.64
4306 Route 130 N	Willingboro	NJ	\$1,150,000	6,258	1.77
408 E. Main St	Bound Brook	NJ	\$1,400,000	8,200	0.32
140 Mercer St	Hightstown	NJ	\$1,450,000	4,500	1.15
2 E. Main St	Mechanicsburg	PA	\$1,450,000	8,000	0.29
25 Carlisle St	Hanover	PA	\$1,500,000	30,112	1.04
1950 Old Philadelphia Pike	Lancaster	PA	\$1,500,000	2,240	0.57
36 Middlesex Ave	Metuchen	NJ	\$1,500,000	2,500	0.54
1000 Ridge Rd	Pottstown	PA	\$1,700,000	7,297	0.36
701 E. Passyunk Ave	Philadelphia	PA	\$1,760,000	5,042	0.07
83 W. Main St	Elverson	PA	\$1,825,000	9,669	2.10
570 Pompton Ave	Cedar Grove	NJ	\$1,850,000	4,773	1.27
72-80 South St	New Providence	NJ	\$1,950,000	3,669	0.86
410 Main St	Orange	NJ	\$2,150,000	10,000	0.50
1550 Route 130	North Brunswick	NJ	\$2,295,000	3,200	1.10

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## Vacant Banks for Sale

Address	City	State	Asking Price	Building Size (SF)	Acreage
3805 Neshaminy Blvd	Bensalem	PA	\$2,400,000	4,099	1.38
7270 Lancaster Pike	Hockessin	DE	\$2,700,000	6,000	3.53
1245 Cocoa Ave	Hershey	PA	\$3,000,000	3,661	2.72
1852 N. Olden Ave	Ewing	NJ	\$3,995,000	4,230	1.40
1501 Tilton Rd	Northfield	NJ	\$4,500,000	15,100	1.80
855 Mountain Ave	Mountainside	NJ	\$4,999,000	7,440	1.24
99 Howard Blvd	Mount Arlington	NJ	Auction	2,875	1.05
400 Market St	Sunbury	PA	Undisclosed	20,495	0.19
514 Kings Hwy N	Cherry Hill	NJ	Undisclosed	2,606	0.79
1713 W. Main St	Ephrata	PA	Undisclosed	2,952	0.64
801 Chestnut St	Kulpmont	PA	Undisclosed	3,058	0.04
31 Bridge St	Lambertville	NJ	Undisclosed	3,206	0.32
555 Blackwood Clementon Rd	Lindenwold	NJ	Undisclosed	2,300	1.89
234 N. Main St	Loganville	PA	Undisclosed	4,970	1.08
153 Bridgeton Pike	Mullica Hill	NJ	Undisclosed	2,800	0.91
1726 Union Ave	Natrona Heights	PA	Undisclosed	1,409	0.32
90 Upper Silver Lake Rd	Newtown	PA	Undisclosed	3,950	3.21
1251 Centre Tpke	Orwigsburg	PA	Undisclosed	2,992	1.26
4800 Richmond St	Philadelphia	PA	Undisclosed	1,230	0.05
91 Route 45	Salem	NJ	Undisclosed	2,684	3.19
96 S. Main St	Sellersville	PA	Undisclosed	2,645	1.49
100 W. Main St	Terre Hill	PA	Undisclosed	7,300	1.18
765 Blue Mountain Dr	Walnutport	PA	Undisclosed	2,500	1.94
234 Main St	York	PA	Undisclosed	3,200	1.08
100 US Hwy 206	Augusta	NJ	Unpriced	8,240	11.18
10 Juliustown Rd	Browns Mills	NJ	Unpriced	2,493	0.87
308 N. Logan Blvd	Burnham	PA	Unpriced	2,360	0.20
2630 Rochester Rd	Cranberry Twp	PA	Unpriced	3,250	1.30
824 Lansdowne Ave	Drexel Hill	PA	Unpriced	2,931	0.32
1302 NJ-38	Hainesport	NJ	Unpriced	4,566	1.60
152 Main St & Hillcrest Terrace	Lincoln Park	NJ	Unpriced	3,510	1.36
904 River Rd	New Milford	NJ	Unpriced	2,869	1.46
201 E. 9th St	Ocean City	NJ	Unpriced	2,021	0.32
1410 Bruce Rd	Oreland	PA	Unpriced	5,348	0.43
120 S. Centre St	Pottsville	PA	Unpriced	24,048	0.57
835 Lawn Ave	Sellersville	PA	Unpriced	1,539	1.15
303 Egg Harbor Rd	Sewell	NJ	Unpriced	2,660	1.48
6 Haddonfield-Berlin Rd	Voorhees	NJ	Unpriced	2,628	0.65

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### Repositioning Vacant Banks

5625 York Rd, New Oxford, PA

BEFORE

AFTER



*Disclaimer: This data was found through independent research. Equity Retail Brokers was not involved in this transaction.*

**For more information about this transaction, contact:**

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### Equity Retail Brokers Property Listings

Visit our website to see a complete list of our properties currently available:

#### PROPERTY LISTINGS

**For a sample list of NNN bank properties for sale across the U.S., please call or email:**

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**If you would like to learn more about the real estate services we provide, please contact:**

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