

# January Newsletter

## NEW JERSEY

### LIDL ADVANCES PLANS FOR SOMERDALE

Plans for a Lidl discount grocery store are moving forward in Somerdale along White Horse Pike and Evergreen Ave.



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### CLUB STUDIO FITNESS EXPANDS



Club Studio Fitness will open its first South Jersey location at the Ellisburg Shopping Center in Cherry Hill.

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### AFFORDABLE HOUSING ADVANCES ON RT 70



After years of vacancy, a former residential property along eastbound Route 70 in Cherry Hill has been demolished.

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### SALEM GLASSWORKS REDEVELOPMENT

Salem Glassworks, a former industrial landmark, is entering a new phase of redevelopment in Salem, New Jersey.



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### MARLTON CROSSING REDEVELOPMENT

A new apartment development planned for the site of the former Marlton Crossing Garden Offices will take up to three years to complete and will proceed in two phases.

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### SOUTH JERSEY DEVELOPER FILES LAWSUIT



A major mixed-use development in South Jersey is now at the center of a legal dispute.

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## NEW JERSEY

### WCRE COMPLETES OFFICE LEASE AT ONE EXECUTIVE DRIVE

WCRE represented Nessel Development in a new 14,876 SF office lease at One Executive Drive in Marlton to Ennoble Care, a regional senior care group. The transaction was led by Erin Warwick and Evan Zweben of WCRE and reflects strong leasing momentum in the Marlton submarket, where WCRE has completed over 20,000 SF of office leases in a single quarter. Approximately 35,000 SF remains available at Marlton Executive Park, a Class A office complex with excellent highway access and amenities.

[Read the full article here.](#)



### WCRE COMPLETES INDUSTRIAL SALE IN MOORESTOWN

WCRE announced the sale of a newly constructed ±18,000 SF industrial building at 1249 Glen Ave in Moorestown, NJ, sold by CAJ Capital Investors LLC to 1249 Glen Ave Unit B LLC. The property was purpose-built for the tenant's operations and strategically located near major South Jersey transportation corridors. Erin Warwick of WCRE, who originally placed the tenant in the building, also facilitated the tenant's right-to-purchase and successful acquisition.

[Read the full article here.](#)



### WCRE FACILITATES MEDICAL OFFICE SALE IN 30 DAYS

WCRE announced the sale of the 5,358 SF, fully leased medical office building at 501 5th Street in Atco, NJ, anchored by Labcorp, Advocare, and Novacare. The property went under contract in under 30 days and was sold by BMA Management to APA Real Estate, reflecting strong investor demand in the South Jersey medical office market. The transaction was led by Brian Goren representing the buyer and Corey Hassman representing the seller, highlighting WCRE's collaborative, in-house brokerage approach.

[Read the full article here.](#)





# January Newsletter

## PENNSYLVANIA

### CARPENTERS UNION BUYS GSK BUILDING

After failing to sell at sheriff's sale, the former Navy Yard headquarters of GSK has closed a deal.



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### PHOENIXVILLE SHOPPING CENTER SELLS



A fully occupied shopping center in Phoenixville has sold for \$7.35 million, according to Chester County property records. The 33,093-square-foot retail property is located at 785 Starr Street.

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### DRINKPAK SIGNS INDUSTRIAL LEASE

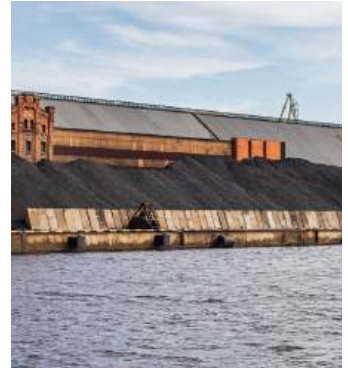


Merion Health Partners is continuing its regional growth with the upcoming launch of its eighth urgent care center, set to open later this month at Roosevelt Mall.

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### NAVY YARD BUILDING SELLS FOR \$52M

After failing to attract a buyer at sheriff's sale, the former GSK building at the Navy Yard has sold. The vacant property is located at 5 Crescent Drive.



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### FORMER RITE AID SET FOR REDEVELOPMENT

A local developer plans to break ground on a new mixed-use project in Fairmount neighborhood later this month. The development replaces a former Rite Aid location at 20th Street.

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### CENTER CITY LIBERTY PLACE FOR SALE



The Shops at Liberty Place, a 147,000-square-foot retail destination in Center City, has been listed for sale.

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# January Newsletter

## PENNSYLVANIA

### RSM LLP SIGNED LONG LEASE

RSM US LLP has signed a long-term lease to relocate its Philadelphia office to 1735 Market Street. The firm will occupy 22,340 square feet, moving one block from its current location

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### MARKET STREET OFFICE TOWER FOR SALE



The office tower at 1700 Market Street is hitting the market as its foreclosure process approaches resolution.

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### NEWER RETAIL PROPERTIES OUTPERFORM



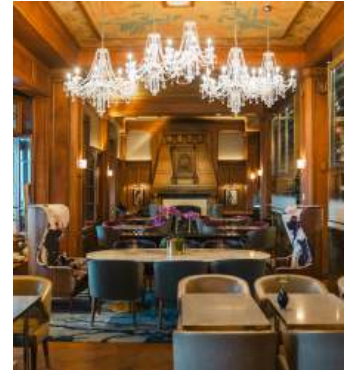
Newer retail properties built since 2010 continue to show strong performance across the Philly region. Occupancy rates increase each quarter, even as overall consumer demand slows

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### ATLAS RESTAURANT GROUP EXPANDS

Atlas Restaurant Group continues expanding its footprint in the Philadelphia restaurant market.

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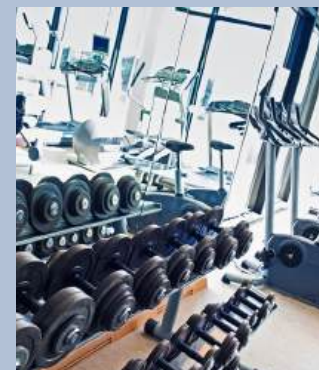
### MODULAR HOUSING AT LOGAN TRIANGLE

Logan Triangle, a long-vacant area in North Philly, may soon become a major hub for housing manufacturing. The 30-acre site has remained undeveloped.

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### CLUB STUDIO FITNESS EXPANDS TO PHILLY



Club Studio Fitness is expanding into the Philadelphia region with two new high-end gym locations. Specifically, the boutique fitness brand will open in Cherry Hill and Wynnewood.

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# January Newsletter

NEW JERSEY | PENNSYLVANIA | NEW YORK

## PENNSYLVANIA

### AMAZON FRESH STORES CLOSE

All Amazon Fresh grocery stores are being closed nationwide. As a result, six locations in the Philadelphia area will be affected. The decision was announced Tuesday morning by Amazon.

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### HATBORO WAWA SITE ACQUIRED

Altimari Properties has purchased a newly built Wawa site in Hatboro for \$7.4 million. The property sits at 412 South York Road near Horsham Road. The convenience store was built in 2023.

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### BRANDYWINE SECURES RECORD FINANCING



Brandywine Realty Trust has secured \$87.3 million in C-PACE financing for its life sciences building at 3151 Market Street. As a result, the deal marks the largest C-PACE loan in Pennsylvania history.

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# January Newsletter

## NEW YORK

### AI IS POWERING THE OFFICE MARKET

Artificial intelligence companies emerged as the clear catalyst behind the national office market's recovery this year, reshaping post-pandemic leasing dynamics and signaling a new growth.

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### MANHATTAN OFFICE LEASING SURGES



A version of this article first appeared in CNBC's Property Play newsletter by Diana Olick, which covers trends and opportunities across the real estate investment landscape.

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### OFFICE LEASING INCREASES WITH NY LEAD



Office tenants signed approximately 410 million square feet of space in 2025, marking a meaningful year-over-year increase.

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### NY REAL ESTATE LEADERS OPTIMISTIC

New York's real estate industry entered 2026 with renewed confidence and positive momentum.



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### NY RETAIL CLOSURES CONTINUE

Yet another wave of store closures has hit New York as 2026 begins. As a result, retail contraction continues to mirror national trends.



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### OFFICE INVESTMENT REBOUNDS



Office workers were not the only ones returning to the workplace last year. At the same time, investors were reentering the office market in growing numbers.

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# January Newsletter

## U.S. TRENDS

### RETAIL LEASING REBOUNDS IN Q4 2025

Retail real estate demand exceeded expectations in the fourth quarter of 2025. Retailers absorbed more than 12 million square feet of space during the quarter.

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### ALDI EXPANDS US FOOTPRINT



Aldi plans to open more than 180 new stores by the end of 2026, continuing its aggressive U.S. expansion after a record year of openings.

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### RETAIL HITS STRONG DEMAND



At the end of 2025, the market reported just 17.6 million square feet of available retail space.

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### US LOGISTICS MARKET REBOUNDS

Logistics properties ended 2025 with renewed demand after a slow start earlier in the year. Notably, the U.S. logistics sector recorded more than 49 million sf of net absorption in the fourth quarter.

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