

MID ATLANTIC REAL ESTATE JOURNAL

NEW JERSEY-PENNSYLVANIA-DELAWARE-MARYLAND-VIRGINIA

August 22 - September 11, 2008

Volume 20, Issue 16

SHOPPING CENTERS

A Carroll Contractors & Carrollton Development project

The historic 36,000 s/f Shoppes at Blueberry Hill

DOYLESTOWN PA — Carroll Contractors and the Carrollton Development Group are preserving the past and building the future. Listed on the National Register of Historical Places in Doylestown Twp., along side such notables as Mercer's Fonhill, Burpee's Fordhook Farm and Oscar Hammerstein's House, is the Victorian/Italianate complex of farm buildings located at the intersection of Rte. 611 and Almshouse Rd. known as the Fretz Farm or more popularly, Blueberry Hill.

The Shoppes at Blueberry Hill, formerly The Inn at Blueberry Hill has been transformed into a unique enclave of retail, restaurant and professional office space located in the heart of Doylestown.



The Shoppes at Blueberry Hill development, with its high visibility and historic pedigree, sits at the corner of 611 (Easton Rd.) and Almshouse Rd. The development is adjacent to 400,000± s/f of retail shopping, restaurants and coffee shops. The site consists of five buildings totaling approximately 36,000± s/f. Carroll Contractors has restored these buildings to their original architecture, splendor and donned them with eclectic flair.

The Manor House, formerly The Inn at Blueberry Hill, is an

impressive Mansion totaling 5000± s/f. It still maintains its tremendous character and historic presence at the development. The Manor House offers an abundance of natural light and scenic views from the wrap around sunroom room. The Manor House is being marketed as restaurant (liquor license available), specialty retail or professional office space.

The Carriage House has been fully restored as an architectural gem totaling 3500± s/f. The Carriage House offers modernized amenities surrounded by

historic architecture. The covered porch allows for outdoor seating, dining or a retail display area. The Carriage House is being marketed for single or dual tenant occupancy.

The Barn is a beautifully restored historic building totaling 6100± s/f.

The Barn has been restored to maintain its high ceilings, original wood beams and floor to ceiling windows offering natural light and incredible views of the entire development. The Barn is the center piece of this boutique shopping destination and

is being marketed for restaurant (liquor license available) or retail use.

In addition to the three existing historic buildings, Carroll Contractors has built a 4200 s/f Citibank branch and is completing a two-story building consisting of 16,000± s/f (lease pending).

The Shoppes at Blueberry Hill is centrally located and easily accessed by the PA Tpke. and Rte. 202. The site features access from both Rte. 611 (Easton Rd.) and Almshouse Rd. as well as the Barn Plaza Shopping Center. ■