



Rhonda M. Weaver

Member

Harrisburg, PA

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Services and sector groups

- Real Estate
- Planned Communities and Condominiums
- Real Estate Acquisitions and Dispositions
- Commercial Leasing
- Real Estate Development
- Manufacturing, Warehousing, and Distribution

For more than 28 years, Rhonda has represented developers and builders in residential and commercial real estate projects, including the planning and development of planned communities, age-restricted (55+) communities, master communities, and mixed-use projects, as well as the creation and administration of warehouse, industrial, office, and other commercial condominiums.

Clients value her ability to pair her deep knowledge of the statutory framework governing planned communities and condominiums with a practical understanding of the business and development challenges facing today's developers.

Rhonda also advises commercial developers, builders, and investors throughout the full lifecycle of a commercial real estate project, from due diligence, acquisition, and financing through development, leasing, operations, and disposition. Known for her practical judgment and transaction-focused approach, she negotiates purchase and sale agreements and helps clients navigate complex deals with confidence. Her goal is to identify efficient, effective solutions that manage risk, preserve flexibility, and advance each client's business objectives.

She also regularly drafts and negotiates sophisticated commercial leases on behalf of landlords and tenants across a wide range of asset classes, including retail shopping and lifestyle centers, grocery stores, restaurants, convenience stores, gas stations, theaters, office buildings, warehouse and distribution facilities, and industrial properties. She approaches transactions with an appreciation for her clients' operational priorities and long-term investment strategies, crafting leases that protect their interests while facilitating successful, long-term business relationships.

Her extensive knowledge and experience allow her to serve as a trusted advisor to her clients. She is committed to building lasting client relationships grounded in trust, responsiveness, and results, a commitment reflected in her representation of some clients for more than 20 years. Whether guiding a routine transaction or a complex development project, Rhonda is dedicated to delivering thoughtful, solution-oriented counsel with responsiveness, practical judgment, and attention to detail.

Representative experience

- Award-winning Pennsylvania builder: Represented in the development of over 45 residential planned community projects, including age-restricted communities, as well as mixed-use master communities and apartment development projects.
- National developer: Assisted with the creation and development of a 2,000-unit master planned community with resort-style amenities that received numerous awards from the National Association of Home Builders.
- Industry-leading Pennsylvania builder: Represented in many residential planned communities and a master mixed-use community containing multiple residential planned communities with a variety of amenities and a condominium with residential, retail, restaurant, and office uses.
- Regional developer: Assisted with the acquisition, development, and creation of a master planned golf community that will contain 8 residential planned communities, a golf course, and other amenities.
- Large commercial real estate development firm: Assisted a privately held firm specializing in industrial, office, and build-to-suit projects with global operations in the acquisition and development of sites and the creation of condominiums for warehousing, distribution, and manufacturing facilities.
- Leading full-service real estate company: Represented in the development of commercial, residential, retail, and hotel sites, including the creation of mixed-use condominiums and a master community with residential and age-restricted planned communities, as well as apartment, healthcare, retail, and office uses.
- Grocery store operator: Assisted an ever-evolving operator with over 100 years of grocery industry experience with all aspects of its grocery store business operations, including the leasing and development of grocery store and fueling facility sites and the acquisition of other grocery store operators.
- Publicly traded national retailer: Assisted with all aspects of operations, including the leasing of over 100 retail stores throughout the country and the acquisition and development of warehousing and distribution facilities.
- Publicly traded restaurant operator: Assisted an operator with over 400 restaurants in the U.S. with the leasing, development, and operation of restaurants.
- Regional real estate development company: Represented in the redevelopment of a historic factory building into a luxury mixed-use condominium with residences, a hotel, concierge services, a restaurant, a local market, and parking facilities.

Education

- Widener University School of Law, J.D., *magna cum laude*
- University of Baltimore, B.A., *summa cum laude*

Admissions

- Pennsylvania

Recognition

- The Best Lawyers in America®, Best Lawyers, Real Estate Law, 2015-2027
- The Best Lawyers in America, Lawyer of the Year 2021
- Select Lawyers, 2015
- Pennsylvania Rising Stars®, 2005, 2006, 2007, 2008
- Forty Under Forty, Central Penn Business Journal
- Tribute to Women of Excellence Award, 2003
- Leadership Harrisburg Area Graduate

Professional and community involvement

- Pennsylvania Bar Association
- Dauphin County Bar Association
- Pennsylvania Bar Institute, presenter and author, various years
- United Way of the Capital Region
 - Women's Leadership Network & Bridges Society
 - Tocqueville Society
- National Multiple Sclerosis Society, Pennsylvania Keystone Chapter, Board of Trustees and officer (12 years)
- International Council of Shopping Centers
- Food Marketing Institute

Publications

- Small Fish, Big Pond – How Small Tenants can Negotiate the Best Possible Lease When They Aren't the Biggest Fish in the Retail Pond, Pennsylvania Bar Institute, December 2020
- Unraveling the Mysteries of Public Offering Statements, a Purchaser's Rescission Period and Declarant Warranty Obligations, Pennsylvania Bar Institute, June 2020

Speaking engagements

- Buying and Selling in Condominiums and Homeowners Associations, PA Bar Institute, August 2020
- Leasing Concessions Related to Covid, Pennsylvania Bar Institute, March 2020
- Condominium & Homeowners Associations – Lessons on Liability, Liens & Litigation, Pennsylvania Bar Institute, Multiple Dates in 2019