

Berks County | Pennsylvania

FREESTANDING BUILDING FOR SALE

401 Penn Avenue | West Reading | 19611



PROPERTY HIGHLIGHTS

- Free standing building w/outside seating - business available for sale with real estate
- Potential uses: bank/credit union, pizzeria family style restaurant, sports bar & grill, urgent care, medical or dental
- Short distance from \$70 million dollar mixed- use redevelopment VF outlets-retail, restaurant, & office
- Located at signalized intersection
- Great visibility and exposure along busy Business Route 422
- Nearby tenants include: McDonald's, Wendy's, Rite Aid, and proposed Wawa

DEMOGRAPHICS (*)

	1 Mile	3 Miles	5 Miles
Population	22,435	133,148	203,750
Average HH Income	\$ 47,136	\$ 59,368	\$ 70,704
Total Businesses	1,711	5,897	8,311
Number of Employees	20,957	77,289	115,843

*Data Source: ESRI™



CONTACT:

Jamar Gordon
jagordon@lpre.com
610-941-4034 Ext. 126

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eagubuta@lpre.com
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