



Available

Property Highlights

- Excellent roadway visibility (+14,400 VPD), access and transportation infrastructure
- Proximity to strong, growing demographic base in Reading, PA with proximity to major population centers in Philadelphia and New York City
- Limited big box competition in the immediate trade area highlight opportunity to capture attentive consumer base

Property Description

Situated favorably along Rte 222 with high roadway visibility and good roadway access, the Asset's positioning in a highly trafficked corridor in a submarket with strong underlying fundamentals underlines the opportunity to acquire critical mass in a submarket that enjoys access to a dense population and excellent transportation infrastructure. Reading's proximity to the I-78 corridor which provides it access to the Lehigh Valley and other major population centers that include Philadelphia and New York City, driving population and economic growth in the I-78 corridor over the last 5+ years.

Shillington Plaza

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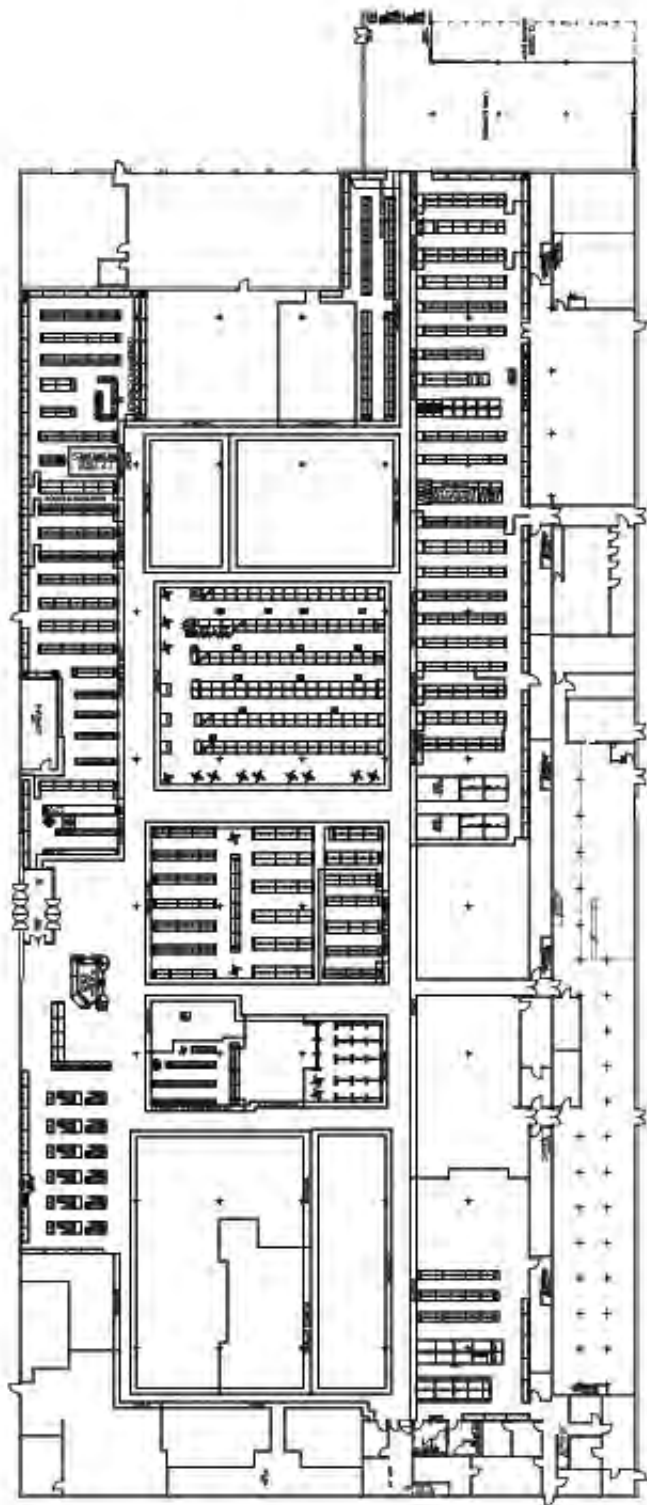


Property Data

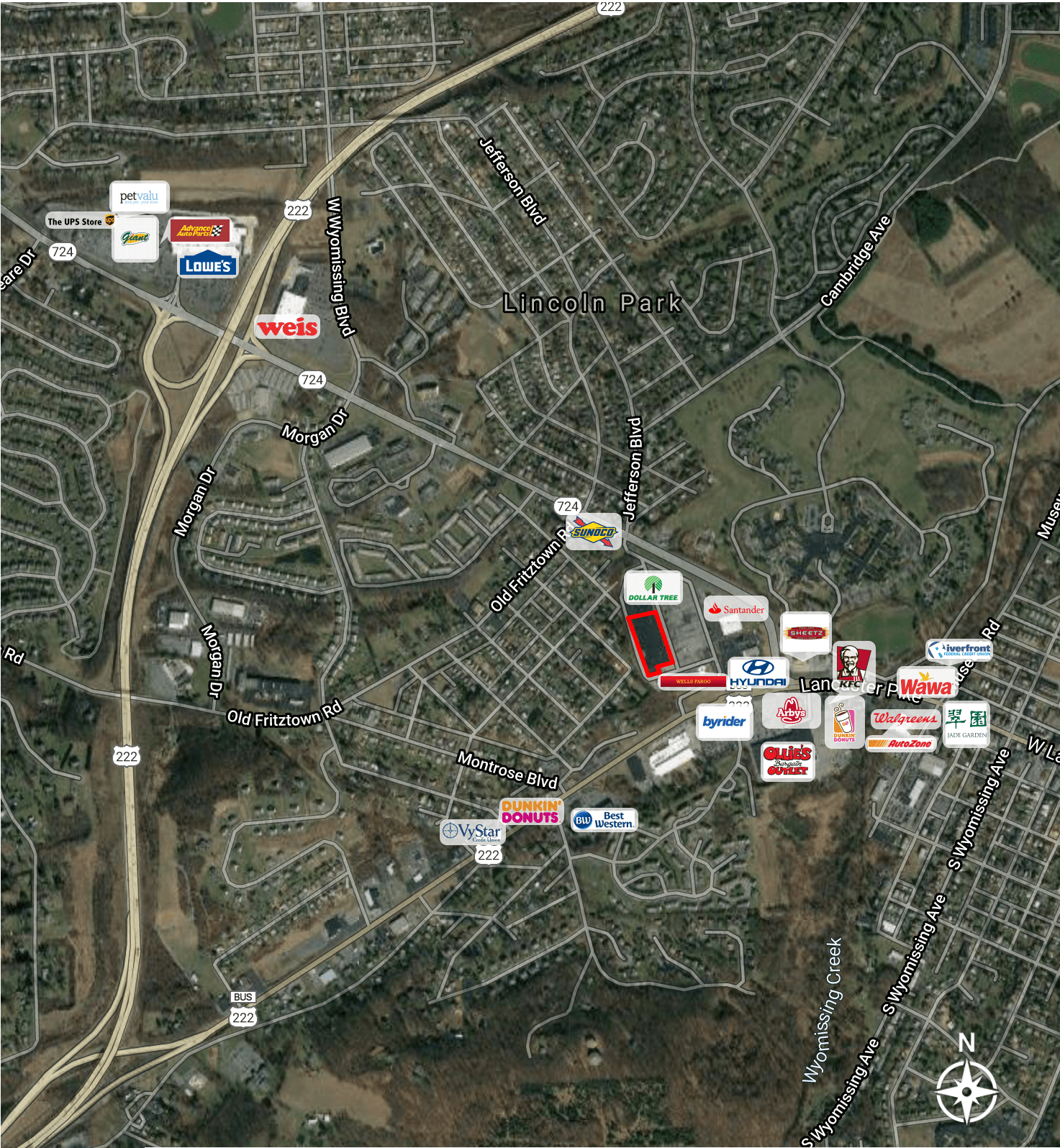
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|------------------|------------------------|
| Available space: | 94,605 SF on one level |
| Zoning: | Commercial |

| Demographics | 1 Mile | 3 Mile | 5 Mile | 10 Mile |
|--------------------|----------|--------|----------|----------|
| Total Population | 10,825 | 72,012 | 172,254 | 303,094 |
| Total # Households | 4,792 | 28,807 | 63,698 | 112,222 |
| Average HH Income | \$90,523 | \$85 | \$68,626 | \$77,635 |





Floor Plan



Google

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