

Kutztown Road & Long Lane

Kutztown, PA | 19530

For Sale/Lease



Property Overview

Available
±5 AC

Surrounding Retailers

This high-profile project includes over 13 acres of prime land along Rt. 222 between Kutztown and Trexlertown. The development is anchored by a new 7-acre convenience store and truck fueling station, Rutter's, completed in February 2022. Adjacent to the new c-store will be a pad ready site of 5 acres with shared curb-cuts accessing Rt. 222 and Long Lane. Site is perfect for any user looking to benefit from the high traffic counts and limited competition.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine
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COMMERCIAL BROKERAGE. *Redefined.*

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Location

Located at the North-West corner of Kutztown Road (Rt. 222) and Long Lane in Berks County. With easy access to Interstate 78, Route 22, and Route 476, the site is ideally located for users looking to benefit from the convenient connection to major thoroughfares. The site is only a couple minutes away from Kutztown University with over 8,500 students and within 10 minutes of the large office and industrial parks of Western Lehigh County.

Trade Area

The site shows a 5-mile population of over 25,730 people with household incomes of more than \$76,266 and daytime employment demographics of 7,807 people. The population within a 7-mile radius include 48,878 people in 17,518 homes, a labor force of 20,347 with an average household income of \$82,832.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	8,965	25,730	48,878
TOTAL EMPLOYEES	3,091	7,807	20,347
AVERAGE HHI	\$65,419	\$76,266	\$82,832
TOTAL HOUSEHOLDS	3,666	8,676	17,518
TRAFFIC COUNTS: Kutzown Road (Rt. 222) ±26,987 VPD			



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MARKET AERIAL



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About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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