

# North Reading Plaza

5370 ALLENTOWN PIKE | TEMPLE, PA | 19560

±7,800 - 15,600 SF  
FOR LEASE



## OVERVIEW

**North Reading Plaza**, a 407,000-square foot Walmart anchored retail shopping center located in Reading, Pennsylvania at a signalized intersection along Allentown Pike (19,000 CPD) just 28 miles Northeast of Lancaster, PA., 32 miles West of King of Prussia, PA., and 48 miles from Center City Philadelphia. The center is anchored by one of the nation's dominant retailers, Walmart. North Reading Plaza is also home to other leading retailers such as Dollar Tree, and GameStop to name a few.

JOIN :

Walmart

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for Humanity



DOLLAR TREE



**Blake Shaffer | Ashlee Lehman | Brad Rohrbaugh | Chad Stine**

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## LOCATION

North Reading Plaza is strategically positioned with significant frontage along one of the market's primary retail corridors along Allentown Pike. The center benefits from the high-volume traffic flow of Allentown Pike and its signalized intersections. With the convenience of the project's location, it has a draw that extends more than 5 miles, which attracts a vast customer base. With its ideal location, the project services not only the immediate trade area, but surrounding market points as well.

## TRADE AREA

Adding to the stability of the project, North Reading Plaza shows a 20-minute drive time demographic of over 331,948 people with household incomes more than \$74,240 and daytime employment demographics equally as strong with 161,553. The demographics within a 10-mile radius include 282,610 people in 106,931 homes, a labor force of 139,072 with an average household income of \$72,392. The areas growth since 2000 has increased over 9.5% with over 10,198 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,720	89,462	184,171
TOTAL EMPLOYEES	19,281	44,004	105,103
AVERAGE HHI	\$82,523	\$69,831	\$67,955
TOTAL HOUSEHOLDS	11,684	32,144	68,115
TRAFFIC COUNTS: ALLENTOWN PIKE - 19,000 VPD			



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## SITE PLAN



SPACE	TENANT	AREA (SQ FT)
NR01/H3	Soar & Bounce	48,400
F1/F2	Community Aid	71,285
G1A	Red Horse Hair Salon	2,280
G2A	Dollar Tree	10,500
<b>G2B</b>	<b>AVAILABLE</b>	<b>15,600</b>
H6/H7	CSL Plasma	12,770
H8	Gamestop	3,270
<b>H9</b>	<b>AVAILABLE</b>	<b>7,800</b>
PAD1	McDonalds	3,186



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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.

## LISTING AGENT(S):

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