

4889 PENN AVENUE

Sinking Spring, PA | 19608

FOR SALE

± 41 ACRES AVAILABLE | FOR SALE



NEARBY



PROJECT

Rare opportunity to acquire a large parcel of commercially-zoned land along Rt. 422 (Penn Avenue) in Sinking Spring, just west of Reading, PA. The site features access to two signalized intersections and a third non-signalized curb cut which is designed to be signalized in the future. Public water and sewer are available at the site. A variety of layouts are possible including multiple pad sites or several large anchor tenant opportunities.

LOCATION

Penn Avenue (Rt. 422) is the main commercial corridor through Sinking Spring and connecting directly to nearby Reading. Penn Avenue is the focal point for retail for Reading's western suburbs and is heavily travelled with over 17,000 CPD.

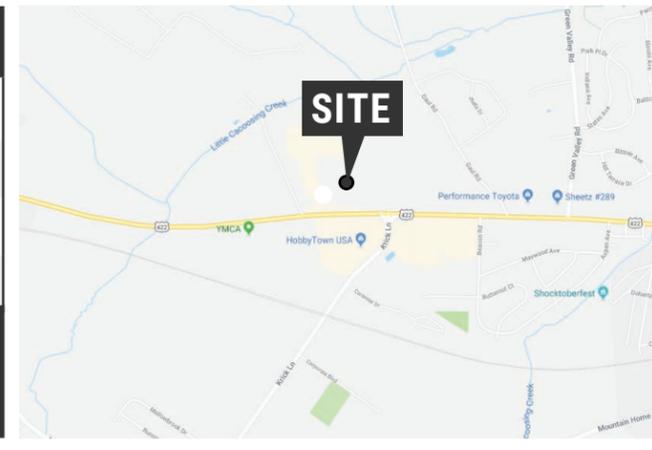
TRADE AREA

Penn Avenue has a 15-minute drive time demographic of over 254,000 people with a household income of \$76,986 and daytime employment demographics equally as strong with over 132,871 people. The demographics within a 10-mile radius provide 284,375 people in 109,345 homes and a labor force of 142,823 with an average household income of \$78,932. Since 2000, the Sinking Spring market has grown by more than 10.8% and added over 12,226 homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	35,047	74,946	162,700
TOTAL EMPLOYEES	28,428	61,717	130,218
AVERAGE HHI	\$107,653	\$100,593	\$78,438
TOTAL HOUSEHOLDS	13,487	29,690	62,409

TRAFFIC COUNTS

PENN AVENUE: 17,000 VPD



ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

York Office: 3528 Concord Rd. York, PA 17402
 Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
 Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ADAM HAGERMAN | BRAD ROHRBAUGH | CHAD STINE
 717-843-5555
 www.bennettwilliams.com



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Redner's Center
Redner's WAREHOUSE MARKETS
FINE WINE & GOOD SPIRITS
Arby's at&t RITE AID Cartridge World SUPERCUTS

Sinking Spring Plaza
TSC TRACTOR SUPPLY CO. DOLLAR TREE SUBWAY

M MEMBERS 1st
FEDERAL CREDIT UNION
PROPOSED

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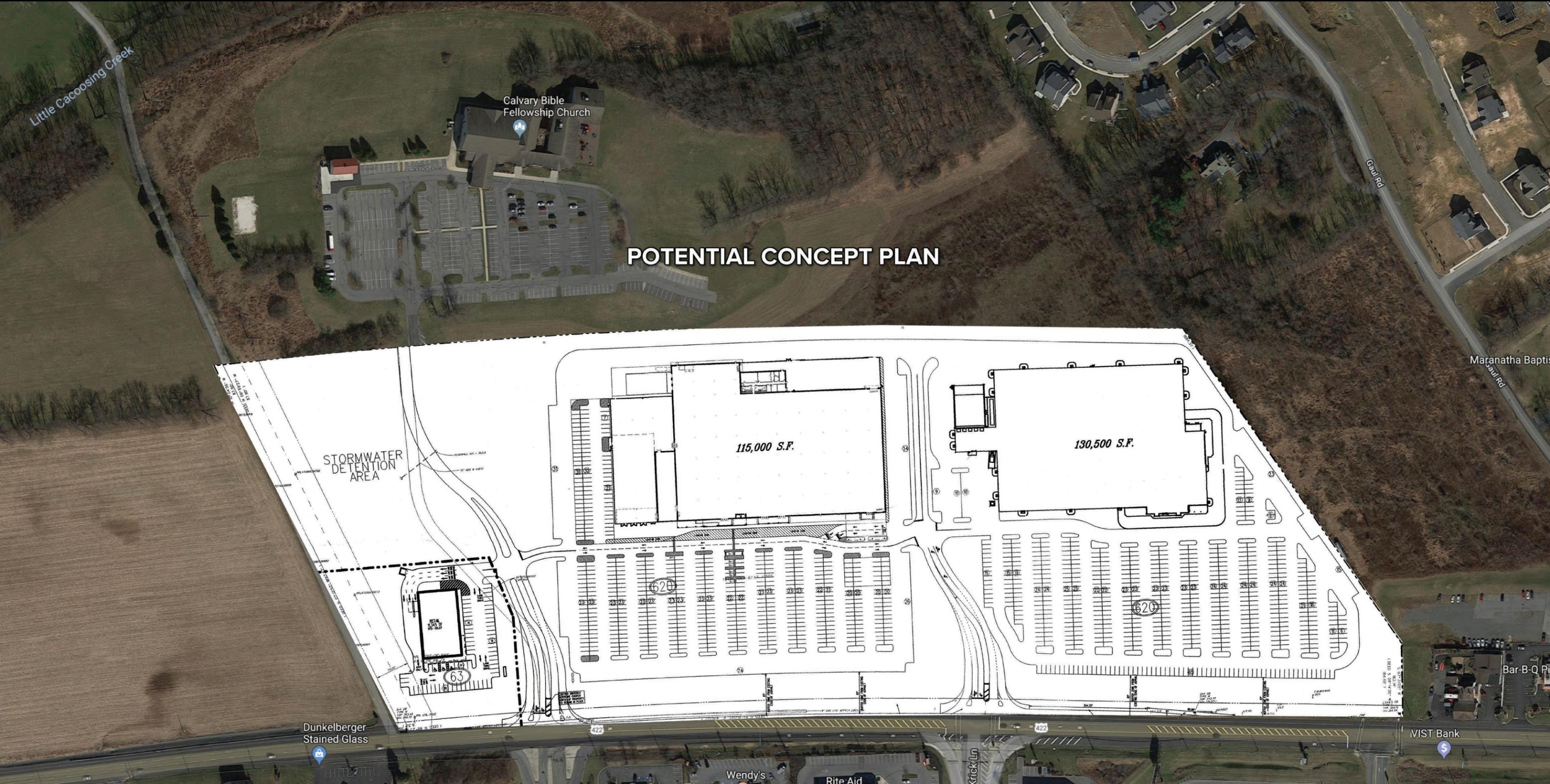
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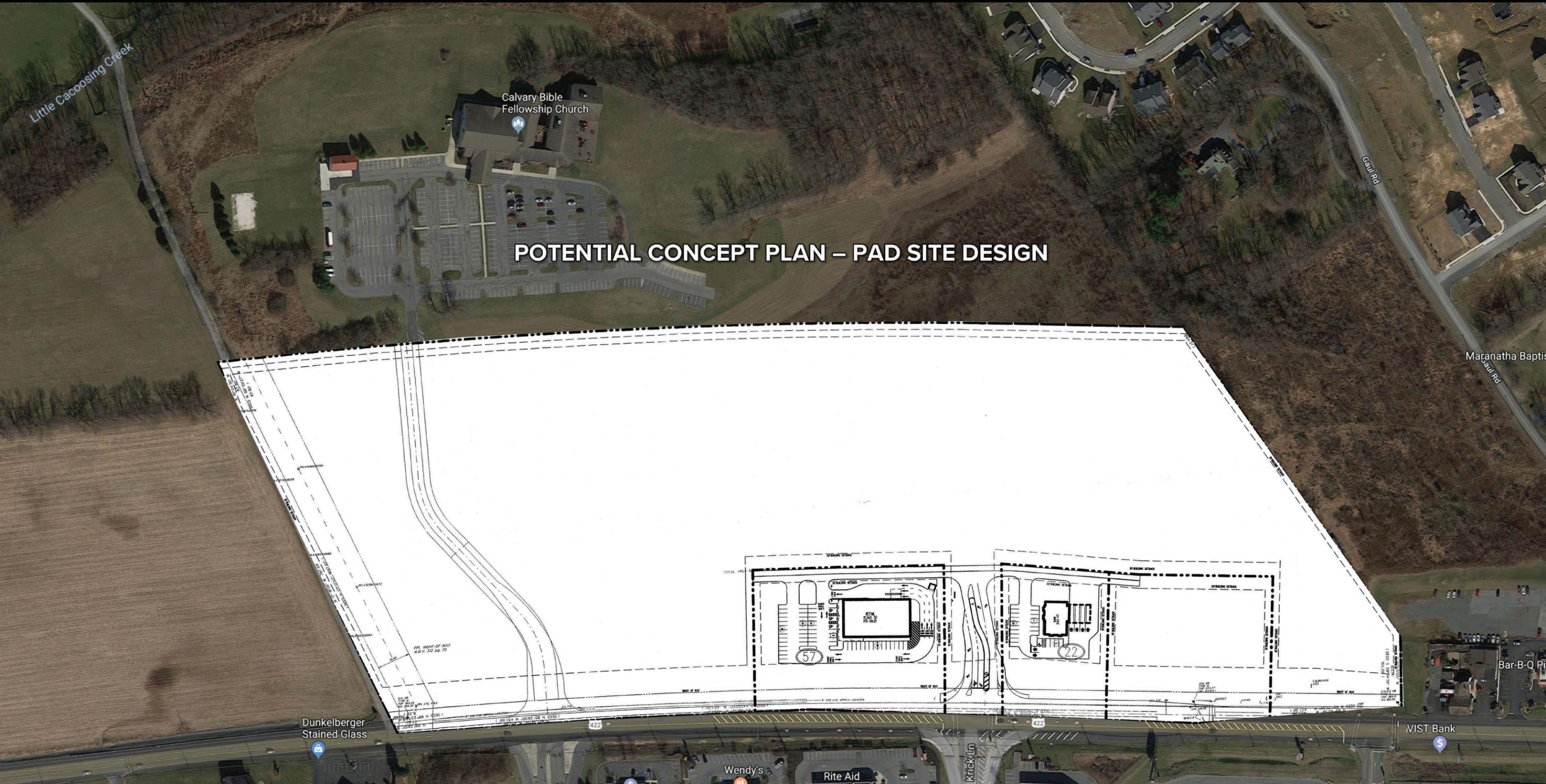
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POTENTIAL CONCEPT PLAN - PAD SITE DESIGN

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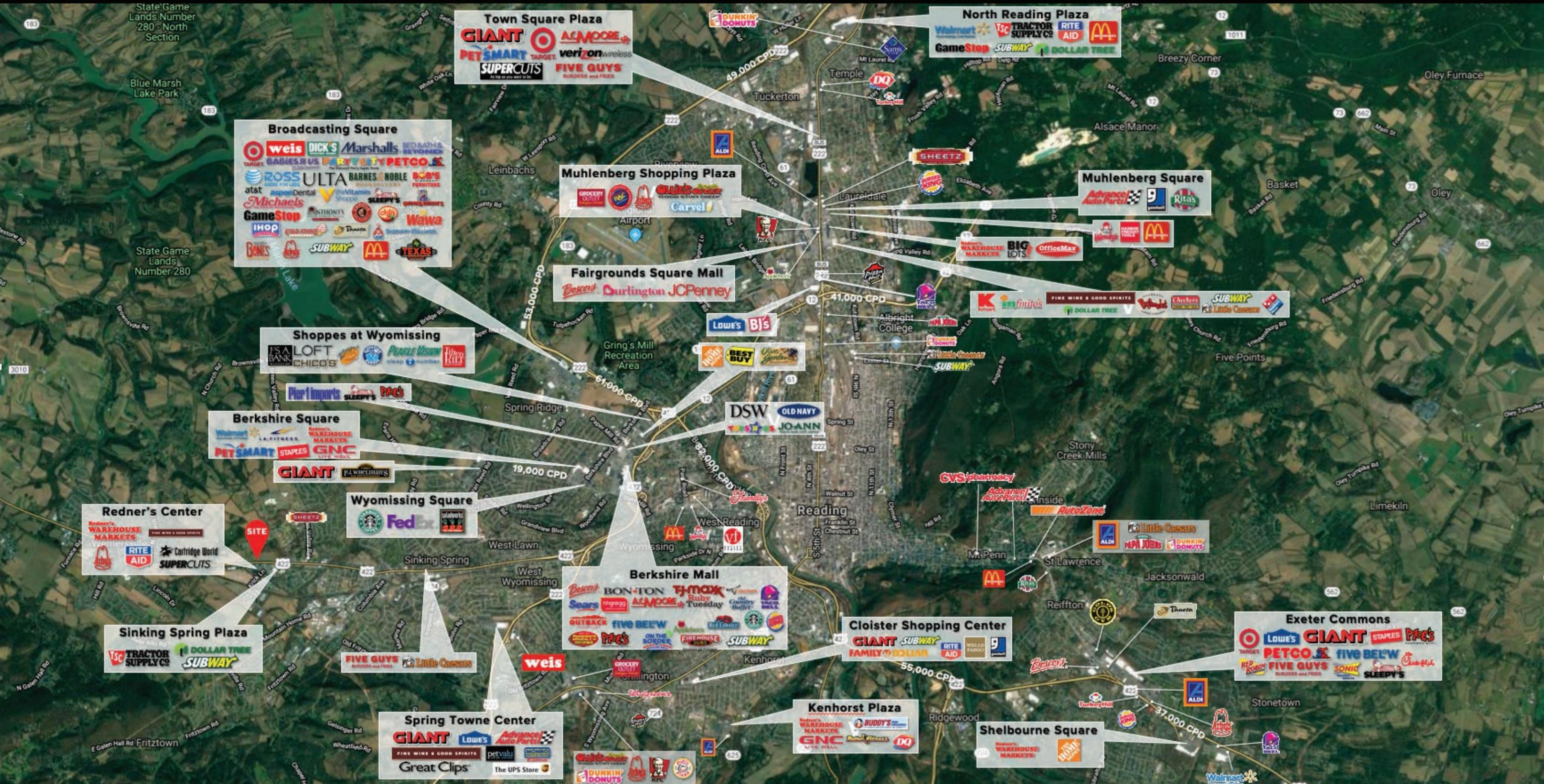
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