

5470 Perkiomen Ave
Reading, PA 19606

Shelbourne SQUARE

4,500 - 6,780 SF + 2 Pads
Available For Lease



Property Overview

Shelbourne Square, a 267,461-square foot dual anchored retail shopping center located in Reading, Pennsylvania at a signalized intersection on Route 422 (38,000 VPD) just 26 miles East of Lancaster, PA., 26 miles West of King of Prussia, PA., and 43 miles from Center City Philadelphia. The center is anchored by one of Berks County's dominant grocers, Redner's Warehouse Markets and the national home improvement retailer, Home Depot. Shelbourne Square is also home to other leading retailers such as Subway, Cosmo Prof, H&R Block, Dollar Tree, Applebee's, McDonald's, and Planet Fitness, to name a few.

Join National Retailers



REDNER'S



SUBWAY



H&R BLOCK



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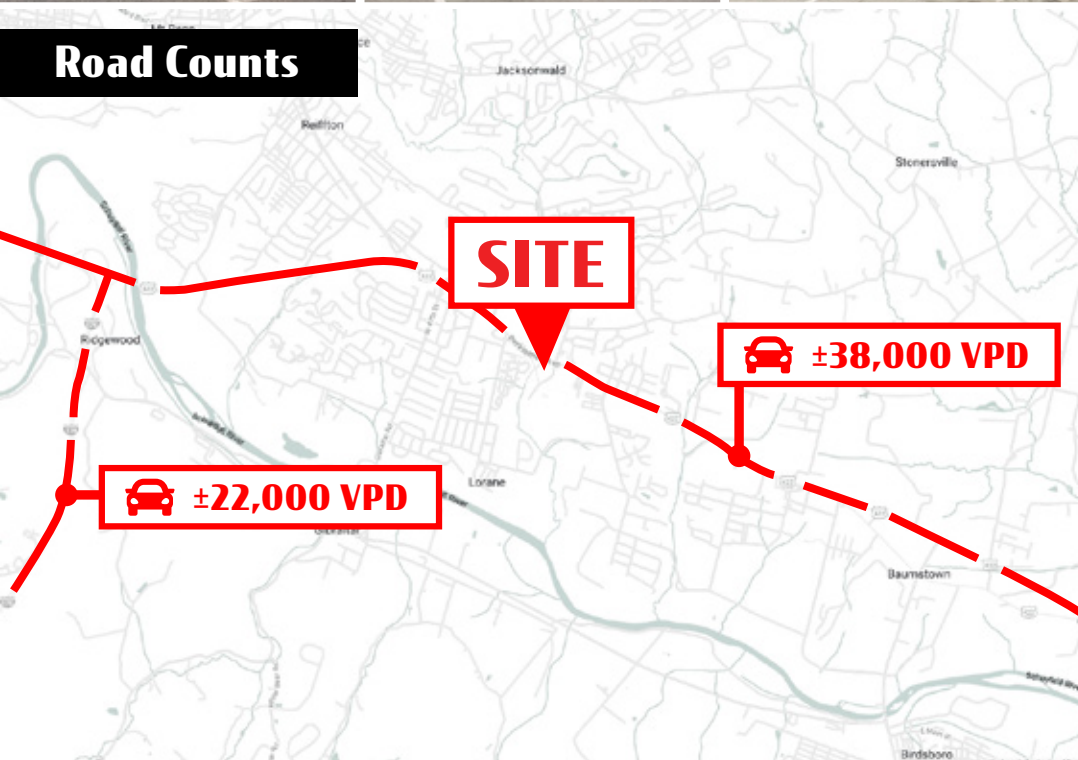
ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

Location

Shelbourne Square is strategically positioned with significant frontage along one of the market's primary retail corridors, Route 422. The center benefits from the high-volume traffic flow of Route 422 and its signalized intersection. 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.



Road Counts



Trade Area

Adding to the stability of the project, Shelbourne Square shows a 20-minute drive time demographic of over 385,311 people with household incomes more than \$76,405 and daytime employment demographics equally as strong with 189,677. The demographics within a 10-mile radius include 283,711 people in 108,884 homes, a labor force of 145,653 with an average household income of \$73,572. The areas growth since 2000 has increased over 9.3% with over 10,201 new homes.

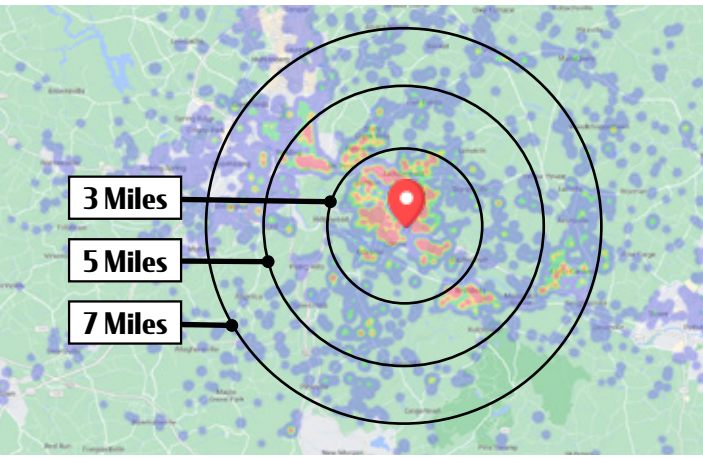
DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	32,716	54,849	68,700
TOTAL EMPLOYEES	19,291	26,148	27,976
AVERAGE HHI	\$74,519	\$81,139	\$81,611
TOTAL HOUSEHOLDS	13,586	22,408	27,979

TRAFFIC COUNTS: Perkiomen Ave (Rt 422) - ±38,000 VPD

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VISITS PER YEAR

1.7 Million



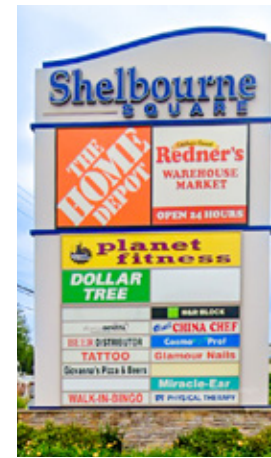
AVG. DWELL TIME

57 Minutes



LOCAL RANKING

7/13



DOLLAR TREE

ANNUAL VISITS

464.6K

STATE RANKING

3/281



REDNER'S
Annual Visits: 54K

DOLLAR TREE
Annual Visits: 464.6K
3/282 State Ranking

planet fitness
Annual Visits: 398.6K

THE HOME DEPOT
Annual Visits: 382.7K

McDonald's
Annual Visits: 130.2K

422

±38,000 VPD



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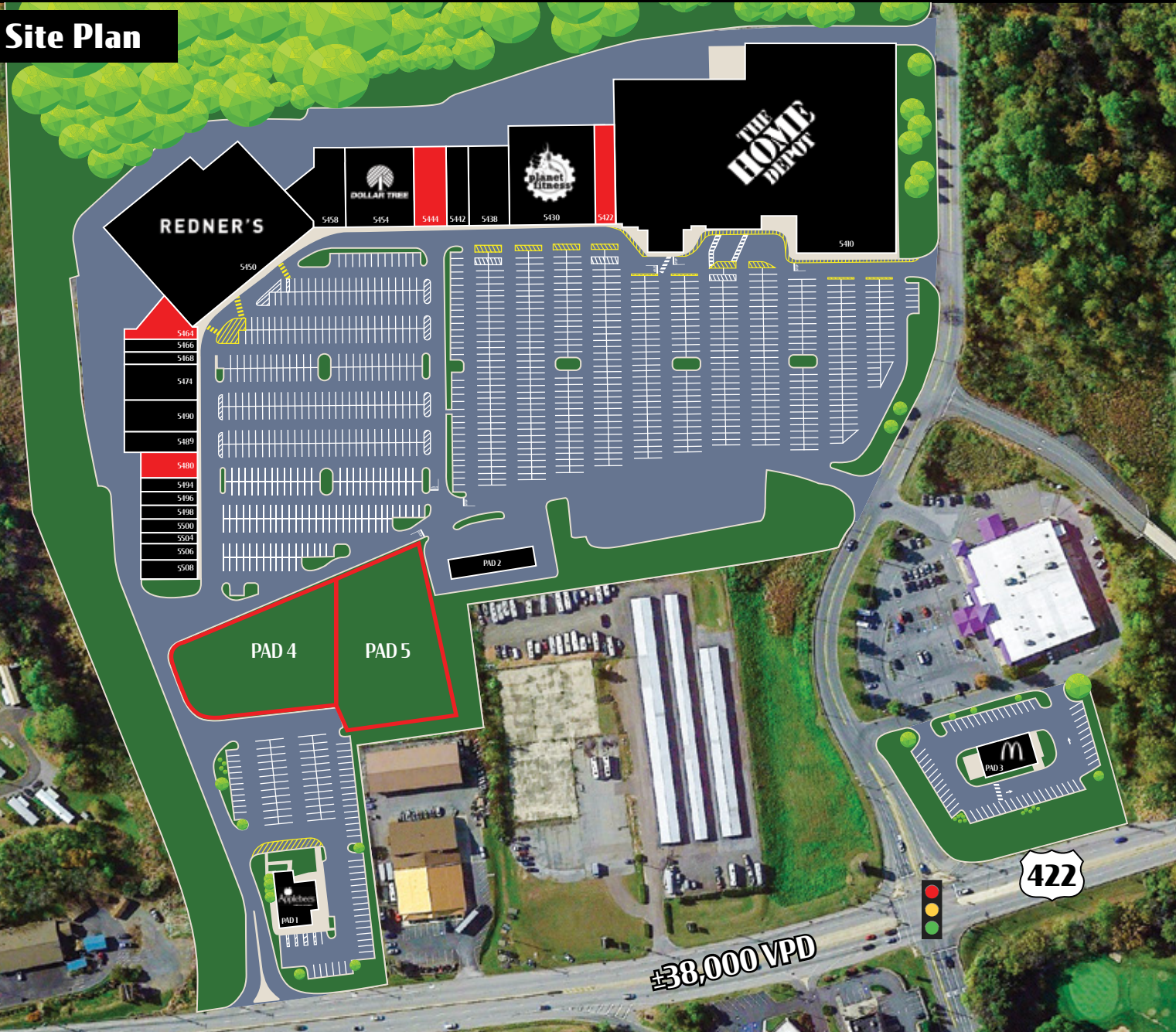
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Site Plan



SUITE	TENANT	AREA (SQ FT)
Pad 1	Applebee's	5,962
Pad 2	Redner's Fuel	
Pad 3	McDonald's	4,087
PAD 4	AVAILABLE	1 AC
PAD 5	AVAILABLE	1 AC
5468	Giovanna's Pizza	2,000
5422	AVAILABLE	4,500
5410	Home Depot	108,928
5430	Planet Fitness	22,500
5438	Life Plasma	8,000
5444	AVAILABLE	6,780
5450	Redner's Markets	47,900
5454	Dollar Tree	11,934
5458	Endeavors On Ridgeway	7,800
5464	AVAILABLE	4,880
5466	A King's Experience Grooming Parlor	2,050
5474	Bingo Hallw	5,500
5490	Cosmo Prof	4,000
5486	Beer Distributor	2,500
5480	AVAILABLE	5,000
5494	Exeter Cleaners	1,200
5496	Lasting Image Tattoo	1,600
5498	Glamour Nails	1,800
5500	Amdent Ltd	1,800
5442	Taylor Physical Therapy	3,240
5504	Miracle Ear	1,500
5506	Best China Chef	2,000
5508	H&R Block	2,000
CENTER TOTAL		267,461

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Market Aerial



Exeter Commons

Target | **LOWE'S** FINE WINE & GOOD SPIRITS | **GIANT** | **FIVE BELOW**

petco | Chick-fil-A | MOE's SOUTHWEST GRILL | SONIC

FIVE GUYS BURGERS and FRIES | Panera BREAD | Red Robin

Boscov's

422

ALDI

Arby's

BURGER KING

422

DUNKIN'

Wendy's

Wawa

McDonald's

Applebee's GRILL + BAR

KFC

Shelbourne SQUARE

THE HOME DEPOT | **REDNER'S** | DOLLAR TREE

SUBWAY | planet fitness | H&R BLOCK

DQ

Walmart

422

