

5470 Perkiomen Ave  
Reading, PA 19606

# Shelbourne S Q U A R E

1,200 - 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®**



**Blake Shaffer | Gary Russell | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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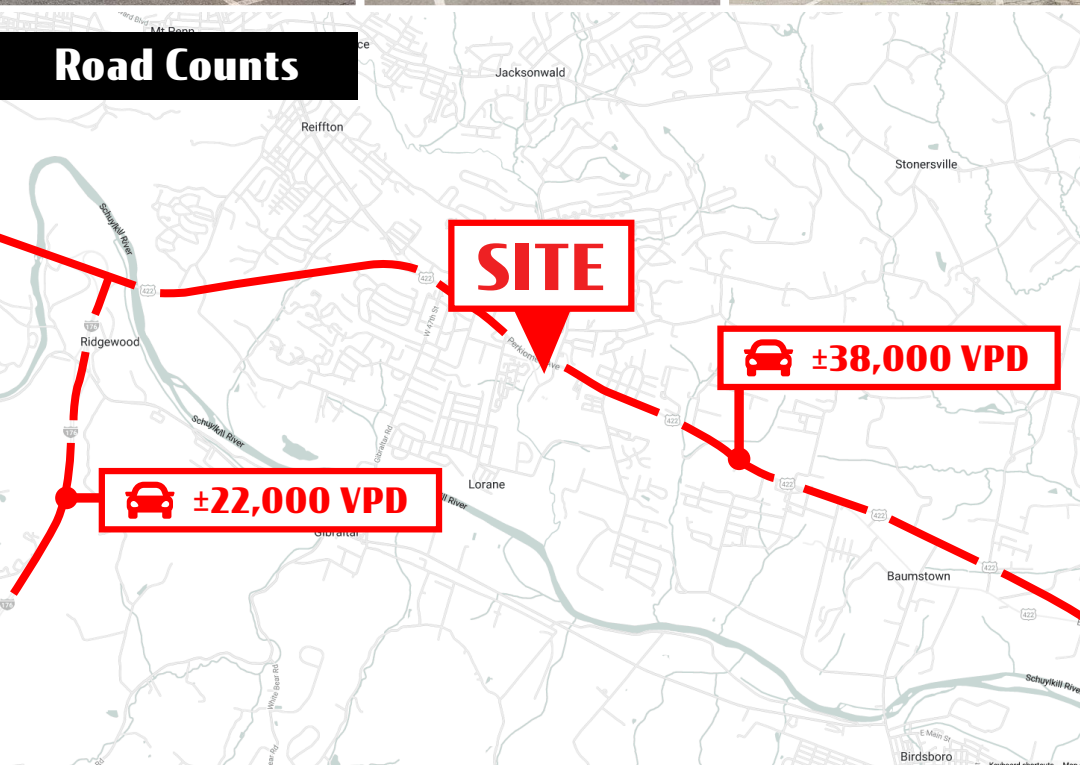
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## Location

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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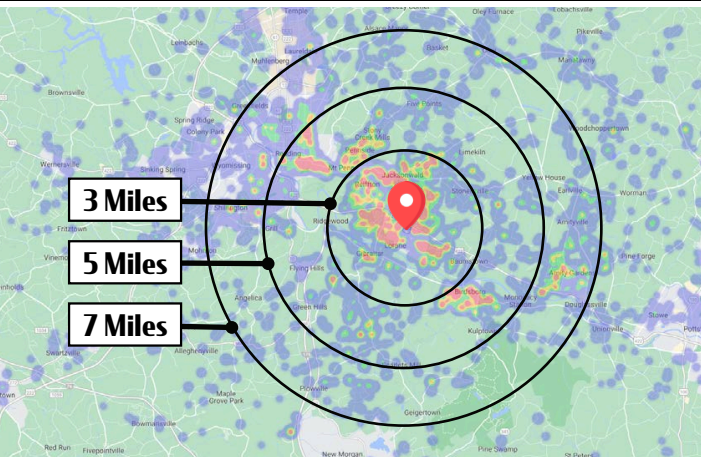
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## VISITS PER YEAR

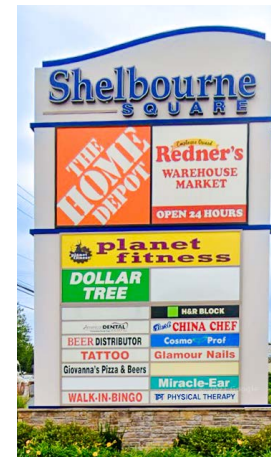
1.7 Million

## 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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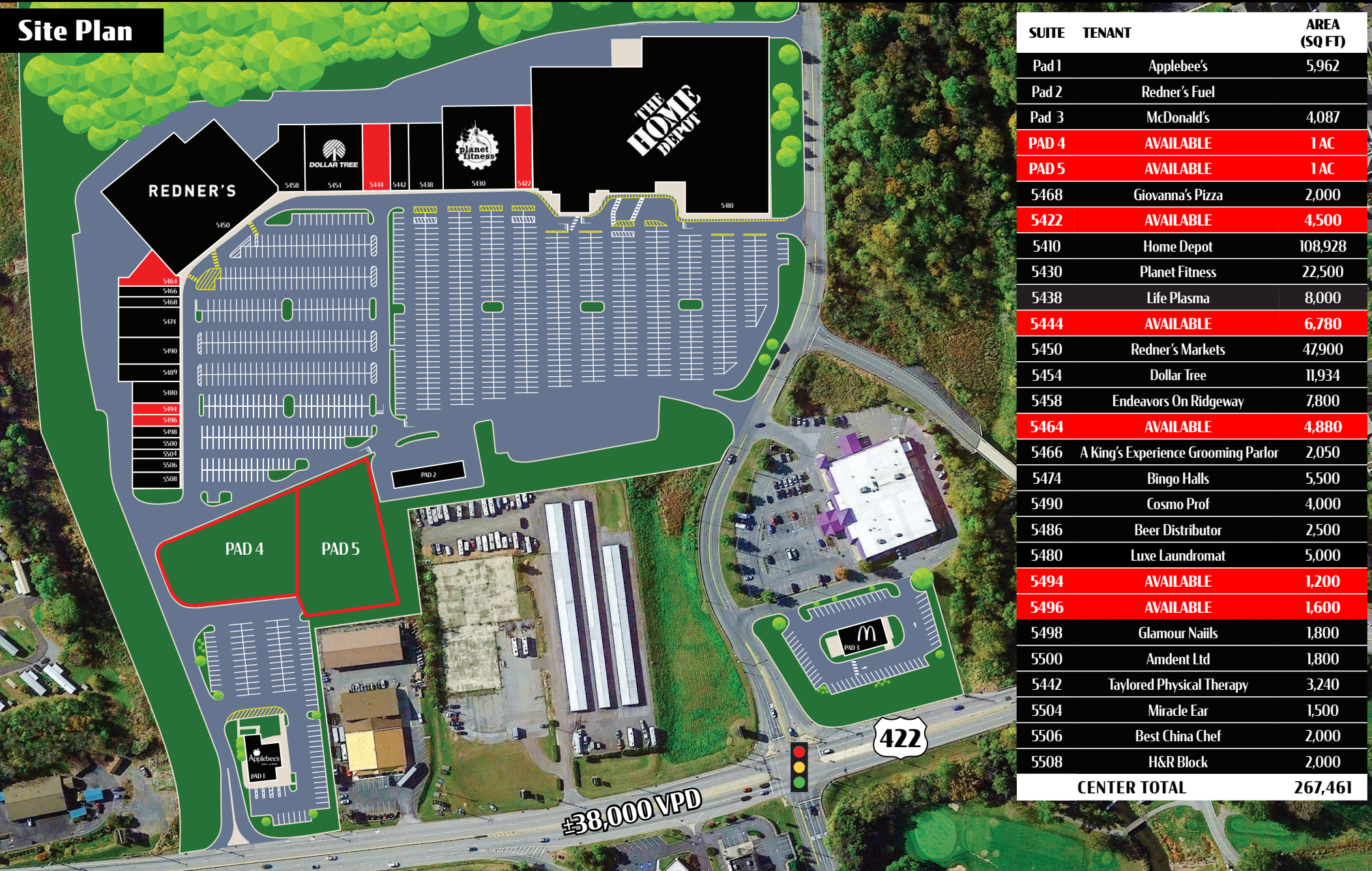


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## Site Plan



SUITE	TENANT	AREA (SQ FT)
Pad 1	Applebee's	5,962
Pad 2	Redner's Fuel	
Pad 3	McDonald's	4,087
<b>PAD 4</b>	<b>AVAILABLE</b>	<b>1 AC</b>
<b>PAD 5</b>	<b>AVAILABLE</b>	<b>1 AC</b>
5468	Giovanna's Pizza	2,000
<b>5422</b>	<b>AVAILABLE</b>	<b>4,500</b>
5410	Home Depot	108,928
5430	Planet Fitness	22,500
5438	Life Plasma	8,000
<b>5444</b>	<b>AVAILABLE</b>	<b>6,780</b>
5450	Redner's Markets	47,900
5454	Dollar Tree	11,934
5458	Endeavors On Ridgeway	7,800
<b>5464</b>	<b>AVAILABLE</b>	<b>4,880</b>
5466	A King's Experience Grooming Parlor	2,050
5474	Bingo Halls	5,500
5490	Cosmo Prof	4,000
5486	Beer Distributor	2,500
5480	Luxe Laundromat	5,000
<b>5494</b>	<b>AVAILABLE</b>	<b>1,200</b>
<b>5496</b>	<b>AVAILABLE</b>	<b>1,600</b>
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
<b>CENTER TOTAL</b>		<b>267,461</b>



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# Market Aerial



## Exeter Commons



422



422



422



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# About Bennett Williams

**Bennett Williams**  
COMMERCIAL REAL ESTATE

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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