For Lease

Kenhorst Plaza

±1,120 - 3,780 SF

1895 New Holland Rd | Reading, PA 19607



Property Overview

Kenhorst Plaza is a 161,234 square-foot Redner's Warehouse Market anchored retail shopping center centrally located in Reading, Pennsylvania at the signalized intersection of New Holland Road and Route 724 (15,000 VPD). Along with its strong anchor tenant, the center has national co-tenants that include, Dollar Tree, Retro Fitness, Fine Wine and Good Spirits, just to name a few. With the strong mix of national, regional and local tenants that drive traffic to the center, this project is great for any type of user.



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Location

Kenhorst Plaza is strategically positioned with significant frontage along one of the market's primary retail corridors along Route 724. The center benefits from the high-volume traffic flow of Route 724 and New Holland Road, which are two of the main roadways in the market. With the convenience of the project's location, it has a draw that extends more than 5 miles, which attracts a vast customer base.

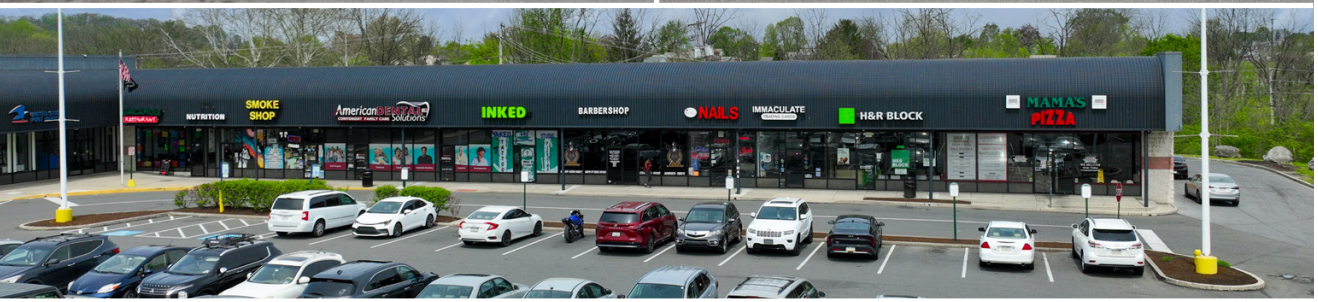














Trade Area

Adding to the stability of the project, Kenhorst Plaza shows a 20 minute drive time demographic of over 363,305 people with household incomes of more than $76,299 and daytime employment demographics equally as strong with 181,997. The demographics within a 10-mile radius include 290,952 people in 110,468 homes, a labor force of 147,260 with an average household income of $74,503. The area's growth since 2000 has increased over 9.9% with over 11,013 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,473	80,739	193,376
TOTAL EMPLOYEES	4,805	36,055	79,647
AVERAGE HHI	$84,150	$76,814	$76,793
TOTAL HOUSEHOLDS	4,561	32,388	73,045

TRAFFIC COUNTS:
Philadelphia Ave (Rt 724) - ± 15,000 VPD

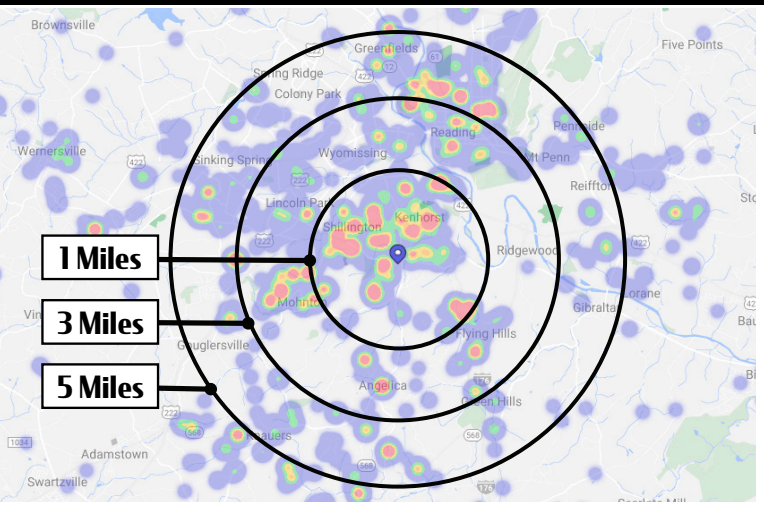
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# of Visits
High
Low

VISITS PER YEAR
1.4 Million

AVG. DWELL TIME
48 Minutes

STATE RANKING
70/304



Retro Fitness

Annual Visits
316.3K

State Ranking
2/4

Tenant Stats



REDNER'S
Annual Visits: 291.7K

DOLLAR TREE
Annual Visits: 283.5K
18/290 State Ranking

Retro Fitness
Annual Visits: 316.3K
2/4 State Ranking

DQ
Annual Visits: 89.7K
25/112 State Ranking

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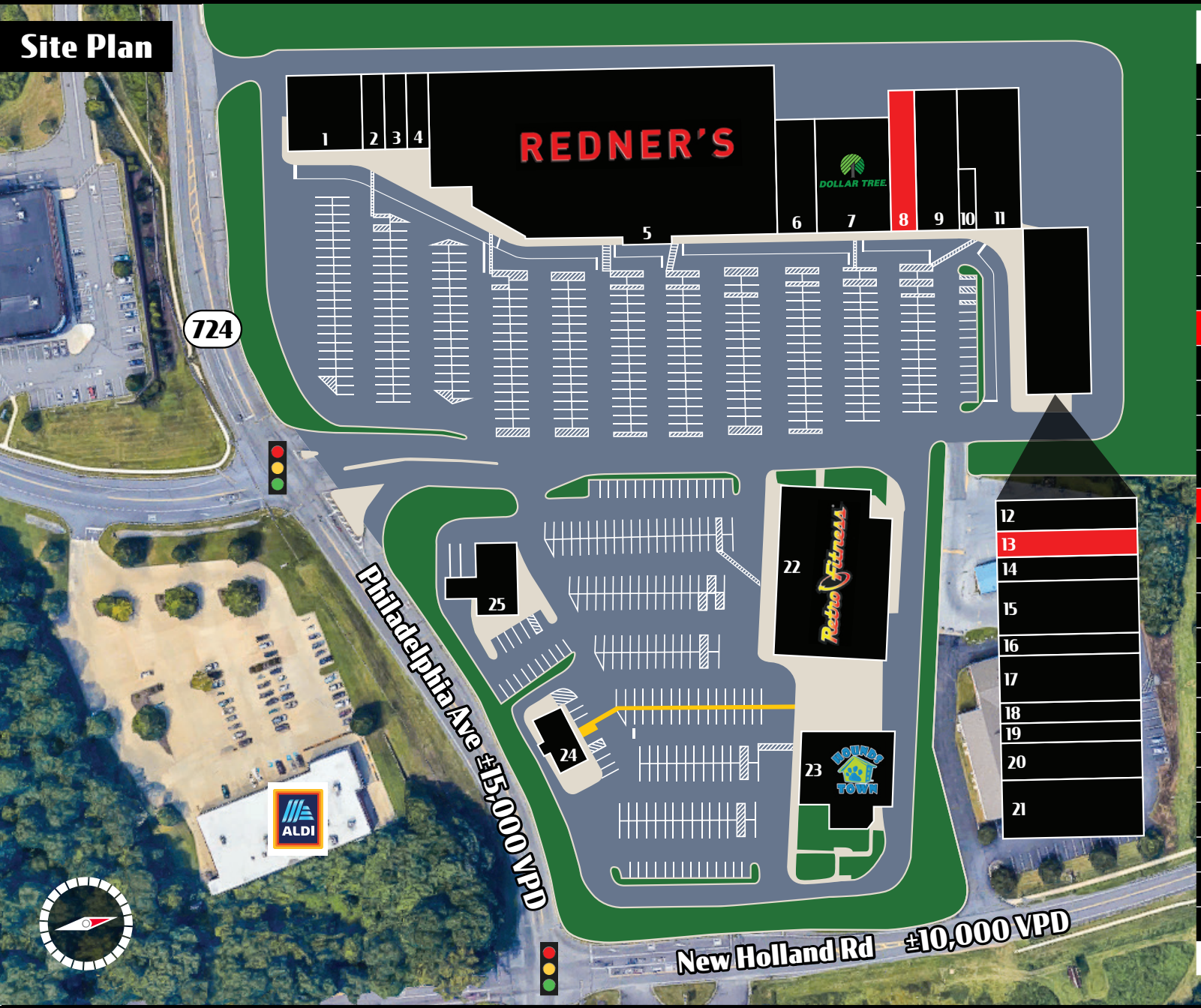
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Site Plan



SUITE	TENANT	SF
1	Fine Wine & Good Spirits	5,810
2	Couture Beauty	2,000
3	New York Bagels	2,400
4	Cafe East	1,600
5	Redner's	57,935
6	Buddy's Home Furnishings	6,810
7	Dollar Tree	11,251
8	AVAILABLE	3,780
9	Cash Converters	7,203
10	KN Multiservices	875
11	USPS	10,460
12	Guacamole	1,725
13	AVAILABLE	1,120
14	Tobacco Outlet	1,160
15	American Dental Services	2,840
16	Tattoo Shop	1,120
17	Lobos Barbershop	1,930
18	Larose Nails	1,000
19	Immaculate Trading Cards	1,000
20	H&R Block	1,600
21	Big Cheese Pizza	2,800
22	Retro Fitness	21,440
23	Hounds Town	8,000
24	Dairy Queen	2,275
25	Truist Bank	3,100
	CENTER TOTAL	161,234

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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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

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