

# 2701 SHILLINGTON RD

Reading, PA | 19608

4,100 SF AVAILABLE | FOR SALE



NEARBY



Giant



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## PROPERTY OVERVIEW

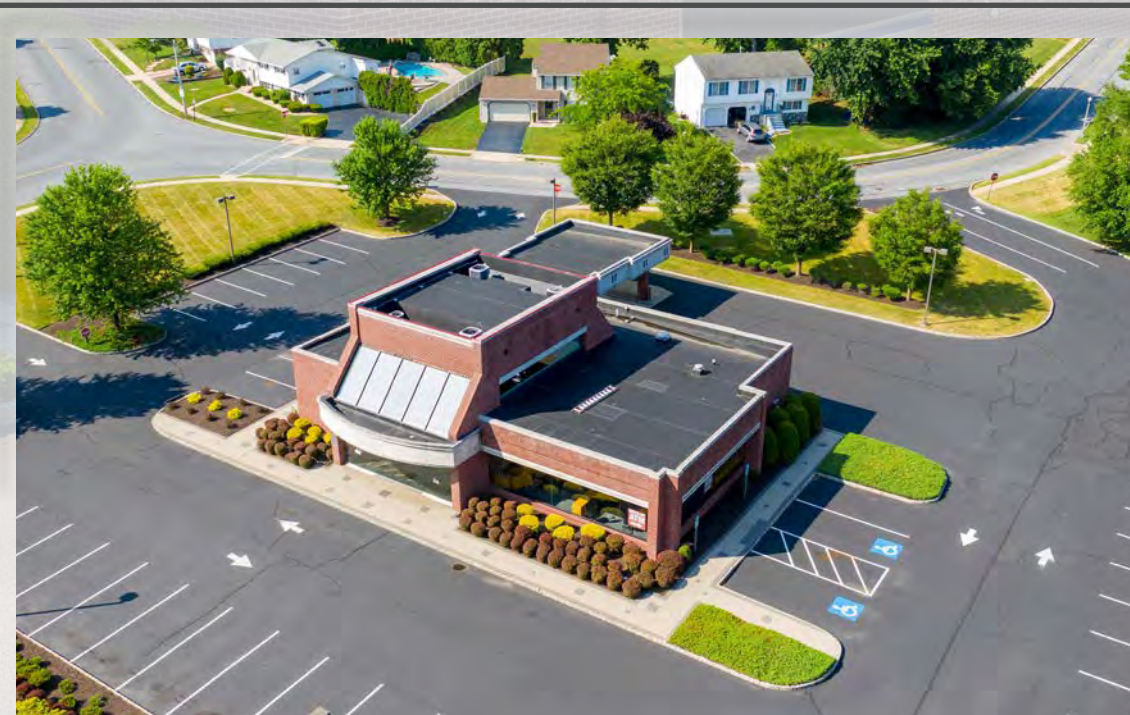
2701 Shillington Road is a 4,100 square-foot free standing retail building with a drive-thru, located in the Reading, PA market, along Shillington Road (12,476 VPD). The site presents a unique opportunity for a user to enter into a constantly growing Reading market with great visibility, and access, as well as convenient access to Route 222 (54,608 VPD). The property is in close proximity to national retailers such as, Lowe's, Giant, Weis Markets, Anytime Fitness, Wine & Spirits, and Hallmark, just to name a few.

## LOCATION

Along with its great visibility and access to Shillington Road, as well as Route 222, the site benefits from a demographics area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Shillington Road, which is one of the main corridors in the Reading market, and connects travelers to other major roadways, as well as the surrounding retail, office, medical, and residential components.

## TRADE AREA

The site shows a 20-minute drive time demographic of over 318,830 people with household incomes of more than \$82,924 and daytime employment demographics equally as strong with 259,047. The demographics within a 10-mile radius include 297,794 people in 114,190 homes, a labor force of 150,548 with an average household income of \$83,226. The area's growth since 2000 has increased over 11.5%.



### POPULATION

237,781



### EMPLOYEES

131,672



### HH INCOME

\$79,764



### HOUSEHOLDS

91,117



### TRAFFIC COUNTS

RT 422 - 12,428  
SHILLINGTON RD - 12,476 VPD  
RT 222 - 51,770

20 MINUTE DRIVE TIME DEMOGRAPHICS



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