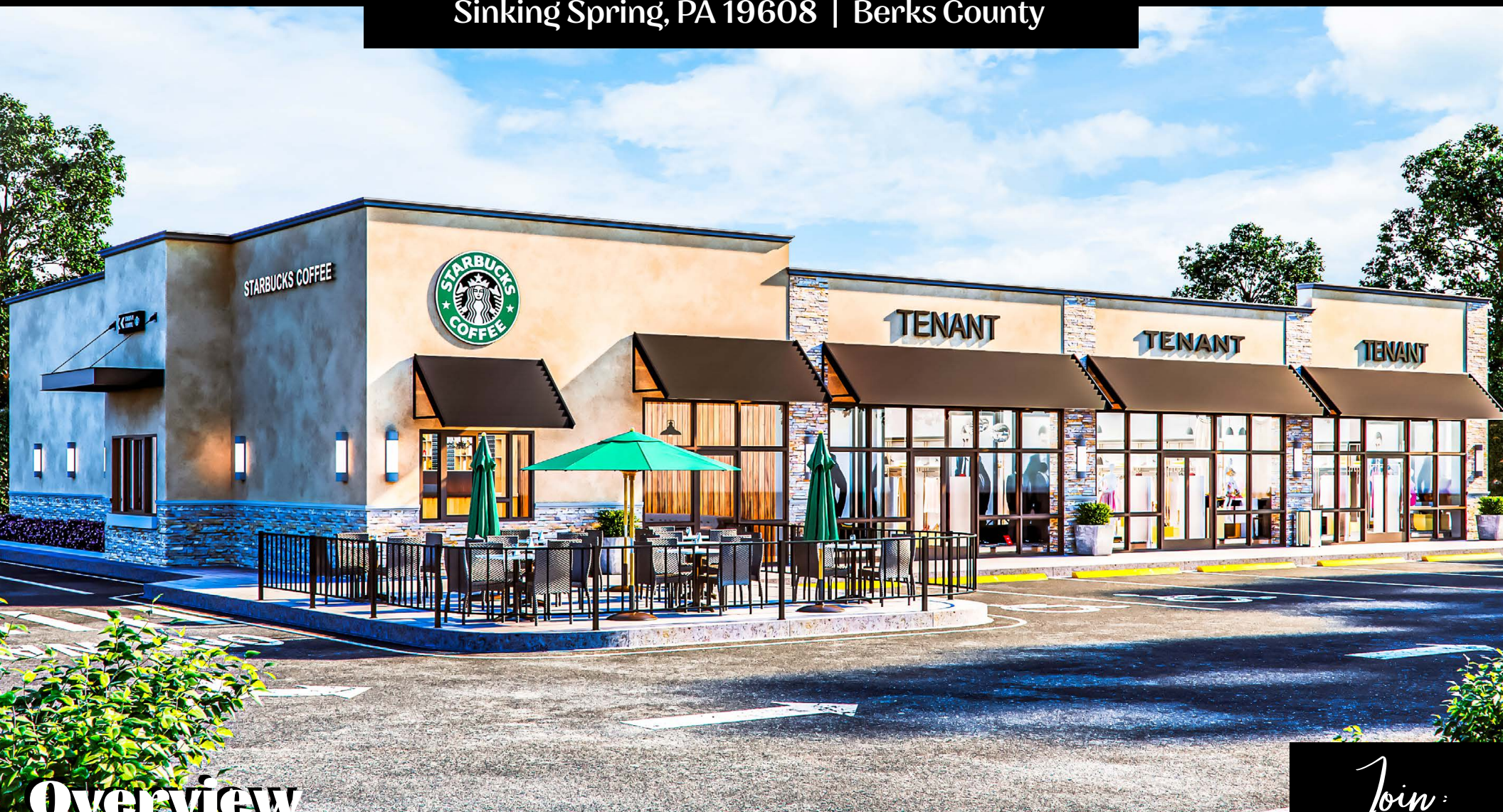


± 5,200 SF

# Penn Avenue Center

Sinking Spring, PA 19608 | Berks County

FOR LEASE



## Overview

**Penn Avenue Center** is a new construction, retail center ideally positioned on Penn Avenue (±21,000 VPD) at two signalized intersections. Surrounding retailers including Sheetz, Rite Aid, Redner's, Dollar Tree, Wendy's, Ace Hardware, Arby's and more. With high concentration of traffic driven by the surrounding retail, the site is also located within a mile from Wilson West Middle School & Green Elementary School.

**BRAD ROHRBAUGH | CHAD STINE**  
717.843.5555  
[www.bennettwilliams.com](http://www.bennettwilliams.com)

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

**Bennett WILLIAMS**  
RETAIL

Join:



**STARBUCKS**

**M**<sup>1st</sup> PROPOSED  
**MEMBERS 1<sup>st</sup>**  
FEDERAL CREDIT UNION

ACTIVE MEMBER OF:  
**RETAIL BROKERS**  
NETWORK



# Penn Avenue Center

Sinking Spring, PA 19608 | Berks County

Available For Lease



Penn Avenue Center

AVAILABLE  
± 5,200 SF

M<sup>ST</sup> PROPOSED  
MEMBERS 1<sup>ST</sup>  
FEDERAL CREDIT UNION

ACE  
Hardware

Aspen Ave

422

Penn Ave

± 21,000 VPD

Citizens Bank

Green Valley Rd

SHERWIN  
WILLIAMS

REDNER'S

RITE  
AID

Wendy's

FINE WINE &  
GOOD SPIRITS

Arby's

TRACTOR  
SUPPLY CO

DOLLAR TREE

TOYOTA

SHEETZ

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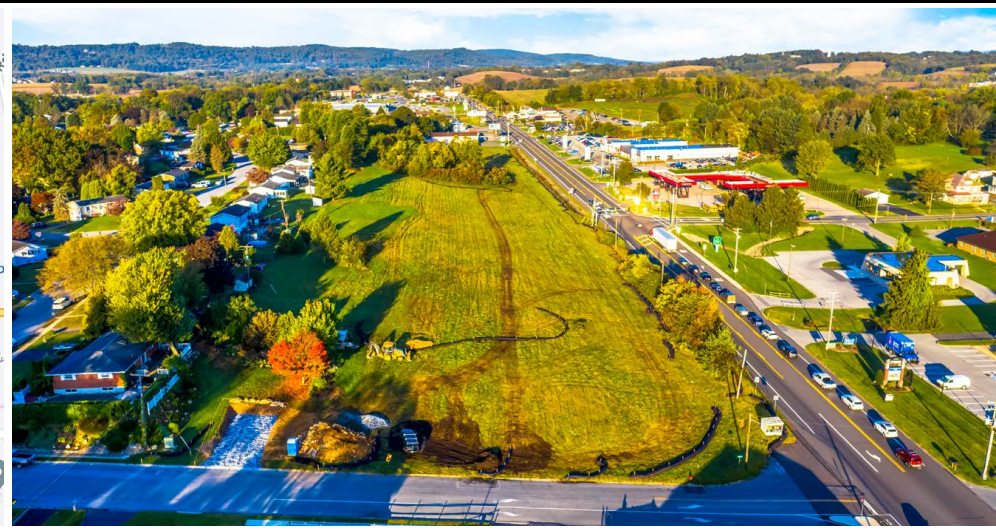
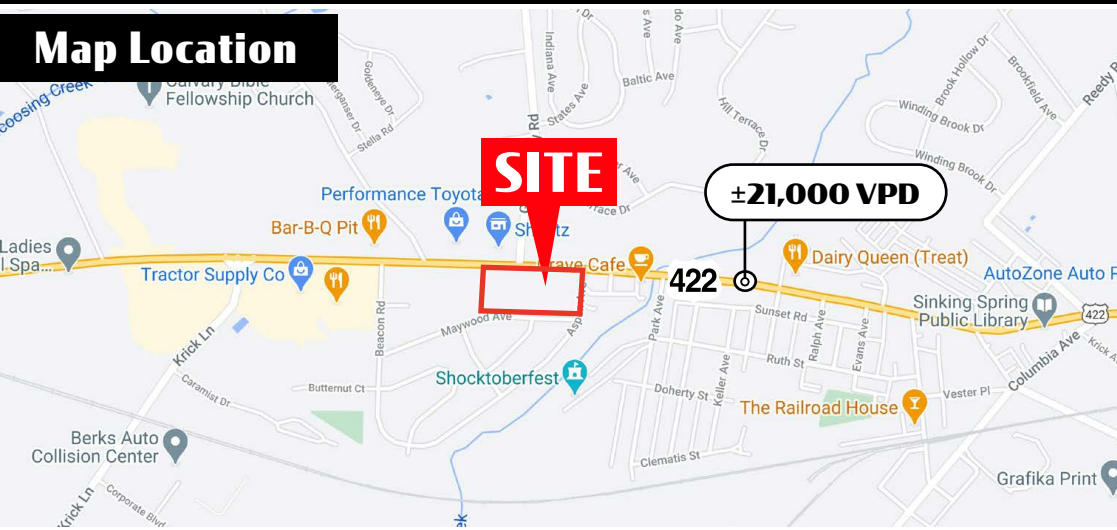


# Penn Avenue Center

Sinking Spring, PA 19608 | Berks County

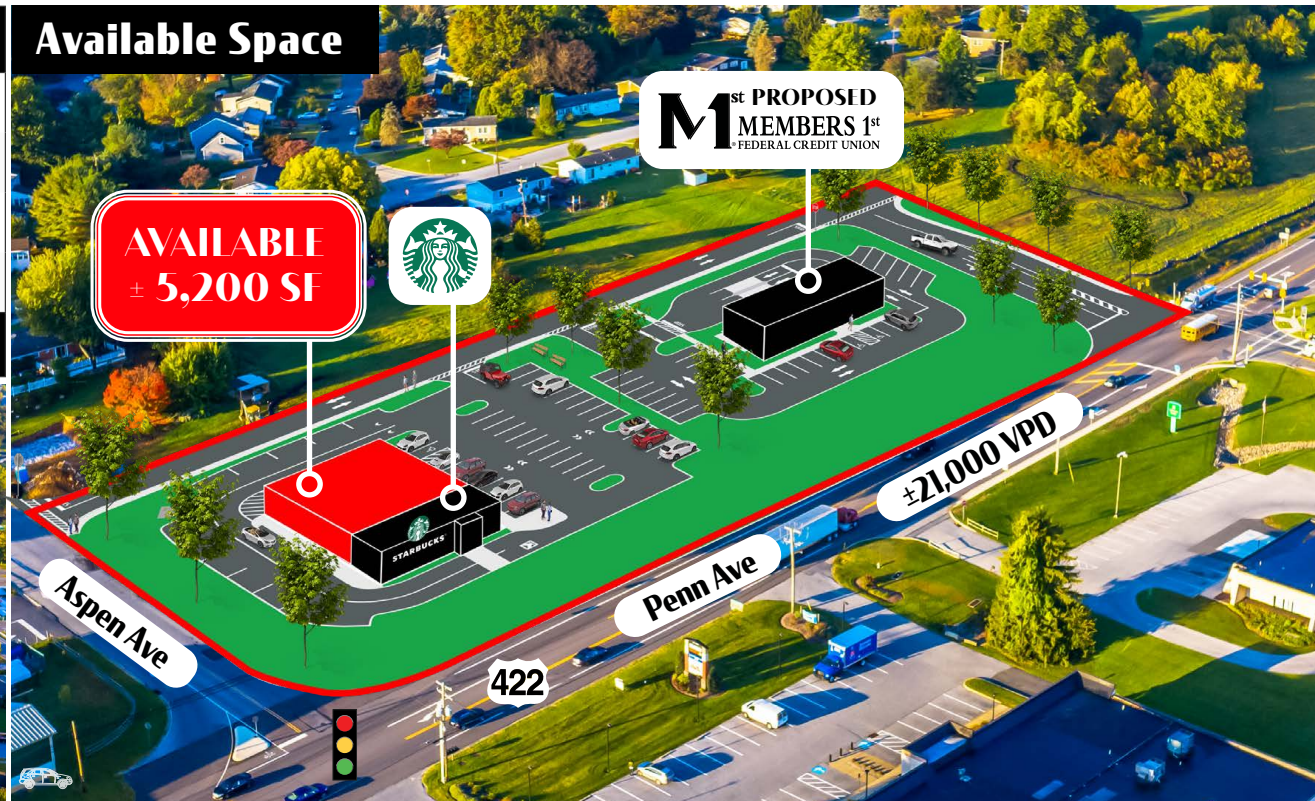
Available For Lease

## Map Location



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	43,267	87,614	197,791
TOTAL EMPLOYEES	11,512	62,959	104,210
AVERAGE HH	\$109,526	\$103,870	\$82,146
TOTAL HOUSEHOLDS	16,880	34,846	74,169
TRAFFIC COUNTS: Penn Avenue (Rt 422) - 21,000 VPD			

## Available Space



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# Penn Avenue Center

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Available For Lease

## SITE PLAN



SHEETZ

Citizens Bank®



422

Penn Ave

±21,000 VPD

SUITE	TENANT	SF
1	Starbucks	2,000
2	AVAILABLE	5,200
3	Members 1st (Proposed)	3,500
TOTAL		10,700

LOT 2: 1.99 ACRES

LOT 1: 1.72 ACRES

M<sup>1</sup><sub>st</sub> Proposed  
MEMBERS 1<sup>st</sup>  
FEDERAL CREDIT UNION

Available  
± 5,200 SF



ACE  
Hardware

Aspen Ave

Maywood Ave



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## MARKET AERIAL



GREEN VALLEY  
ELEMENTARY SCHOOL  
535 Students

WILSON WEST  
MIDDLE SCHOOL  
720 Students

Spring Market SC  
FAMILY DOLLAR  
FIVE GUYS  
BURGERS and FRIES  
Little Caesars

Sinking Spring SC  
REDNER'S  
RITE AID  
Wendy's  
FINE WINE & GOOD SPIRITS  
Arby's

Sinking Spring Plaza  
TSC TRACTOR SUPPLY CO  
DOLLAR TREE

Penn Avenue Center  
Starbucks  
M<sup>st</sup> PROPOSED MEMBERS 1<sup>st</sup> FEDERAL CREDIT UNION

WILSON SOUTHERN  
MIDDLE SCHOOL