

± 900 - 12,517 SF

Muhlenberg SC

FOR LEASE

3240 N. 5th Street Hwy | Reading, PA 19605



Overview

The Muhlenberg Shopping Center is a 132,851 SF shopping center located in the busy commercial and retail area of N. 5th St. Reading. The center is anchored by Ollie's, Grocery Outlet, Sherwin Williams, Citi Trends, and Rent - A - Center. Target, Giant, Harbor Freight and Tools, Aaron's, Aldi, and Dollar General are all located in the immediate area. There are a variety of spaces currently available in the center.



Blake Gross | Travis Riley

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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Location

Located on the busy N. 5th St. commercial area about 5 minutes from downtown Reading. Center services Muhlenberg area and areas north of the city. Approximately 22,000 cars drive by every day on N. 5th St. Center as great visibility and access to a traffic signal.



Trade Area

Muhlenberg is a growing area of North Reading about 5 minutes from downtown Reading. There are approximately 112,000 people within 3 miles of the shopping center. Located in the busy commercial and retail area of N. 5th St.



| DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 80,466 | 163,664 | 238,242 |
| TOTAL EMPLOYEES | 29,378 | 75,349 | 94,570 |
| AVERAGE HHI | \$61,742 | \$68,129 | \$80,545 |
| TOTAL HOUSEHOLDS | 27,842 | 59,213 | 88,285 |

TRAFFIC COUNTS: **US 222** - ±25,000 VPD



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SITE PLAN

| SUITE | TENANT | SF |
|-------|-------------------------------|----------|
| 3240 | OLLIE'S BARGAIN OUTLET | 32,000 |
| 3248 | CITI TRENDS | 10,210 |
| 3250 | RENT-A-CENTER | 3,750 |
| 3252 | JUMBO CHINA BUFFET | 11,250 |
| 3254 | JUMBO CHINA BUFFET | 2,519 |
| 3256 | JUMBO CHINA BUFFET | 3,000 |
| 3258 | WING STOP | 3,000 |
| 3260 | GROCERY OUTLET BARGAIN MARKET | 20,000 |
| 3262 | VILLA | 6,450 |
| 3264 | SPA NAILS | 1,706 |
| 3268 | CRICKET WIRELESS | 1,950 |
| 3270 | COSMOPROF | 3,000 |
| 3272 | EXOTIC FISH & PETS | 1,400 |
| 3274 | AVAILABLE | 12,517 |
| 3276 | PEOPLE READY STAFFING | 2,642 |
| 3280 | SHERWIN WILLIAMS | 4,680 |
| 3300 | AVAILABLE | 900 |
| 3302 | DENTAL DREAMS | 6,500 |
| 3312 | ACCEPTANCE INSURANCE | 2,000 |
| 3314 | H&R BLOCK | 2,000 |
| 3216 | HERBALIFE | 1,200 |
| 102 | ARBY'S | PAD SITE |



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MARKET AERIAL



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



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CONTACT US

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LANDLORD

TENANT

INVESTMENT

PROPERTY



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.

