

# MUHLENBERG SC

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



4,000-12,517 SF  
(OWNER WILL SUBDIVIDE)  
AVAILABLE

900 SF  
AVAILABLE

±900 - 12,517 SF  
FOR LEASE

## JOIN RETAILERS:

**OLLIE'S**  
GOOD STUFF CHEAP



**GROCERY  
OUTLET**  
bargain Market



**BLAKE GROSS | TRAVIS RILEY**

For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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# 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.

# 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 25,000 cars drive by every day on N. 5th St. Center as great visibility and access to a traffic signal.

# TRADE AREA

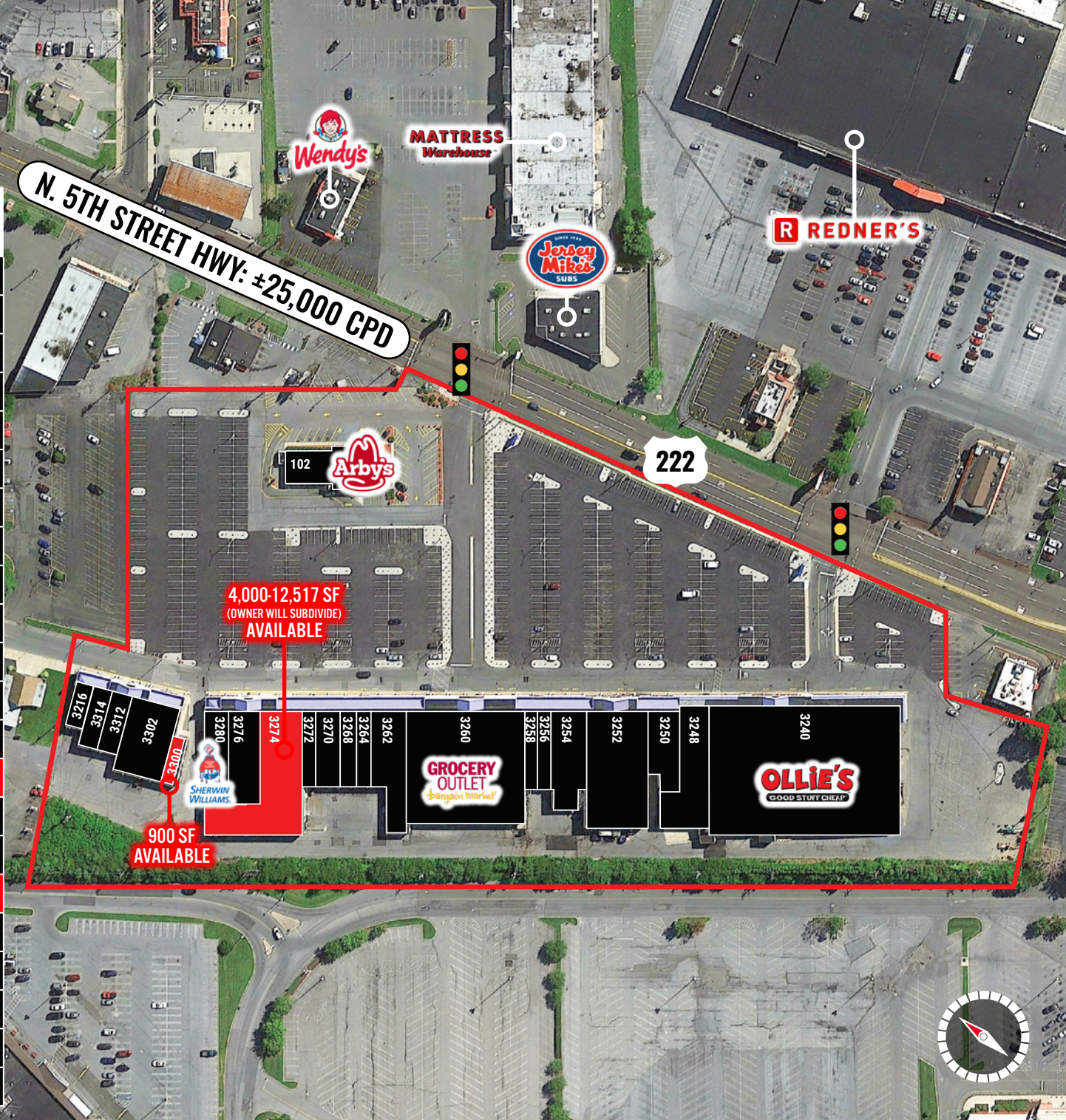
Muhlenberg is a growing area of North Reading about 5 minutes from downtown Reading. There are approximately 112,000 people within 3 miles of the shopping center. Located in the busy commercial and retail area of N. 5th St.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	121,895	190,759	259,701
TOTAL EMPLOYEES	43,541	75,670	92,423
AVERAGE HHI	\$73,834	\$88,964	\$99,581
TOTAL HOUSEHOLDS	43,975	70,842	97,963
<b>TRAFFIC COUNTS: US 222 - ±25,000 VPD</b>			

# 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 (OWNER WILL SUBDIVIDE)	4,000-12,517
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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# Bennett Williams

COMMERCIAL REAL ESTATE

## 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

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### 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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## 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.

