

MUHLENBERG SC

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



CITITRENDS

OLLIE'S
GOOD STUFF CHEAP



GROCERY
OUTLET
bargain market

CosmoProf



900 SF
AVAILABLE



JOIN RETAILERS:

OLLIE'S
GOOD STUFF CHEAP



GROCERY
OUTLET
bargain market



±900 SF
FOR LEASE



BLAKE GROSS | TRAVIS RILEY

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

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COMMERCIAL BROKERAGE *Redefined.*

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 currently is 900 SF available for lease. Great location for a retail store, professional office, medical, salon, barber shop, and food.

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

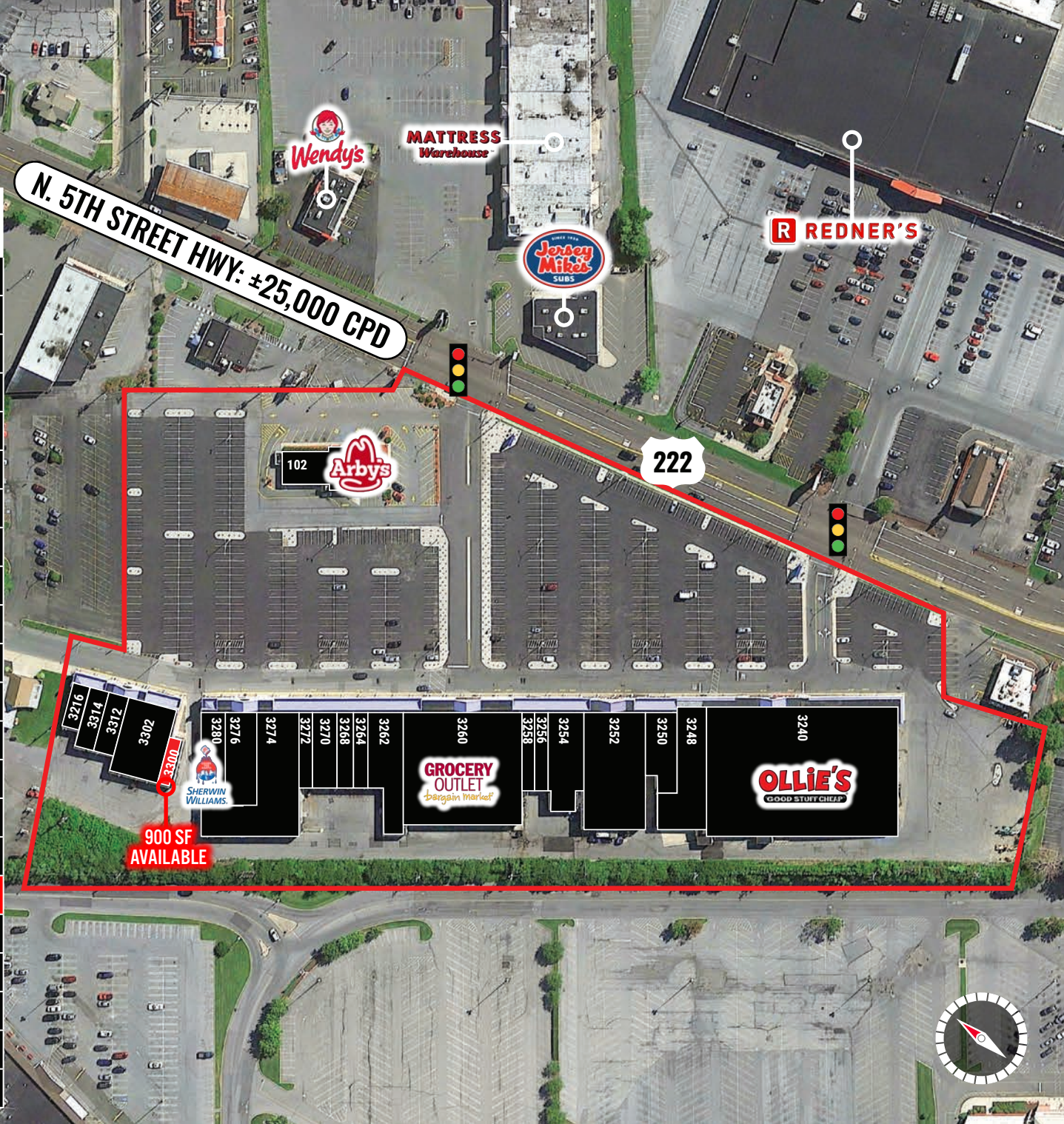
Muhlenberg is a growing area of North Reading about 5 minutes from downtown Reading. There are approximately 112,000 people within 3 miles of the shopping center. Located in the busy commercial and retail area of N. 5th St.



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
TRAFFIC COUNTS: US 222 - ±25,000 VPD			

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	MODERN SPIN LAUNDRY (COMING SOON)	9,920
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



MARKET AERIAL



Bennett Williams

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TENANT
REPRESENTATION

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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

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Lancaster, PA 17601

EXTON OFFICE:

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Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

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West Chester, PA 19380

NEW JERSEY OFFICE:

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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.

