

MUHLENBERG SHOPPING PLAZA

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

1.3M ANNUAL VISITS

±25,000 CPD

Boscov's

amc

planet fitness

CITITRENDS

KFC

OLLIE'S
GOOD STUFF CHEAP

255K ANNUAL VISITS

RBC

WING-STOP

GROCERY
OUTLET
bargain market

178K ANNUAL VISITS

Cosmo Prof

SHERWIN
WILLIAMS

19K ANNUAL VISITS

900 SF
AVAILABLE

±4,500 SF
W/ DRIVE THRU
AVAILABLE

JOIN RETAILERS:

OLLIE'S
GOOD STUFF CHEAP

WING-STOP

GROCERY
OUTLET
bargain market

SHERWIN
WILLIAMS

CITITRENDS

Cosmo Prof

±900 - 4,500 SF
FOR LEASE

BW

BLAKE GROSS | TRAVIS RILEY

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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE *Redefined.*

OVERVIEW

4,500 +/- SF former Arby's restaurant available for lease at the Muhlenberg Shopping Plaza. The building is located on the pad of the center and includes a drivethru. Great location for a restaurant. The Muhlenberg Shopping Plaza is located in the middle of the main retail corridor of N. 5th St.. The center has a variety of national tenants that include Ollie's Bargain Outlet, Grocery Outlet, CitiTrends, Sherwin Williams, Cosmoprof, Wingstop, and Rent a Center. Also available is a 900 SF space inline that would be perfect for a retail store, professional office, salon, barber shop, or food.

LOCATION

The Muhlenberg Shopping Plaza is located on N. 5th St. just north of the city of Reading. N. 5th St. is the main road carrying traffic north and south out of the city. Other major retailers in the immediate area include Target, Giant, Ross, Boscov's, Lowe's, Burlington, Five Below, Jersey Mike's, Starbucks, Chick Fil A, 7 Brew, Chipotle, Walmart, and Panda Express. There are approximately 25,000 cars that drive by the center every day.

TRADE AREA

Reading is the Berks County seat and the 8th largest MSA in the state with approximately 428,849 people. There are approximately 112,000 people that live within 3 miles of the shopping center. Total daytime employment within 3 miles is about 44,000 employees. The center is located in Muhlenberg which is a growing area about 5 minutes north of downtown.



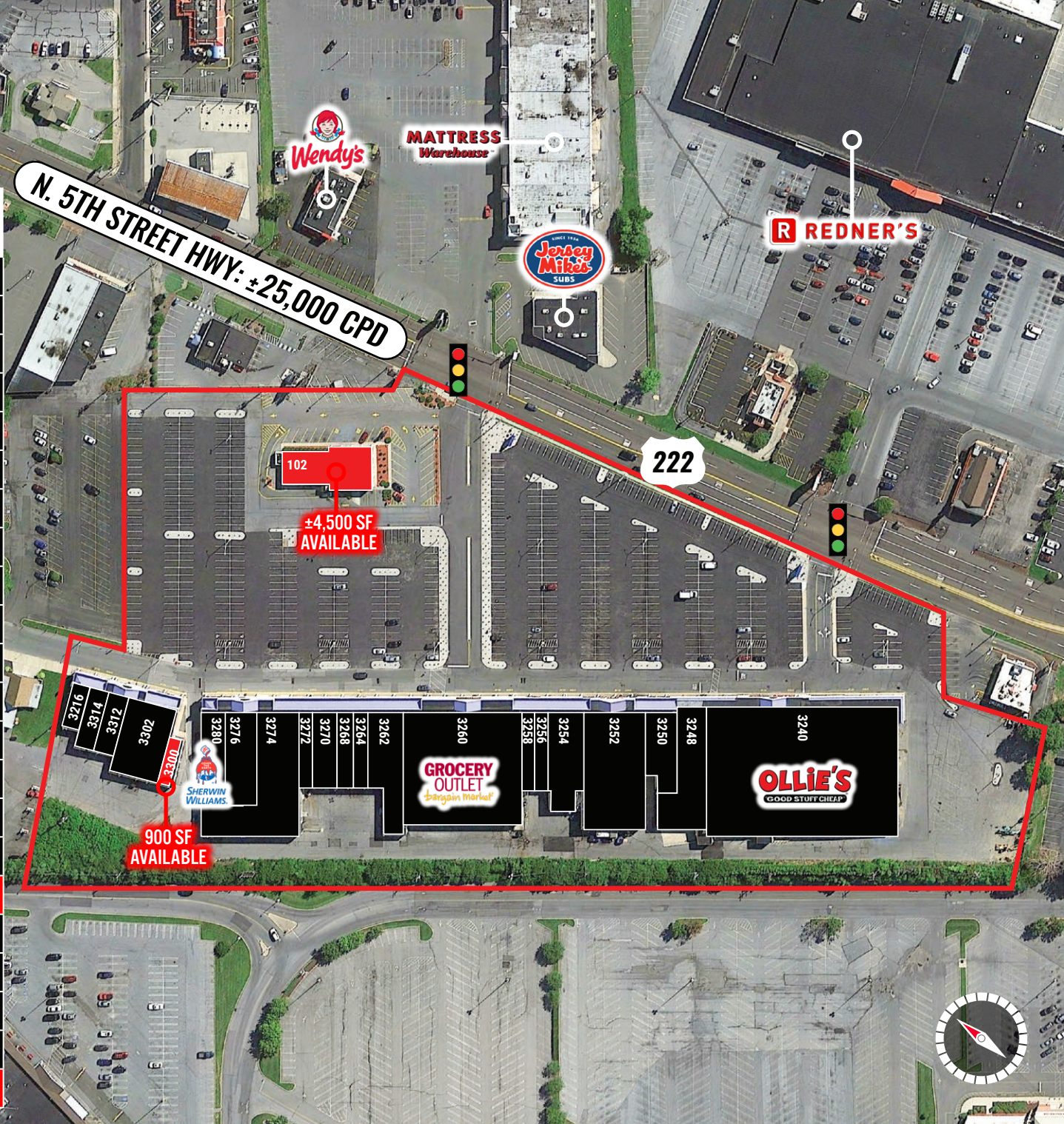
±4,500 SF W/ DRIVE THRU AVAILABLE



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	AVAILABLE	±4,500



MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE

LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



Blake Gross

BGross@bennettwilliams.com



Travis Riley

TRiley@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com



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.

