

± 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, Villa, and Dental Dreams. 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
717.843.5555
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
New Jersey Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

Bennett Williams
COMMERCIAL REAL ESTATE



ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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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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