

*For Lease*

# SPRING MEADOW shopping center

2104 Van Reed Road | Wyomissing, PA 19610

±4,600 SF Pad

P.J. WHELIHAN'S  
PUB + RESTAURANT

**GIANT**

Annual Visits: 1.2M  
30/148 State Ranking

MAVIS  
DISCOUNT  
TIRE

Annual Visits: 49.8K

**Fulton Bank**

LISTENING IS JUST THE BEGINNING.®  
Annual Visits: 12.7K

±4,600 SF Pad



## Property Overview

**Spring Meadow Shopping Center** is a 77,050 square foot grocery-anchored center in Wyomissing, PA, where there is currently an outparcel pad site available for lease. The tenants include Giant, Fulton Bank, and Mavis Discount Tire. The center benefits from ample parking, full access, pylon signage, and strong co-tenancy.



**Abe Khan | Blake Shaffer | Brad Rohrbaugh | Chad Stine**  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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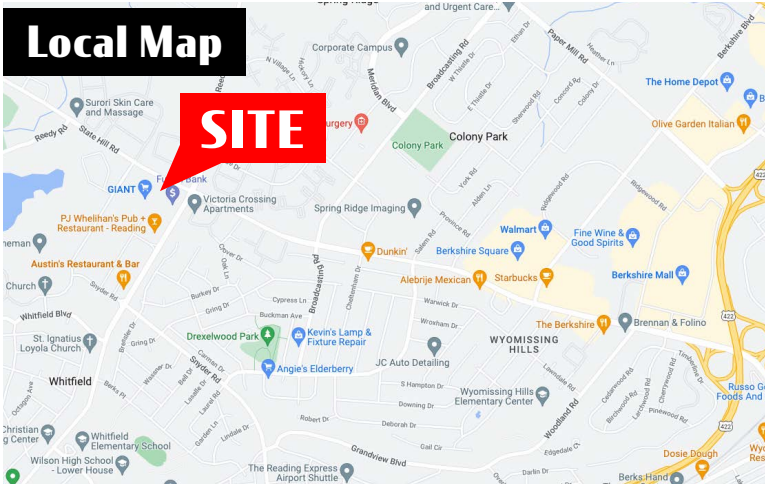
shopping center

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## Location

Spring Meadow Shopping Center is ideally located in the heart of Spring Township, located within Berks County. The shopping center has excellent frontage on Van Reed Road, which has easy access to Route 422 and Route 222. Nearby national retailers include Kohl's, Barnes & Noble, Target, and Petco, just to name a few.

## Available Space



## Trade Area

Adding to the stability of the market are the demographics within a five-mile radius. There are +/- 182,000 people occupying +/- 67,000 households, with an annual income of over \$77,000. The property sees more than 13,000 vehicles a day.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,623	52,378	186,870
TOTAL EMPLOYEES	7,381	38,646	81,021
AVERAGE HHI	\$115,493	\$107,243	\$77,244
TOTAL HOUSEHOLDS	3,208	20,729	69,094

**TRAFFIC COUNTS:** State Hill Road - ± 13,000 VPD



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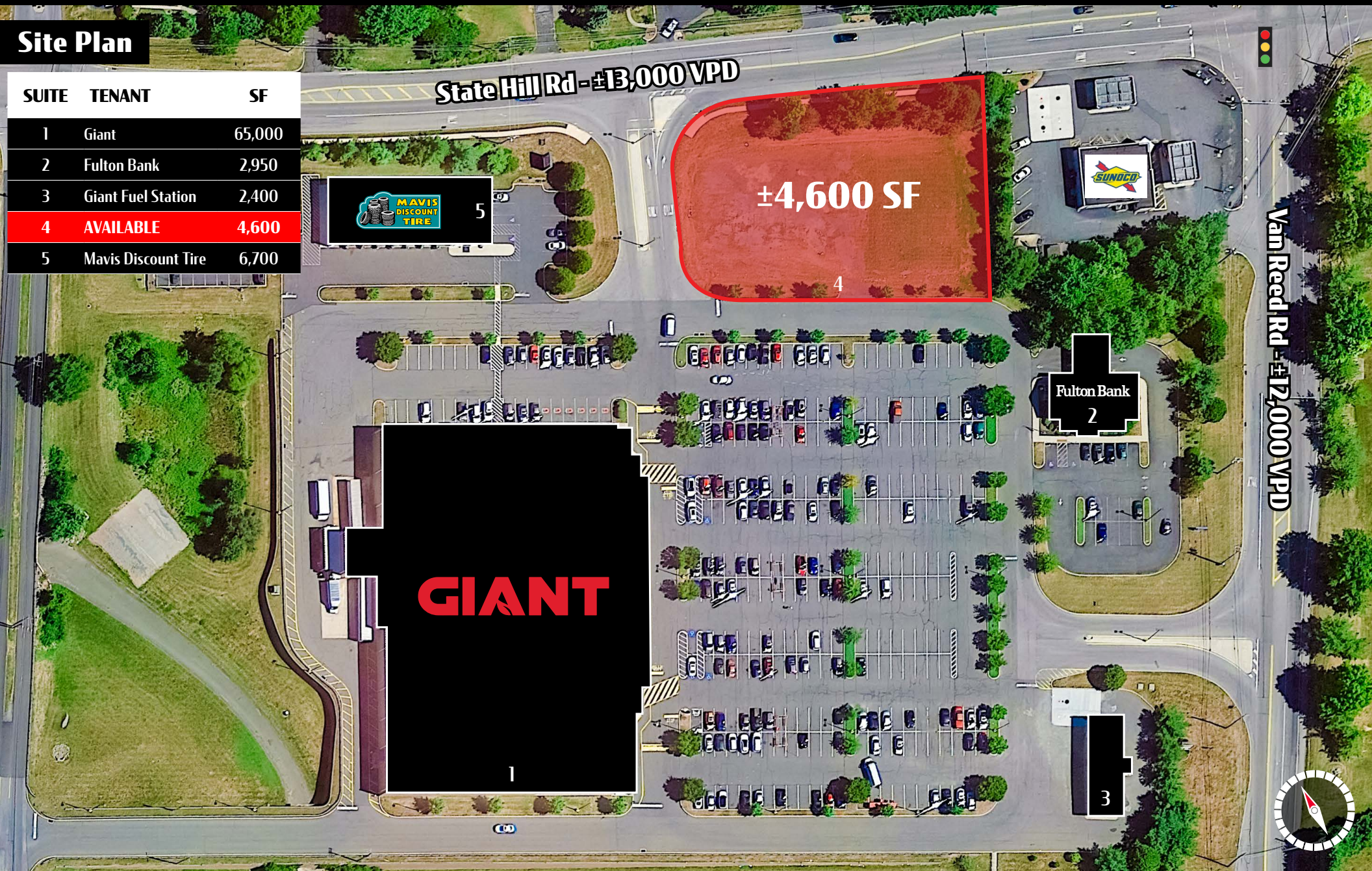
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## Site Plan

SUITE	TENANT	SF
1	Giant	65,000
2	Fulton Bank	2,950
3	Giant Fuel Station	2,400
4	AVAILABLE	4,600
5	Mavis Discount Tire	6,700



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## Market Aerial



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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