

# 501 WASHINGTON STREET

READING, PA | 19601

± 803 - 11,000 SF AVAILABLE | FOR LEASE



**FIRST FLOOR RETAIL  
AVAILABLE**



Ashlee Lehman | Cale Brusio | Blake Shaffer | Gary Russell  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
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COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

501 Washington Street Reading, PA is a proposed redevelopment building for lease in the heart of downtown Reading. The upper levels will be home to 79 one- and two-bedroom apartments, while the first-floor retail opportunities will range from 803 square feet to 11,000 square feet. This property is positioned on the corner of 5th Street and Washington Street just blocks away from the Penn Street corridor and a few minutes from Route 422. This is a prime location surrounded by a multitude of retailers, restaurants, hotels and Reading's Santander Arena.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	55,499	132,767	213,918
TOTAL EMPLOYEES	13,269	49,015	77,982
AVERAGE HHI	\$40,776	\$56,828	\$70,240
TOTAL HOUSEHOLDS	19,736	48,600	81,459

TRAFFIC COUNTS: **WASHINGTON STREET** ± 8,000 VPD



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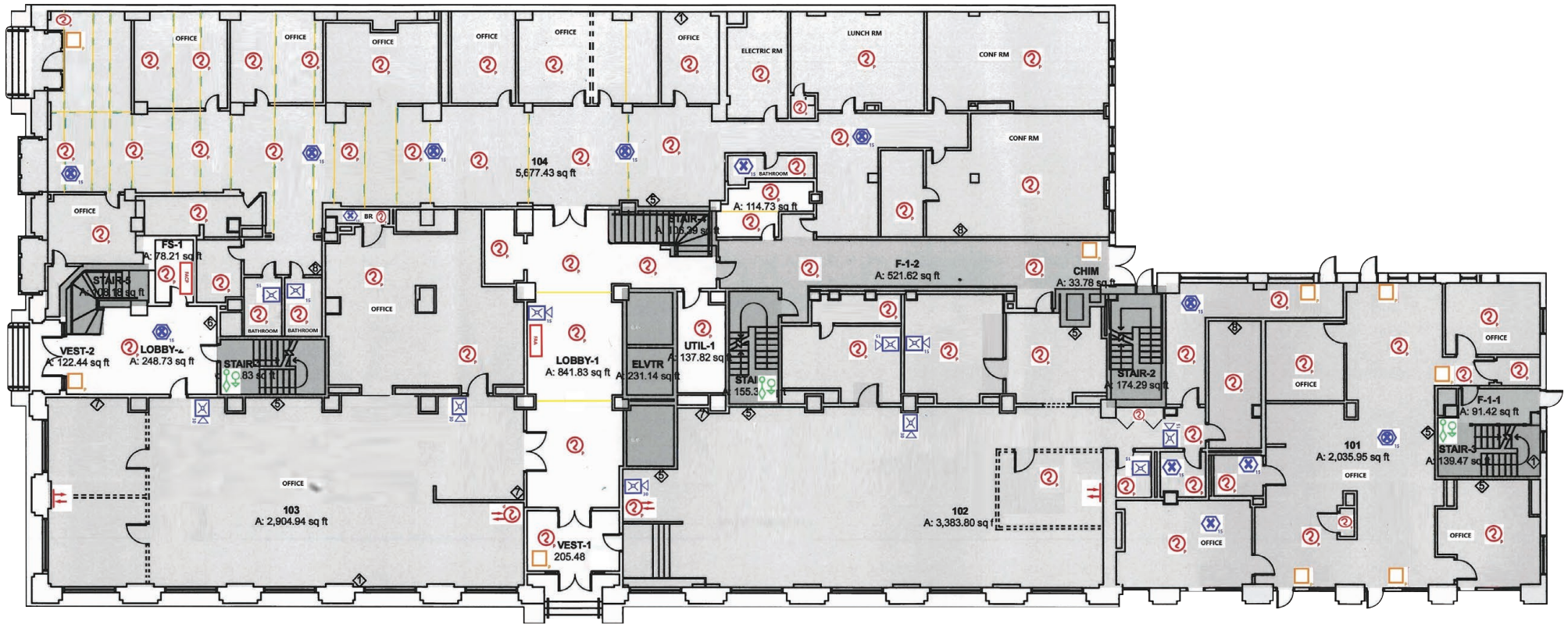
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## SITE PLAN



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## MARKET OVERVIEW



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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.



## LISTING AGENTS:

### Ashlee Lehman

ALehman@bennettwilliams.com

### Cale Bruso

CBruso@bennettwilliams.com

### Blake Shaffer

BShaffer@bennettwilliams.com

### Gary Russell

GRussell@bennettwilliams.com

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### NEW JERSEY OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

