

# 20 W LANCASTER AVE

SHILLINGTON, PA | 19607



## PROPERTY HIGHLIGHTS

- Price: \$650,000 (\$89.66 PSF)
- Building Size: 7,250 SF
- 2-Stories
- Four Office Suites
- Site Size: 0.34 Acres
- Parking: 23 Spaces
- Traffic Counts: 19,000
- Downtown Reading accessible 4.3 miles north
- Wyomissing accessible 2.5 miles north
- US Route 222 accessible 1.7 miles west

**±7,250 SF  
FOR SALE**



Tommy Ciccarone, Jr. | Abe Khan | Alec Werner

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

COMMERCIAL BROKERAGE *Redefined.*

# LEASE INFORMATION

° Three tenants in place. Current owner occupies majority of the first-floor office.

TENANT NAME	NET RENTABLE SF	FLOOR & SUITE #	ANNUAL RENT	RENTAL RATE	EXPIRATION DATE	LEASE TERMS
Hyperion Financial	750	1st Floor - Suite #3	\$6,000	\$8.00	12/31/2024	Gross
Zen Holistics	1,600	2nd Floor - Suite #4	\$19,200	\$12.00	6/30/2026	Modified Gross
CHR Financial Advisory Inc	N/A	2nd Floor - Suite #5	\$12,000	N/A	12/31/2025	Gross



# ZONING: C, COMMERCIAL DISTRICT

The purpose of the C, Commercial District is to permit residential development and certain commercial development which will not adversely affect residential uses

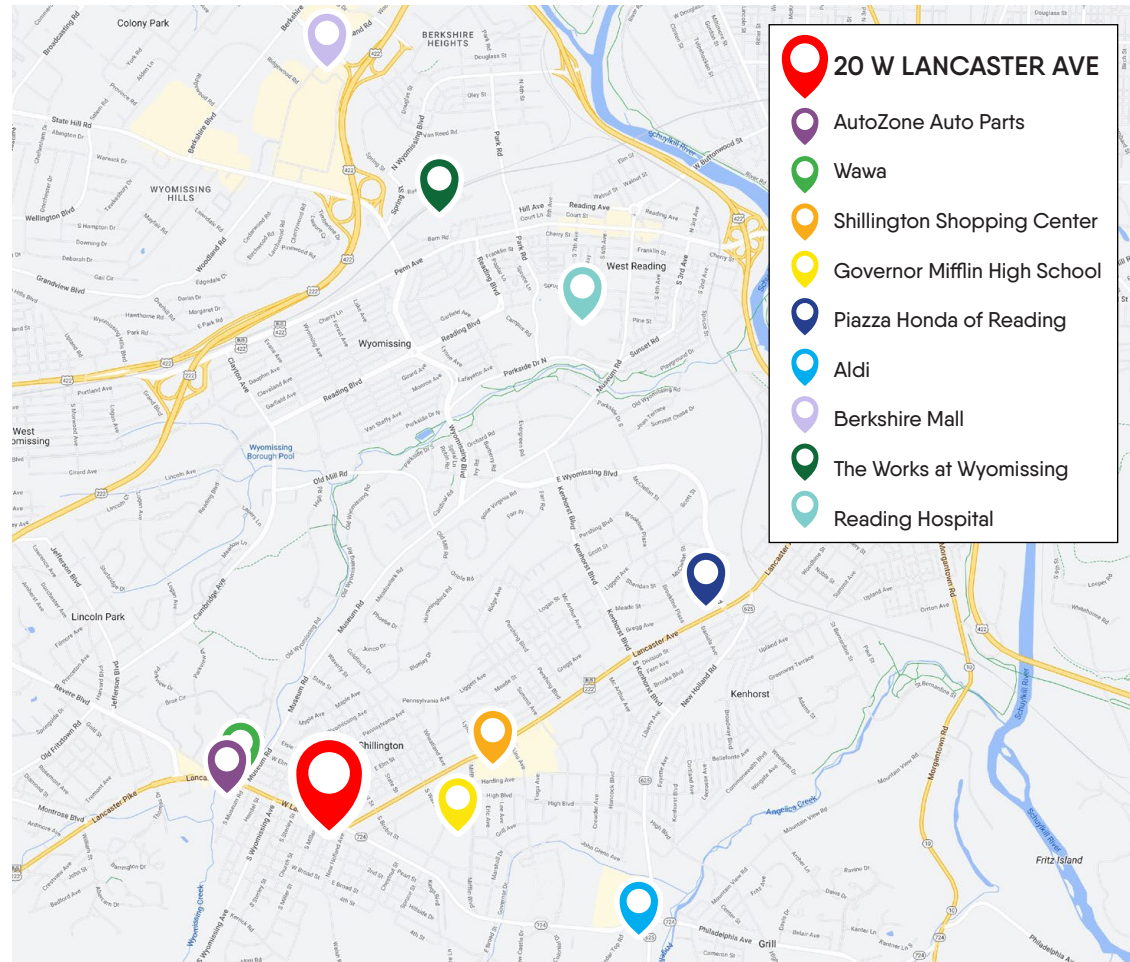
## PERMITTED COMMERCIAL USES

- Retail Store
- Personal Service Shop
- Restaurant/ Catering Establishment
- Office
- Financial Institution
- Hotel/Motel
- Post Office
- Apartment unit in combination w/ business use



## PERMITTED RESIDENTIAL USES

- Any uses permitted by right or special exception in the R-3 Zoning District, except for conversions of single-family residences into multi-family apartment uses.



# DEMOGRAPHICS/TRAFFIC COUNTS



W LANCASTER AVE ±19,000 VPD   PHILADELPHIA AVE ±12,000 VPD  
E LANCASTER ±12,000 VPD   REVERE BLVD ±12,000 VPD



## POPULATION

1 MILE- 10,495  
3 MILE- 74,292  
5 MILE- 183,685



## EMPLOYEES

1 MILE- 4,611  
3 MILE- 31,005  
5 MILE- 61,963



## AVERAGE HHI

1 MILE- \$101,826  
3 MILE- \$116,676  
5 MILE- \$98,779



## HOUSEHOLDS

1 MILE- 4,369  
3 MILE- 29,463  
5 MILE- 69,092



# MARKET OVERVIEW

## SPRING TOWNE CENTER



## SHILLINGTON PLAZA



## SHILLINGTON SC



## THE SHOPPES AT SHILLINGTON



GOVERNOR MIFFLIN  
HIGH SCHOOL  
1,472 STUDENTS

## KENHORST PLAZA



222



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

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

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Tommy Ciccarone, Jr.

Tommy@bennettwilliams.com



### Abe Khan

AKhan@bennettwilliams.com



### Alec Werner

AWerner@bennettwilliams.com

## CONTACT US

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

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TENANT  
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INVESTMENT  
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MANAGEMENT



## 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.

