

20 W LANCASTER AVE

SHILLINGTON, PA | 19607



PROPERTY HIGHLIGHTS

- Price: \$550,000 (\$75.86 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

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	12/31/2025	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

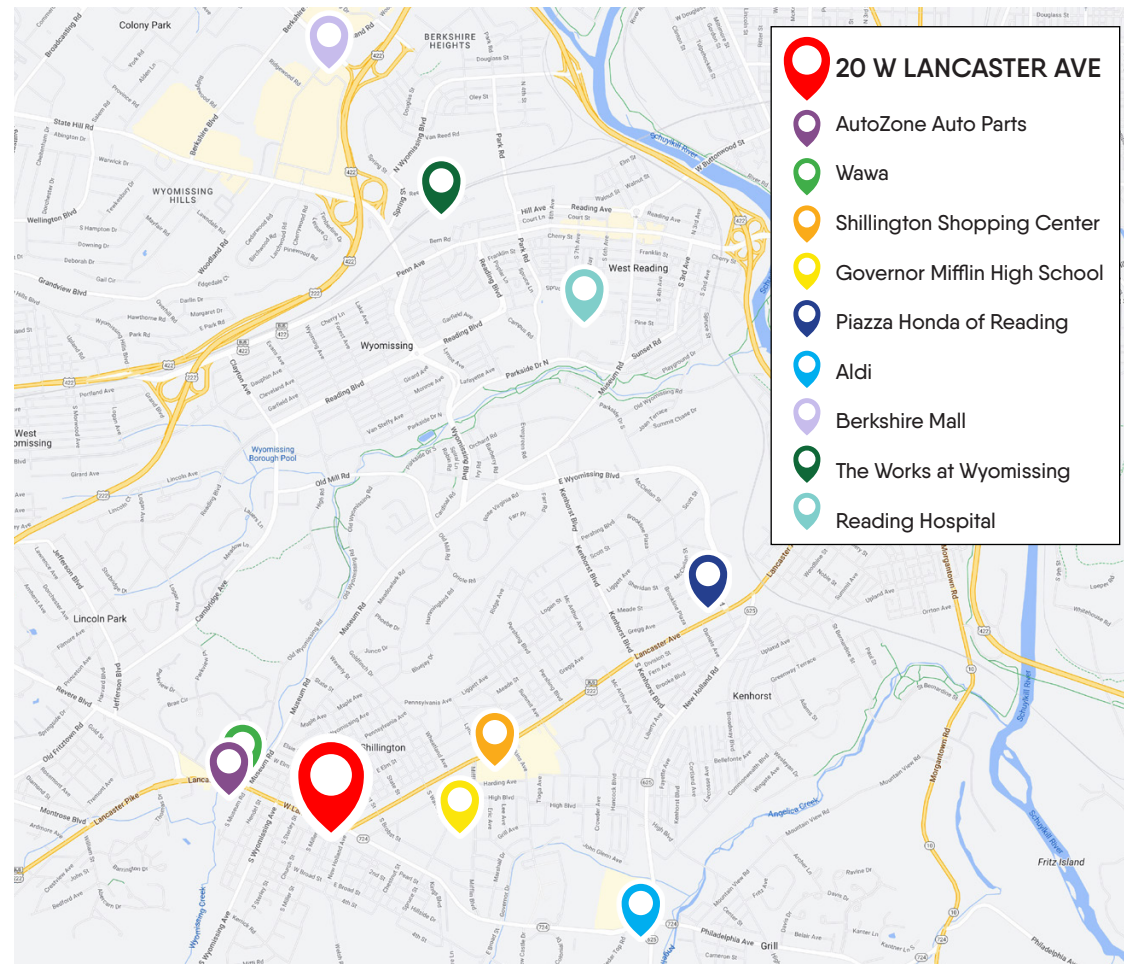
PERMITTED COMMERCIAL USES

- 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

20 W LANCASTER AVE ±19,000 VPD

SITE



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



FINE WINE & GOOD SPIRITS



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:



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CONTACT US

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TENANT
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PROPERTY
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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.

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.

