

FOR LEASE

14,815 SF
Storefront Retail Space



3401 Plaza Dr.
Reading, PA 19605

VESTIAN

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

3401 Plaza Dr.

Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

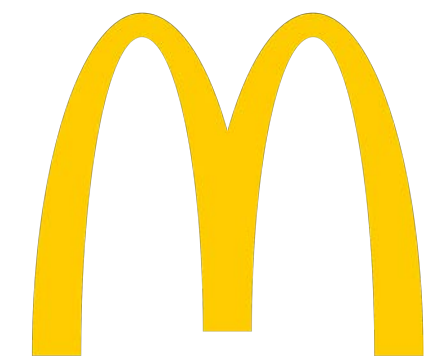
Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

Nearby Retailers



REDNER'S



CONTACT

Don Gill

Patrick Kobilca

847.630.1070 | gill@vestian.com

708.431.8894 | kobilca@vestian.com

Adam Hagerman

Cale Bruso

717.843.5555 | ahagerman@bennettwilliams.com

717.843.5555 | cbruso@bennettwilliams.com

3401 Plaza Dr.

PROPERTY OVERVIEW

Address	3401 Plaza Dr. Reading, PA 19605
Available SF	14,815 SF Storefront Retail Space
Occupied SF	7,541 SF Auto Service Space
Total Building SF	22,356 SF
Year Built	1989 Renov. 2005
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none">• Dedicated Main Entrance• Building Height 20'• Sprinklered• HVAC throughout



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Building & Pylon Signage Renderings



**Signage renderings provided for illustrative purposes only.
Actual design and placement may vary based on location and specific property requirements.*

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**FOR LEASING INFORMATION,
CONTACT**

V E S T I A N

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