

# PLAZA 222

3229 N 5<sup>TH</sup> STREET HWY | READING, PA | 19605



## NEARBY RETAILERS



1,300 SF - 6,000 SF/ PAD SITE  
AVAILABLE FOR LEASE



Cale Bruso | Dave Nicholson | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined*



# MATTRESS Warehouse

## PROPERTY OVERVIEW

Located in the heart of Reading's retail thoroughfare, Plaza 222 is centrally located along North 5th Street (28,000 VPD). With convenient access to all major roadways such as Route 422 (81,000 VPD), Route 222 (37,000 VPD) and Route 61 (26,000 VPD), Plaza 222 offers convenient access to any retailer looking to enter the Reading market. In addition to access, Plaza 222 benefits from the close proximity to nation's leading retailers such as Target, Giant, Walmart, McDonalds, Five Below, Michael's and more! The center currently has room for any user looking to occupy 1,300 – 6,000 square feet, in addition to a half-acre pad available for lease. Contact our team today for more information!



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# TRAFFIC COUNTS



N 5<sup>TH</sup> ST HWY- ±28,000 VPD



E BELLEVUE AVE - ±11,500 VPD



ROUTE 422 - ±81,000 VPD



## POPULATION

1 MILE- 8,841

3 MILE- 80,878

5 MILE-168,475



## EMPLOYEES

1 MILE- 5,525

3 MILE-28,210

5 MILE- 72,910



## AVERAGE HHI

1MILE-\$101,648

3 MILE- \$85,817

5 MILE- \$92,740



## HOUSEHOLDS

1 MILE- 3,346

3 MILE- 27,690

5 MILE- 61,635

# DEMOGRAPHICS



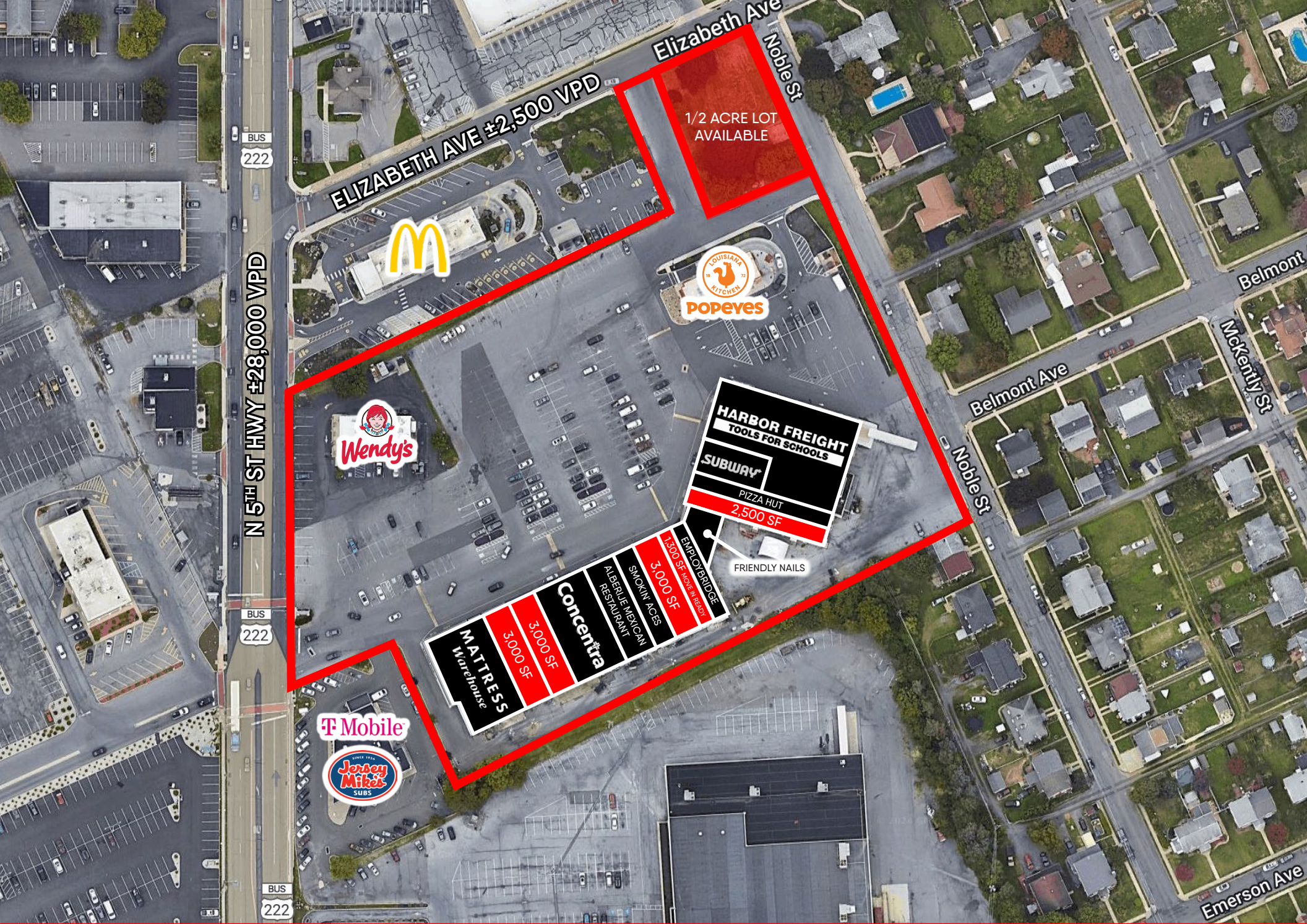
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ELIZABETH AVE #2,500 VPD

N 5TH ST HWY #28,000 VPD

Elizabeth Ave

1/2 ACRE LOT AVAILABLE



**HARBOR FREIGHT**  
TOOLS FOR SCHOOLS

**SUBWAY**

**PIZZA HUT**  
2,500 SF

FRIENDLY NAILS

**EMPLOYERIDGE**  
1,800 SF MORE TO LEASE

**3,000 SF**

**SMOKIN' ACES**

**ALBERQUE MEXICAN RESTAURANT**

**3,000 SF**

**Concentra**

**3,000 SF**

**3,000 SF**

**MATTRES Warehouse**



BUS 222

BUS 222

Belmont

Belmont Ave

Noble St

McKenly St

Emerson Ave



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# MARKET AERIAL





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

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

### NEW JERSEY OFFICE:

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

## LISTING AGENTS:



### Cale Bruso

CBruso@bennettwilliams.com



### Dave Nicholson

DNicholson@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

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

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REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
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.

