

# 4708 PENN AVE

SINKING SPRING, PA | 19608



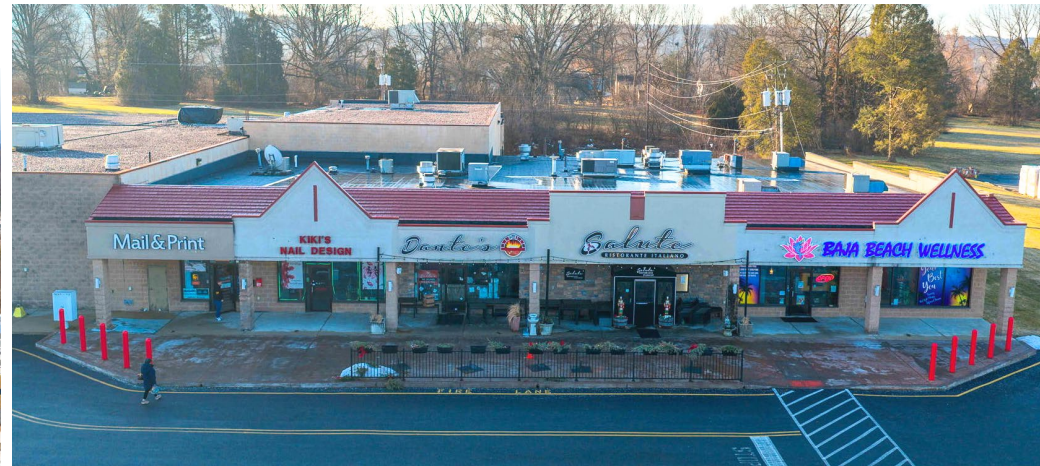
**±61,316 SF**

**FOR LEASE**

**PENN AVENUE: ±17,000 VPD**

# PROPERTY OVERVIEW

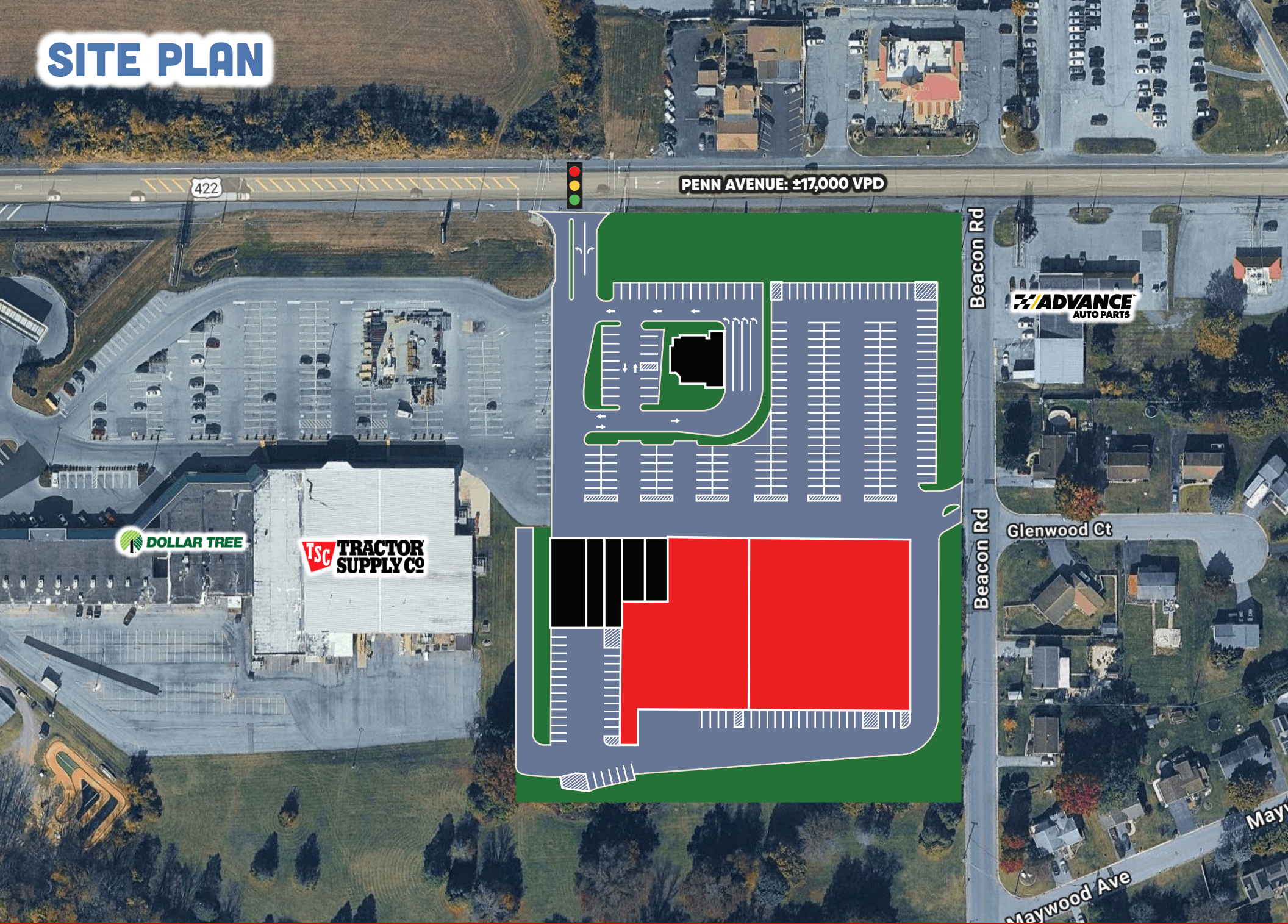
4708 Penn Avenue features a vacant ±61,316 SF box located along one of Reading's most established and highly traveled commercial corridors. The former Fiscera's furniture building, which was a staple to the community, is now available to any retailer looking to enter the rapid growing Sinking Spring market. With prominent frontage along Penn Avenue (17,000 VPD), the site offers strong visibility, accessibility, and exposure to consistent daily traffic and needs. Contact our team today for more information!



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	28,530	81,672	230,837
EMPLOYEES	10,949	38,788	98,912
AVERAGE HHI	\$228,636	\$207,421	\$173,863
HOUSEHOLDS	10,725	30,546	88,569

**TRAFFIC COUNTS:** Penn Avenue (±17,000 VPD)

# SITE PLAN



# FUTURE DEVELOPMENT



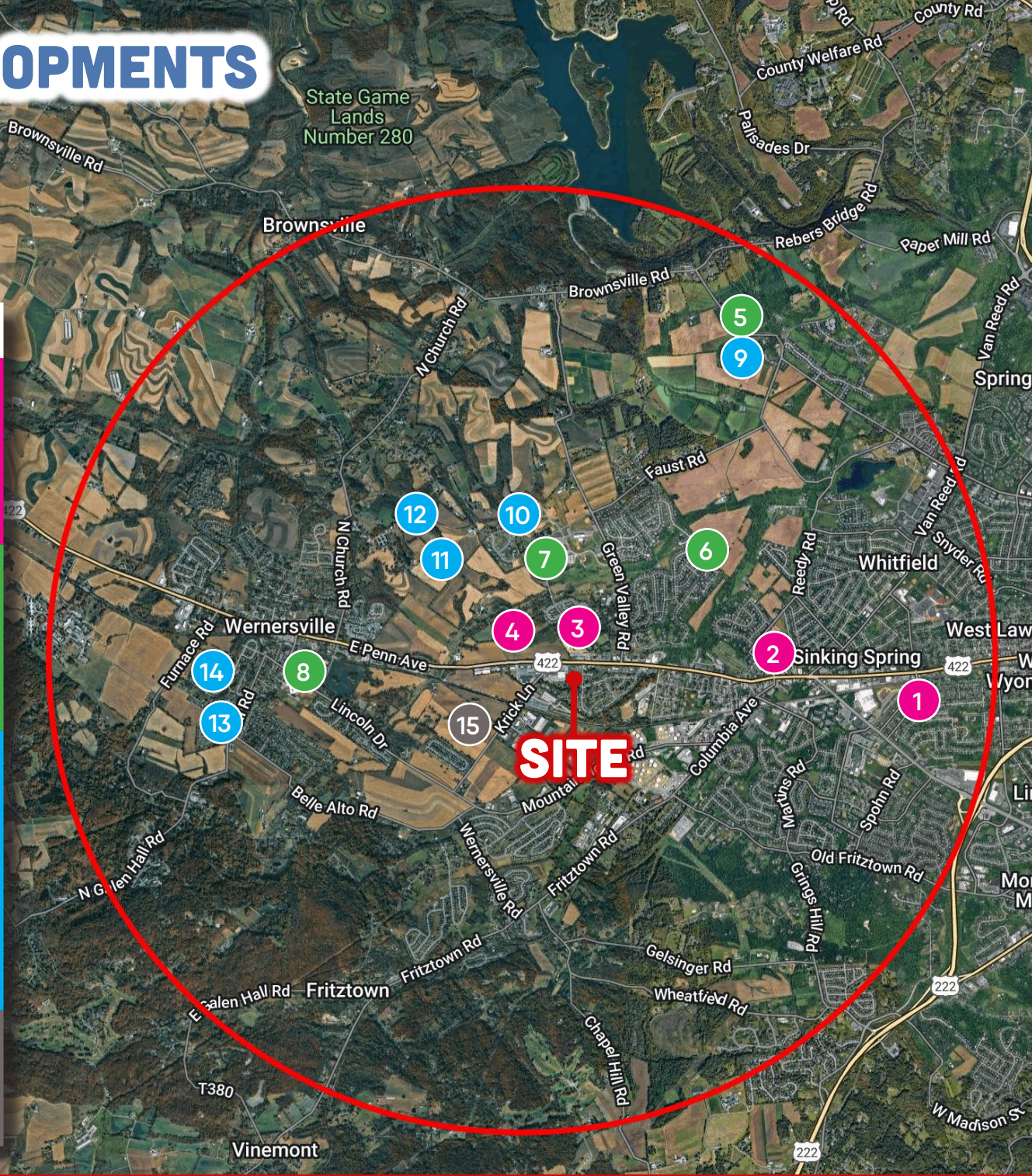
# HOUSING / NEW DEVELOPMENTS

## TOTALS:

279 Singles • 154 Towns • 744 Apts

1.7M SF Industrial creating 1,250 Jobs

#	Development Type	Progress
1	180 Apartments	Completed
2	216 Apartments	90% complete
3	100 Apartments	Under construction
4	248 Apartments	Land development phase
5	32 Towns	Fully built out as of 2025
6	32 Towns	Under construction
7	50 Towns	Under construction
8	40 Towns	Under construction
9	98 Singles	Fully built out as of 2025
10	55 Singles	90% Complete
11	30 Singles	Under construction
12	20 Singles	Under construction
13	16 Singles	Under construction
14	60 Singles	Under construction
15	1.3M SF Industrial	Land Development Preliminary Approvals/Full LD Approvals Spring 2026
15	409K SF Industrial	Fully Approved



# 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:



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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.

