

1330 SCHUYLKILL AVE

READING, PA | 19601

WARREN ST BYPASS: ±60,000 VPD

SCHUYLKILL AVE: ±12,000 VPD

±3,295 SF
FOR SALE



ADAM HAGERMAN | CALE BRUSO | JIMMY MONIZ | BRAD ROHRBAUGH | CHAD STINE

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM

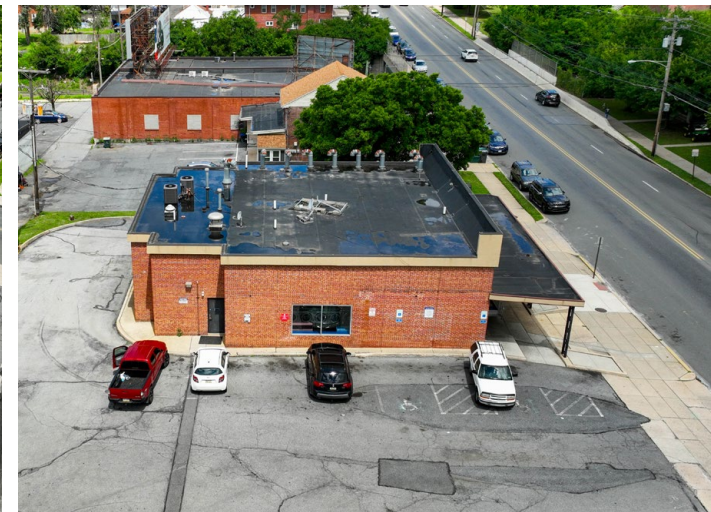


COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

1330 Schuylkill Ave is an exceptional opportunity to purchase a 3,295sf freestanding building with on-site parking, in the city of Reading. The property sits along Schuylkill Ave (Route 183) in a densely populated trade area, with approximately 136,756 residents within a 3-mile radius. Numerous national retailers along the corridor create strong retail synergy, and the site benefits from steady foot traffic and visibility to 60,000 vehicles per day. The building was originally a drive-thru bank and was later converted to a laundromat. It is now offered as an open shell, with all furniture, fixtures, and equipment removed. Reach out to our team for more information!

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	136,756	214,209	260,495
EMPLOYEES	58,610	84,852	97,345
AVERAGE HHI	\$85,602	\$97,658	\$104,899
HOUSEHOLDS	49,916	80,034	98,318



MARKET OVERVIEW



THE SHOPPES AT WYOMISSING
 TALBOTS J.Jill THE CHILDREN'S PLACE
 chico's LOFT
 J'S A BANK sleep & number

SITE

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

NEW JERSEY OFFICE:

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Moorestown, NJ 08057

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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.

