VILLAGE SQUARE

90 COMMERCE DR • WYOMISSING, PA • 19610



BW **BLAKE SHAFFER | ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE**
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PROPERTY OVERVIEW

Village Square, located at 90 Commerce Drive in Wyomissing, PA, offers an excellent retail leasing opportunity in a well-established shopping center surrounded by a strong residential and commercial market. The property features three available spaces totaling approximately 1,600 SF and 2,240 SF, providing flexibility for a variety of retail, service, fitness, and restaurant uses. The center boasts a diverse tenant mix, including Citizens Bank, Isaac's, Duck Donuts, Berks Coffee Co., Body Zone Fitness, and the Spring Township Library, creating consistent consumer activity and a convenient shopping destination. Strategically positioned near major retail destinations, including Broadcasting Square, The Shoppes at Wyomissing, and Berkshire Mall, Village Square benefits from a strong regional trade area. Within a 5-mile radius, the property draws from a population of approximately 202,945 residents, 77,837 employees, and an average household income of $100,122, offering businesses access to a substantial customer base with strong purchasing power.







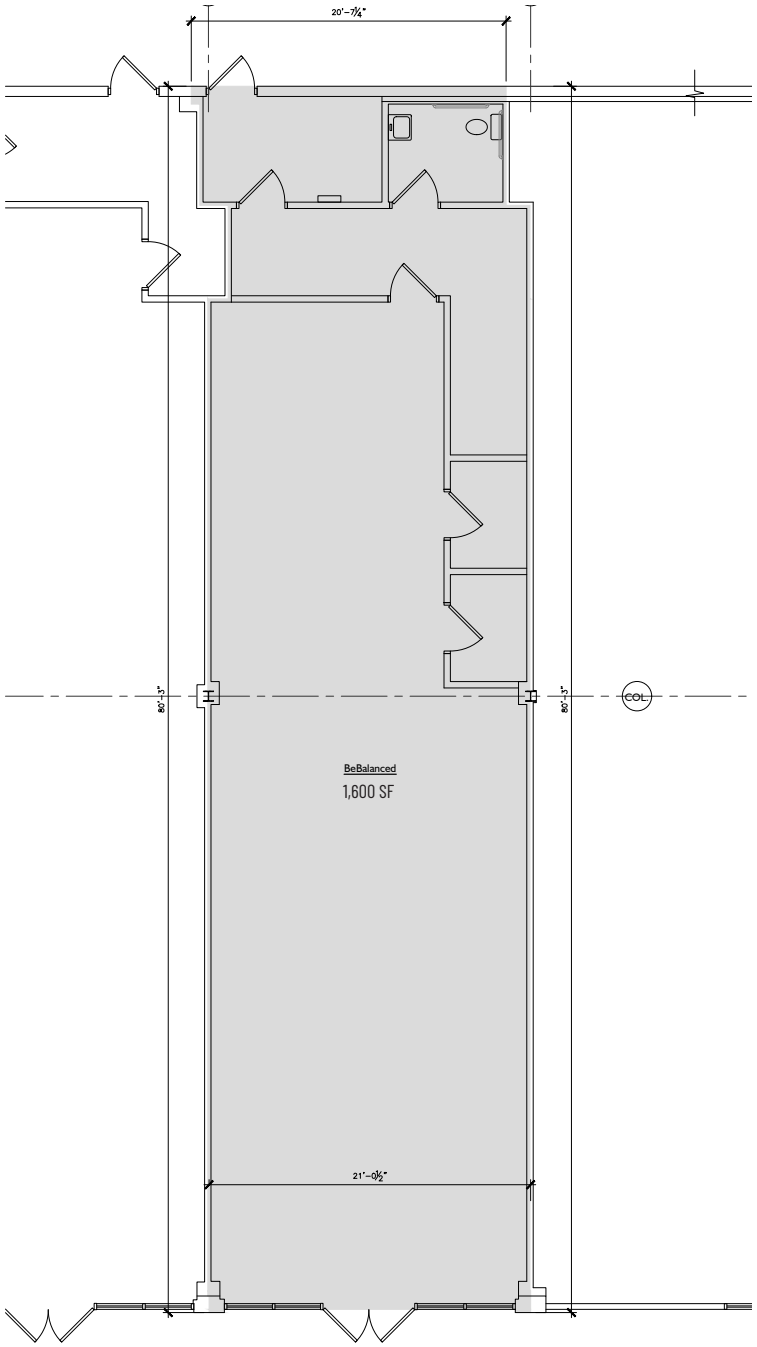


DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	76,835	202,945	250,717
EMPLOYEES	35,534	77,837	92,515
AVERAGE HHI	$114,543	$100,122	$104,227
HOUSEHOLDS	29,736	75,420	94,753

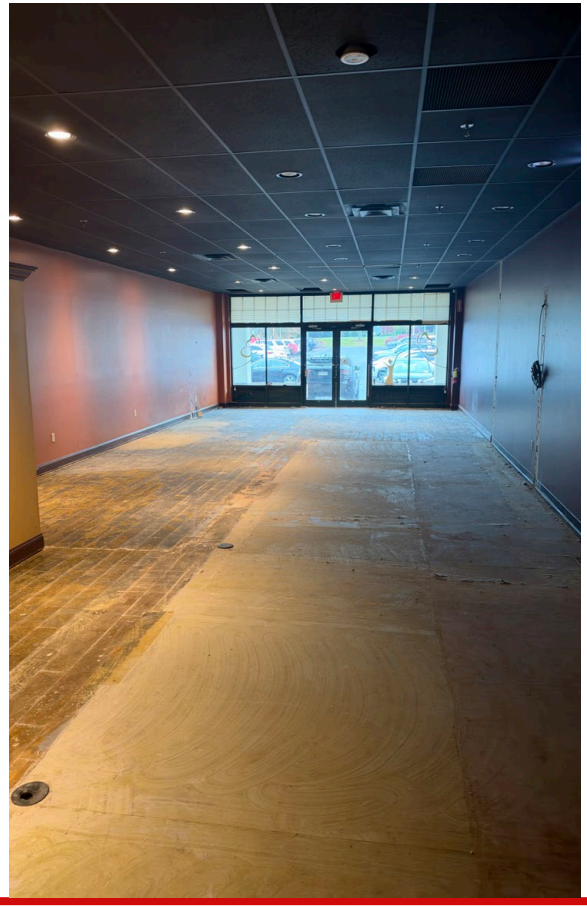
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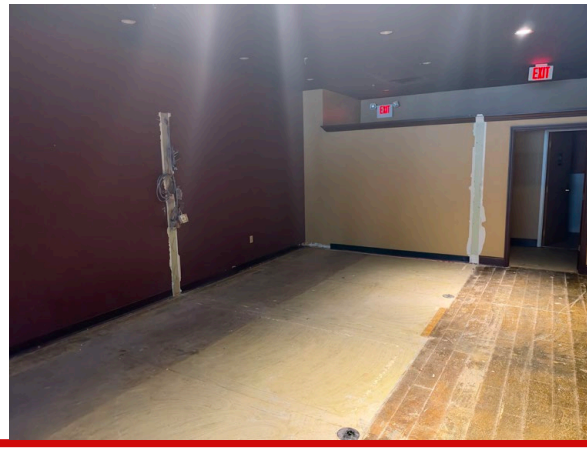
SPACE 90







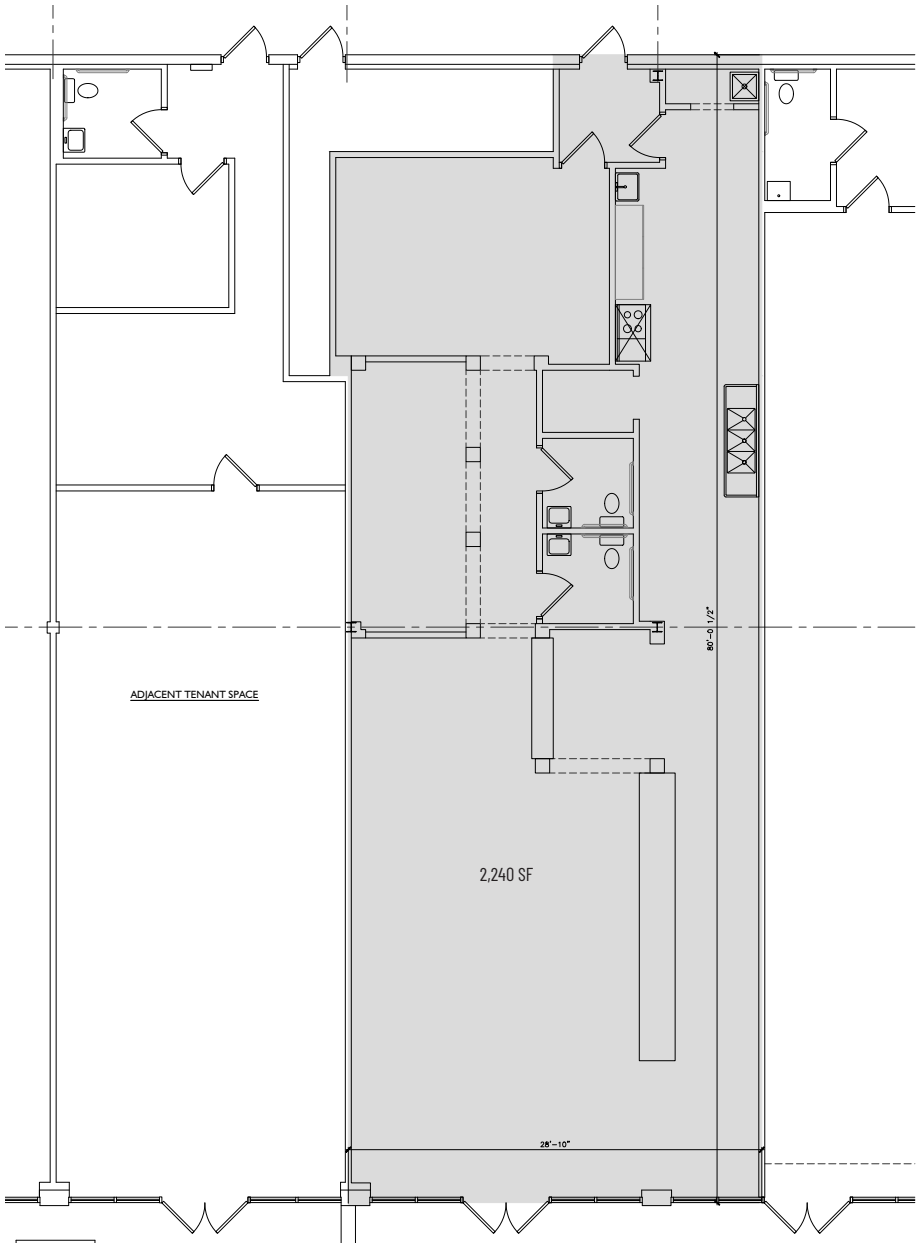




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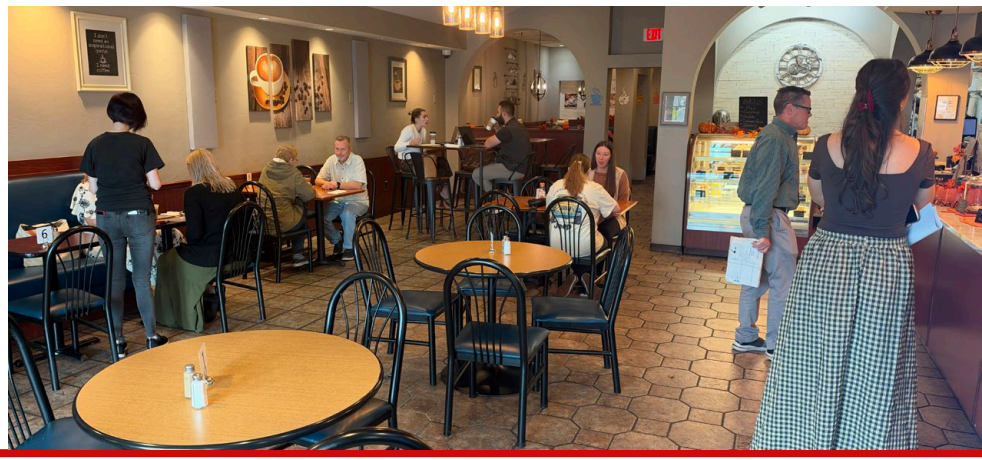
SPACE 84







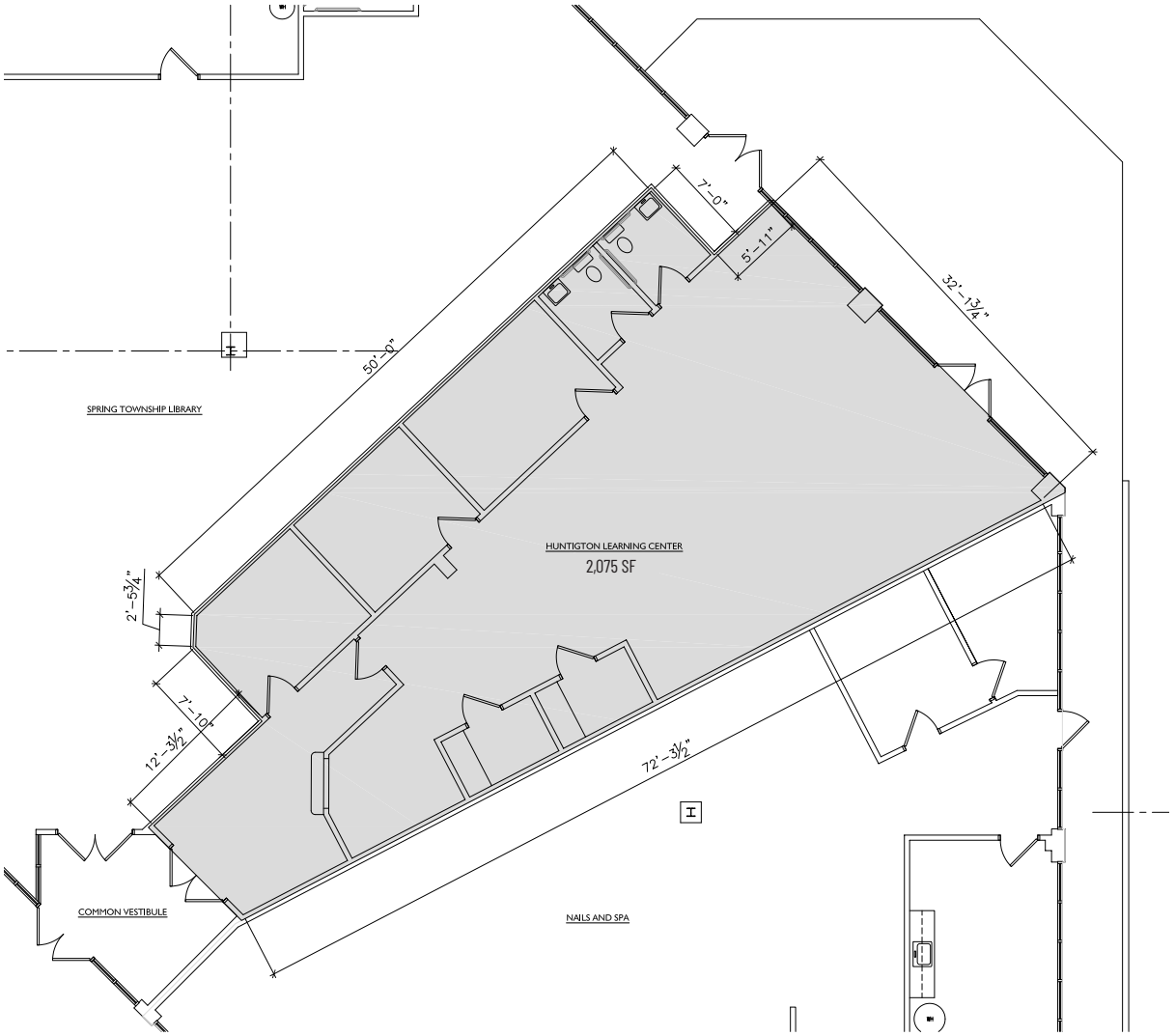




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SPACE 78B





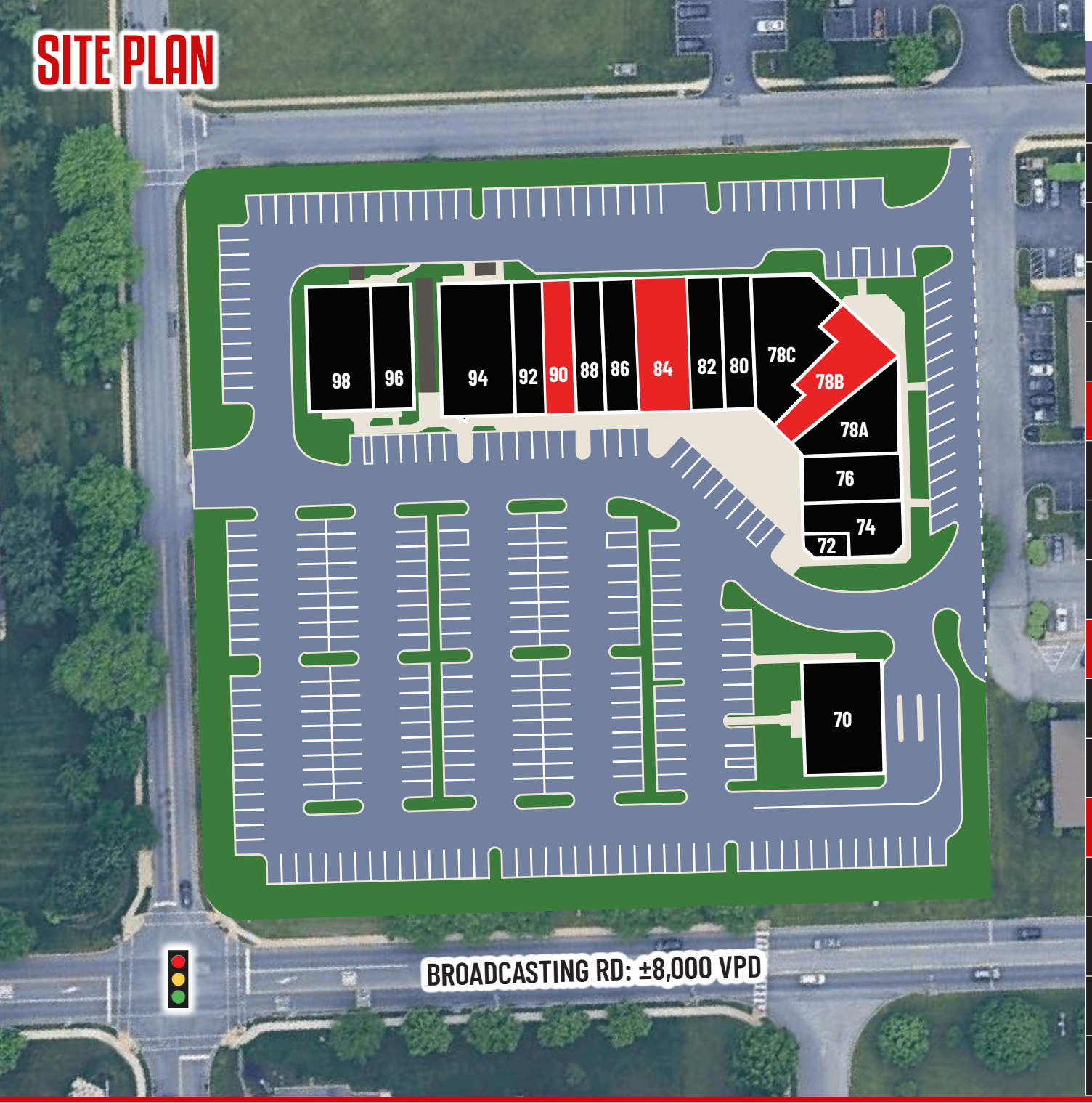




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SITE PLAN



TENANT ROSTER

SPACE	TENANT	AREA (SQ FT)
70	CITIZEN'S BANK	3,000
72	SUBLIME CUPCAKES	765
74	SPOTT'S INSURANCE	1,839
76	US GOVT-MARINE CORP REC	1,550
78A	SKY NAILS	2,332
78B	AVAILABLE	2,075
78C	SPRING TOWNSHIP LIBRARY	3,060
80	GILDED DESIGN	1,470
82	STRETCH ZONE	1,170
84	AVAILABLE	2,240
86	DUCK DONUTS	1,600
88	MILAN LASER READING LLC	1,680
90	AVAILABLE	1,600
92	BODY ZONE FITNESS	1,760
94	ISAAC'S	3,440
96	MAIL-N-SHIP 4 U	1,575
98	ATA MARTIAL ARTS	3,150

MARKET OVERVIEW



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Suite 409, Exton, PA 19341

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330 Innovation Blvd, Suite 205
State College, PA 16803

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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.

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