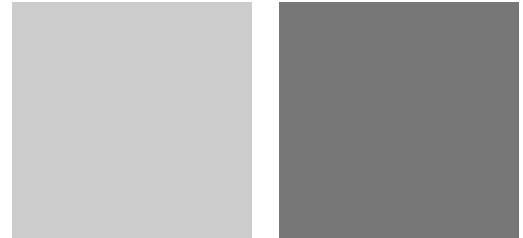
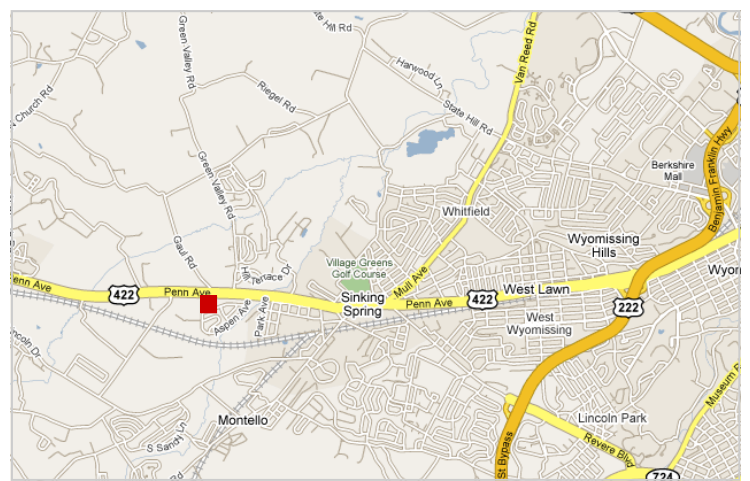


AVAILABLE FOR LEASE

High Profile Penn Ave. Retail Corner  
4704 Penn Avenue  
Sinking Spring, PA 19601



Join Car Quest and Techno Cycle on Penn Avenue



## HIGHLIGHTS

- 1,710 Square Feet Vanilla Shell
- 23,000 Vehicles Per Day
- ADA Access & Bathrooms
- Formerly Dunkin Donuts
- Drive Thru Possibilities
- 42% of the County's Population within a 7 mile radius

## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population:	31,374	70,303	169,003
Households:	12,374	27,716	64,616
Avg. HH Income:	62,997	64,561	51,559

**NAI** Keystone Commercial & Industrial, LLC

Commercial Real Estate Services, Worldwide.

Contact information

**Ryan Seitz**

NAI Keystone Commercial & Industrial, LLC  
 Direct (610) 779-1400  
 Fax (610) 779-1985  
 Email RSeitz@naikeystone.com  
 URL www.naikeystone.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

# 4704 Penn Avenue

Sinking Spring, PA

**AVAILABLE FOR LEASE**

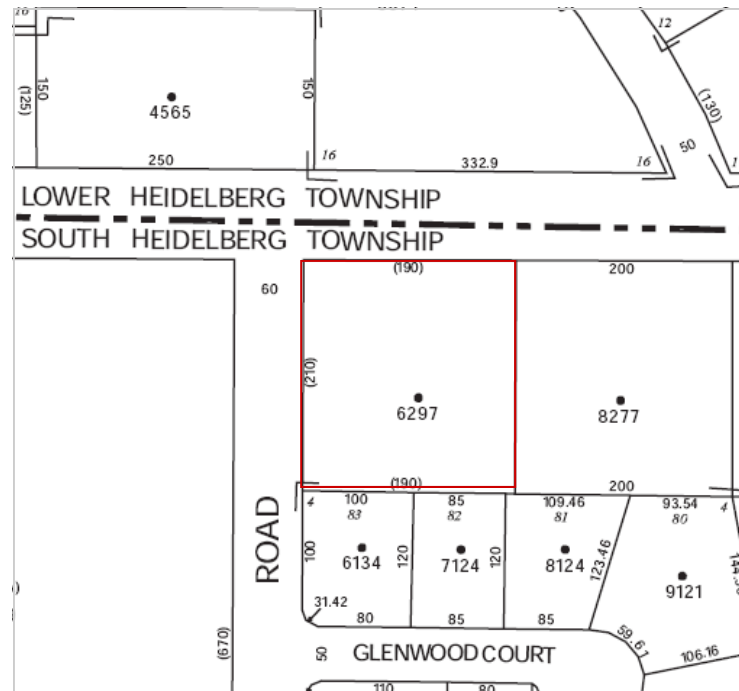
## Spec Sheet

Township:	South Heidelberg
Property Type:	Retail
Square Feet Available:	1,710
Rental Rate:	\$ 2,100 Per Month
Asking Sale Price:	\$750,000*
Lease Type:	Triple Net + Utilities
Water/ Sewer:	Public/Public
Restrooms:	2 ADA Compliant
Initial Lease Term:	5 Years
Parking Spaces:	25 +/-
Traffic Counts:	23,000 VPD
Households:	12,375 (3mi)
Median HH Income:	\$ 54,038 (mi)
Annual Tax:	\$ 11,578
Parcel Tax ID #:	51-4376-11-56-6297

\*additional conditions apply with a purchase. Please contact agent for further details.

### Zoning: C-2 Highway Commercial District Permitted Uses by right:

- Animal Hospital
- Auto Repair
- Bank and Financial Institutions
- Beauty Salon
- Bed and Breakfast
- Car Wash
- Distributing or trenching establishment
- Dog Grooming
- Hotel or Motel
- Kennels
- Lumber/ Building Supplies
- Major Vehicular/ Boat Repair
- Membership Club
- Motor Vehicle Sales Agency
- Municipal Use
- Offices, Professional
- Outdoor Flea Market
- Places of Worship
- Recreation
- Retail Store
- Restaurant/ Fast Food
- Self Storage
- Veterinarian Office
- Warehouse



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# Prime Retail Opportunity

4704 Penn Avenue, Sinking Spring, PA

## PROPERTY PROFILE

### Basic Profile

**Tax ID Number:** 51-4376-1156-6297  
**Number of Units:** 3 total  
**Net Rentable Area:** 1,700 +/- Front  
 2,500 +/- Rear  
**Roof:** Rubber  
**Land Area:** 0.915 +/- Acres  
**Heating:** Gas Heating  
**Air Conditioning:** Central Air  
**Electric:** Service via PPL  
**Gas:** Service via UGI  
**Parking Lot:** Paved  
**ADA:** Access and Bathrooms  
**Exterior:** Sandstone Brick & Block  
**Separately Metered:** Yes  
**Hardwired:** Yes

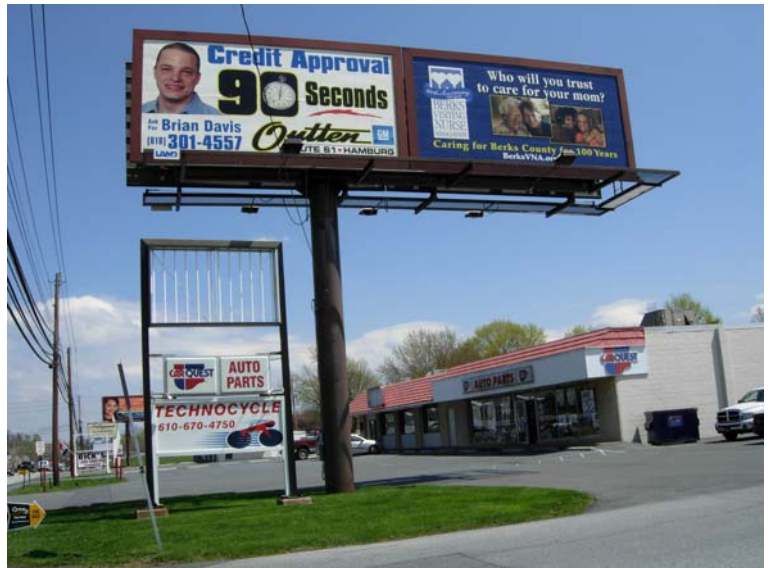
### Neighbors:

- ◆ BBQ Pit
- ◆ Performance Toyota/ Volvo
- ◆ Hollywood Cleaners
- ◆ Tiffany's Flooring
- ◆ Fecera's Furniture
- ◆ VIST Bank
- ◆ American General
- ◆ Baja Beach Tanning
- ◆ Redner's Quick Shoppe
- ◆ Redner's Warehouse Markets
- ◆ American Dental
- ◆ Cartridge World
- ◆ Berks County Hockey Complex
- ◆ Sheetz
- ◆ Citizen's Bank
- ◆ Stereo Barn

### Contact information

**Ryan Seitz**

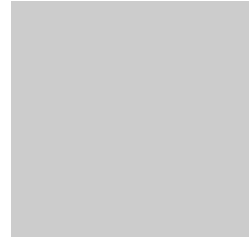
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# Prime Retail Opportunity

4704 Penn Avenue, Sinking Spring, PA

## PROPERTY PHOTOS



# Reading, PA

## At-a-Glance

## Key Statistics

**Location:** Eastern Pennsylvania, USA

**Area:** 864 square miles

**Population:** 393,253 (U.S. Census Bureau, 2005 Population Estimates)

**Male:** 49.2%

**Female:** 50.8%

**Population Density (Pop./Sq. Mi.):** 454.4

**Population within 100 mile radius:** 20 million

**Population within 200 mile radius:** 50 million

**Population within 300 mile radius:** 70 million

**Households:** 148,720

**Average Household Size:** 2.55 Persons

**Average Household Income:** \$61,939

**Median Household Income:** \$49,128

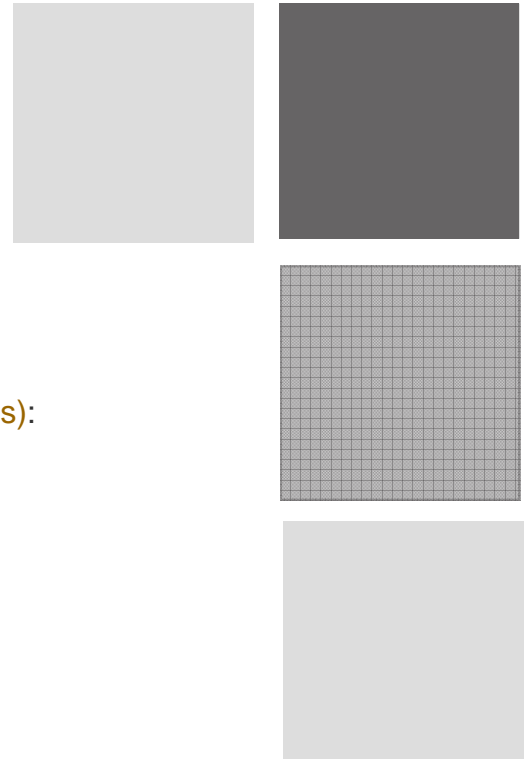
**Largest Municipalities (U.S. Census Bureau, 2003 Population Estimates):**

- City of Reading, 80,305
- Exeter Township, 23,450
- Spring Township, 22,934
- Muhlenberg Township, 16,871
- Cumru Township, 14,218
- Wyomissing Borough, 11,079
- Amity Township, 10,371

**Total Employment (U.S. Census Bureau, 2005 Census):** 181,111

- White Collar Workers, 55.37%
- Blue Collar Workers, 44.63%

**Total Land in Farms (USDA, 2002 Census of Agriculture):** 215,679 Acres



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# Logistics | Workforce | Drive Times

## Why is Reading, PA the Place to Locate Your Business?

Courtesy of Berks Economic Partnership

### Proximity;

The Reading Region is located in Eastern Pennsylvania in the center of the East Coast's metropolitan corridor that stretches from Boston to Washington, DC. We're right in the middle of Eastern Pennsylvania's metropolitan areas, with Philadelphia and its suburbs to the southeast, the Lehigh Valley cities of Allentown, Bethlehem, and Easton to the northeast, Lancaster to the south, and Harrisburg and the Capital Region to the west, each about an hour away from Greater Reading.

With Interstate 78, U. S. Routes 222 and 422 and the Pennsylvania Turnpike running through Berks County we are a quick connect to New York City, Philadelphia, Baltimore, and Washington DC. Locating your business in Berks County will reduce your transportation costs and provide quick access to millions of your customers.

### Rich Rail Access to Markets:

Greater Reading and Berks County is served by the Norfolk Southern Railroad which provides freight access to national and international markets. Based in Norfolk, the railway operates approximately 21,300 route miles in 22 eastern states, the District of Columbia and Ontario, serves all major eastern ports and connects with rail partners in the West and Canada, linking Berks County customers to markets around the world.

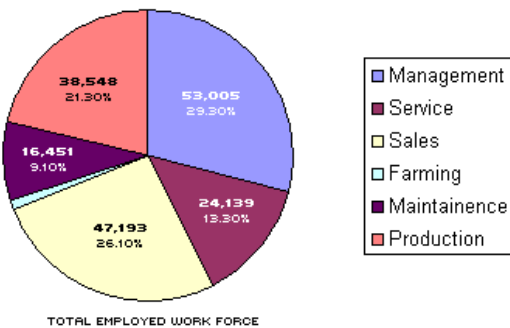
Norfolk Southern also provides comprehensive logistics services and offers the most extensive inter-modal network in the East.

Greater Reading is strategically located just 45 miles from three Norfolk Southern inter-modal facilities in Bethlehem, Harrisburg and Philadelphia.

### Convenience:

In addition to the rail access, air transportation is available from the Reading Regional Airport, Lehigh Valley International Airport, Lancaster Regional Airport, Harrisburg International Airport, and the Philadelphia International Airport. If you need ship access, the ports of Philadelphia and Wilmington are a little over an hour away.

### Workforce:



### Driving Time In Hours From Reading

Baltimore	2	Norfolk	6
Boston	6	Philadelphia	1
Buffalo	7	Pittsburgh	4.5
Cleveland	8.5	Richmond	5
Columbus	7	Toronto	8
Hartford	5	Washington	2.5
New York	2.5	Wilmington	1.5

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