

For Lease

Reading Mall

10,000 SF +/-



Reading Mall

4500 Perkiomen Avenue
Reading, Pennsylvania 19606

Property Highlights

- Strong tenant history
- Large on-site workforce
- On-site management
- Easy Access to Route 422
- Abundant parking

Property Description

Join Boscov's, Exeter Fitness, Fox Theatres, Bruno's Pizza, Verizon and others at the Reading Mall in Exeter Township along Rt. 422. The center has a strong history of tenant success in a corridor that is experiencing a revitalization. The property enjoys on-site management, abundant parking and ease of access from Rt. 422. Motivated ownership looking for long-term successful tenants to join the mix.

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	10,000 SF
Building Size	372,128 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,790	\$76,941
3 Miles	41,466	\$72,774
5 Miles	133,164	\$55,148

For more information

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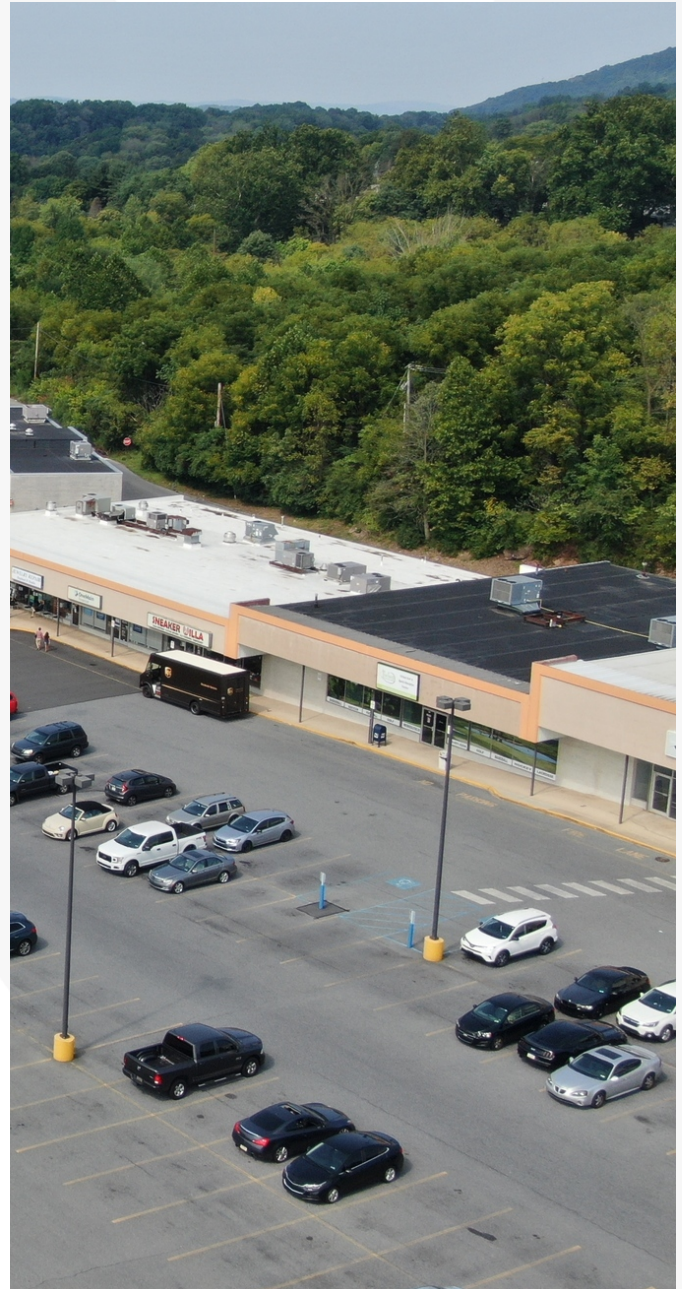
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PROPERTY NAME:	Reading Mall
PROPERTY ADDRESS:	4500 Perkiomen Avenue Reading, PA 19606
PROPERTY TYPE:	Retail
APN:	5326-18-41-6144
LOT SIZE:	13.59 Acres
GROSS LEASABLE AREA:	372,128 SF
BUILDING CLASS:	B
ZONING:	Shopping Center Commercial
YEAR BUILT:	1967
PREVIOUS RENOVATIONS:	1990
BUILDING SF:	372,128 SF
DAILY TRAFFIC COUNT:	31,000
OCCUPANCY RATE:	95.3%



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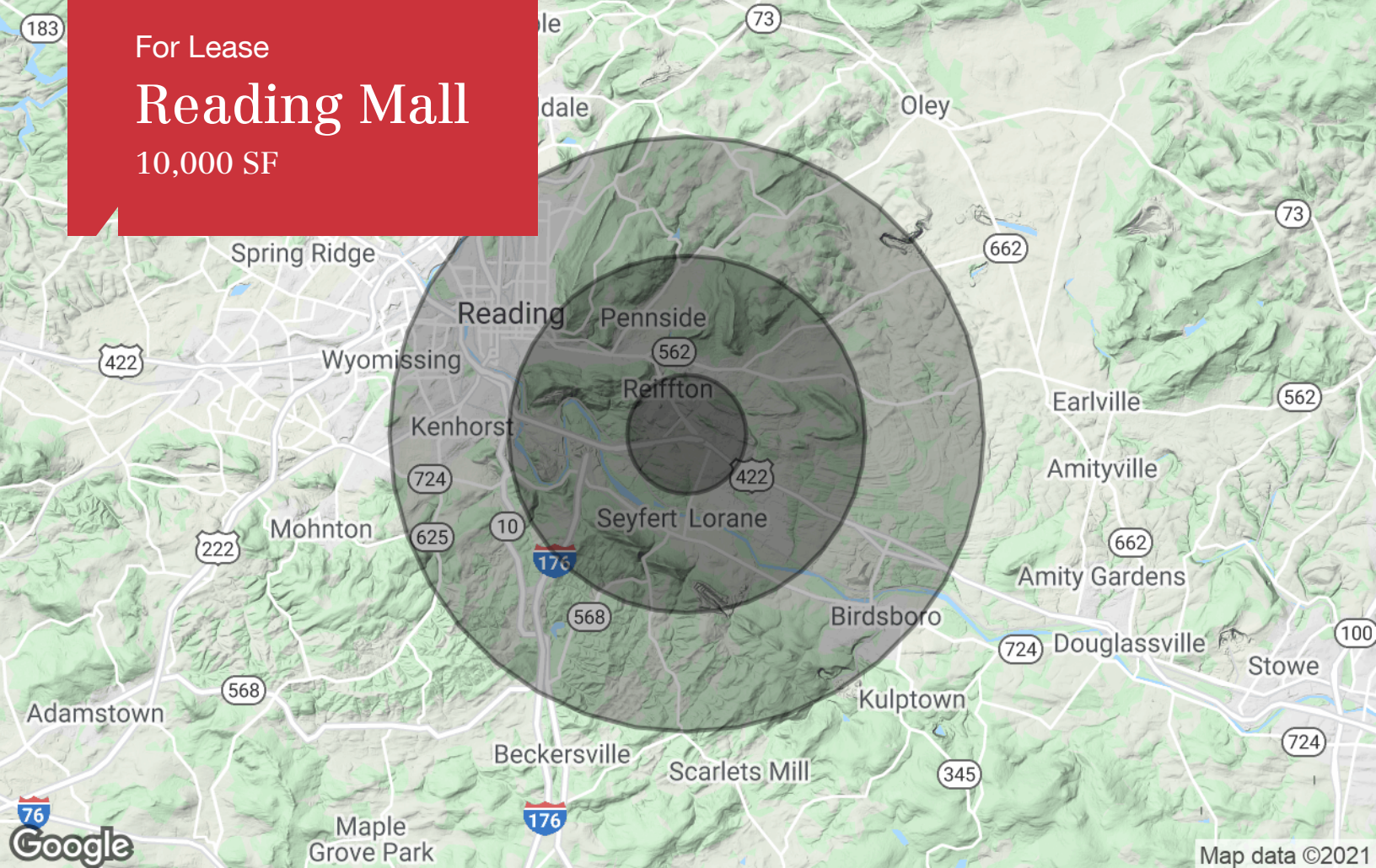


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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,790	41,466	133,164
MEDIAN AGE	40.8	38.8	34.2
MEDIAN AGE (MALE)	41.7	39.0	33.4
MEDIAN AGE (FEMALE)	39.8	38.6	35.1

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,643	16,145	49,208
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$76,941	\$72,774	\$55,148
AVERAGE HOUSE VALUE	\$236,854	\$204,177	\$166,442

Race

	1 Mile	3 Miles	5 Miles
% WHITE	91.1%	90.0%	73.0%
% BLACK	6.4%	5.5%	8.1%
% ASIAN	1.3%	1.1%	1.2%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	1.2%	3.4%	17.5%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.0%	8.2%	31.3%

* Demographic data derived from 2010 US Census