

For Lease

Retail Property

Negotiable



2364 Lancaster Pike

2364 Lancaster Pike
Reading, Pennsylvania 19607

Property Highlights

- Mixed Use Retail property with a open floor plan
- Excellent signage and daily traffic count
- Large showroom and storage area
- Loading dock

Property Description

Negotiable rent rates for a mixed use property located on business 422.

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	12,732 SF
Lot Size	0.74 Acres
Building Size	12,732 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	5,269	\$74,548
5 Miles	136,552	\$65,255
10 Miles	333,373	\$62,681

For more information

Andrew Prinzo

O: 610 370 8521
aprinzo@naikeystone.com

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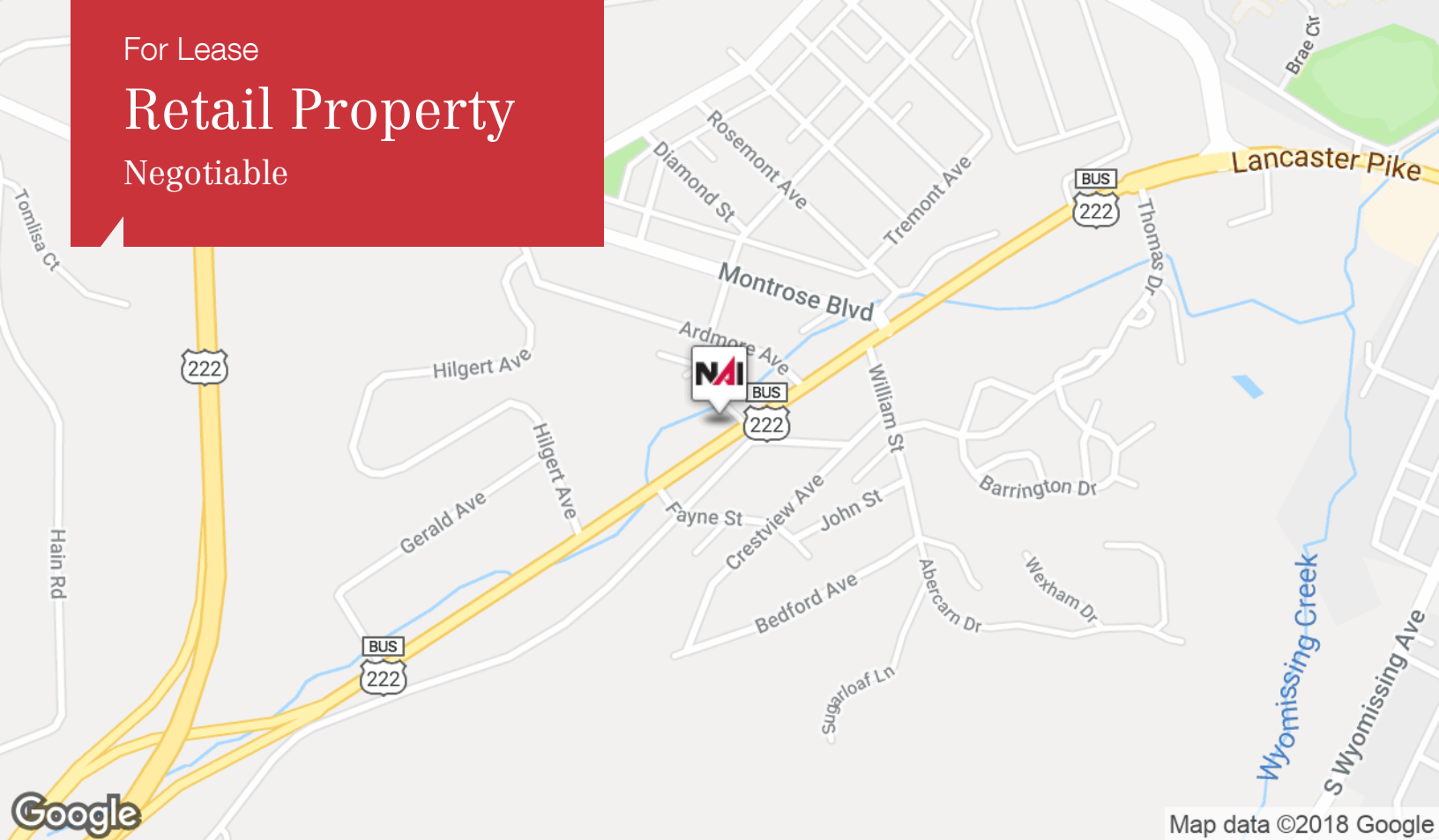
PROPERTY ADDRESS:	2364 Lancaster Pike Reading, PA 19607
PROPERTY TYPE:	Retail
APN:	4395-05-07-9833
LOT SIZE:	0.74 Acres
GROSS LEASABLE AREA:	12,732 SF
ZONING:	Highway Commercial/Retail
YEAR BUILT:	1965



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Google

nt of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency

NAIKeystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

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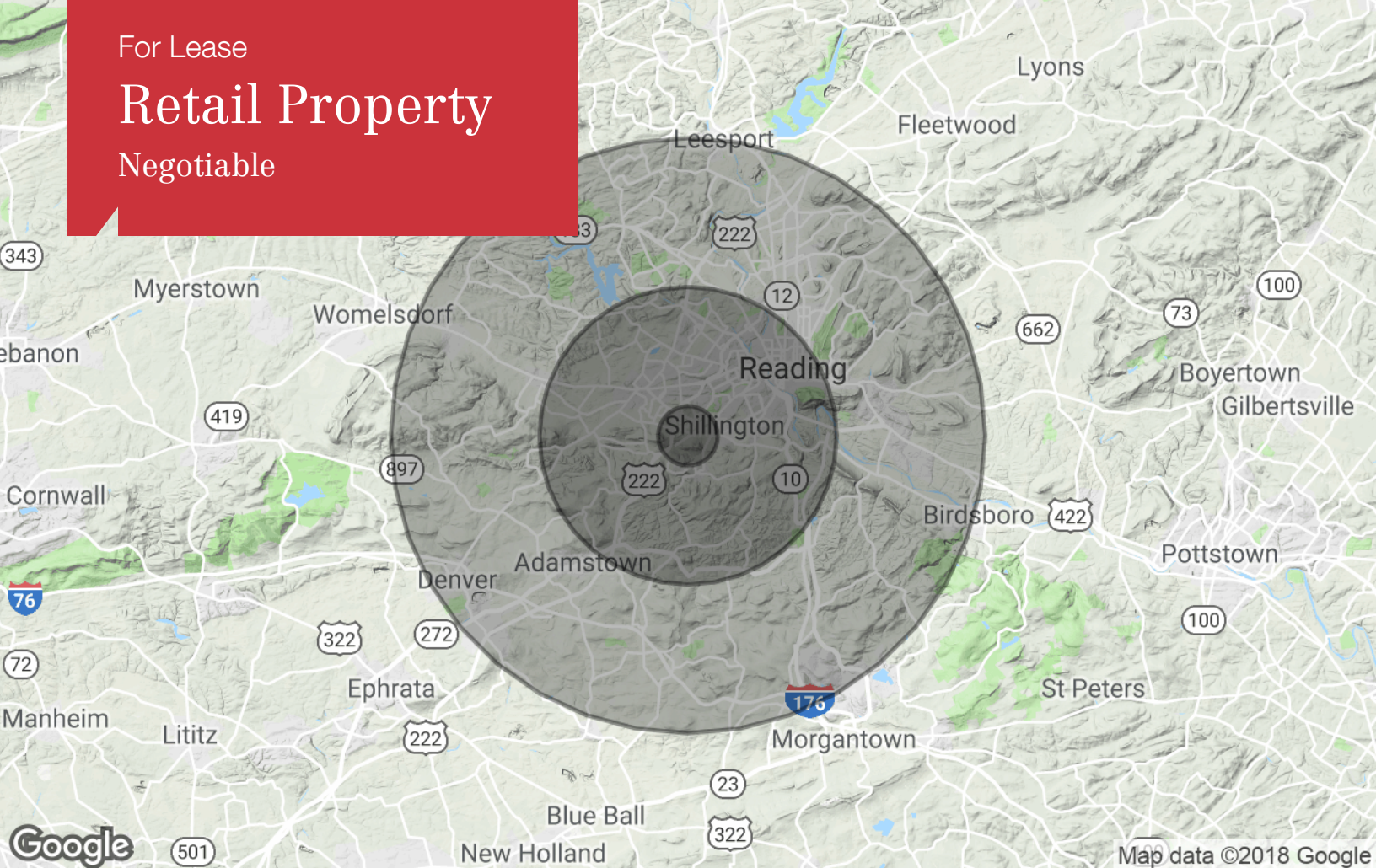
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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	5,269	136,552	333,373
MEDIAN AGE	41.2	39.1	37.7
MEDIAN AGE (MALE)	39.5	36.8	36.1
MEDIAN AGE (FEMALE)	43.3	41.2	39.2

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,215	54,415	125,462
# OF PERSONS PER HH	2.4	2.5	2.7
AVERAGE HH INCOME	\$74,548	\$65,255	\$62,681
AVERAGE HOUSE VALUE	\$220,621	\$203,054	\$188,070

Race

	1 Mile	5 Miles	10 Miles
% WHITE	93.4%	80.8%	80.1%
% BLACK	3.0%	5.7%	6.1%
% ASIAN	1.0%	2.3%	1.6%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	2.4%	11.1%	11.9%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	6.6%	21.8%	22.2%

* Demographic data derived from 2010 US Census