

SINKING SPRING SHOPPING CENTER SINKING SPRING PA

4888 PENN AVENUE

±2 AC

READING MSA

AREA RETAILERS



ACCESS AND VISIBILITY FROM RT. 422



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get in touch.

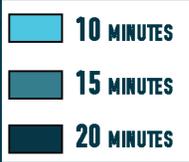
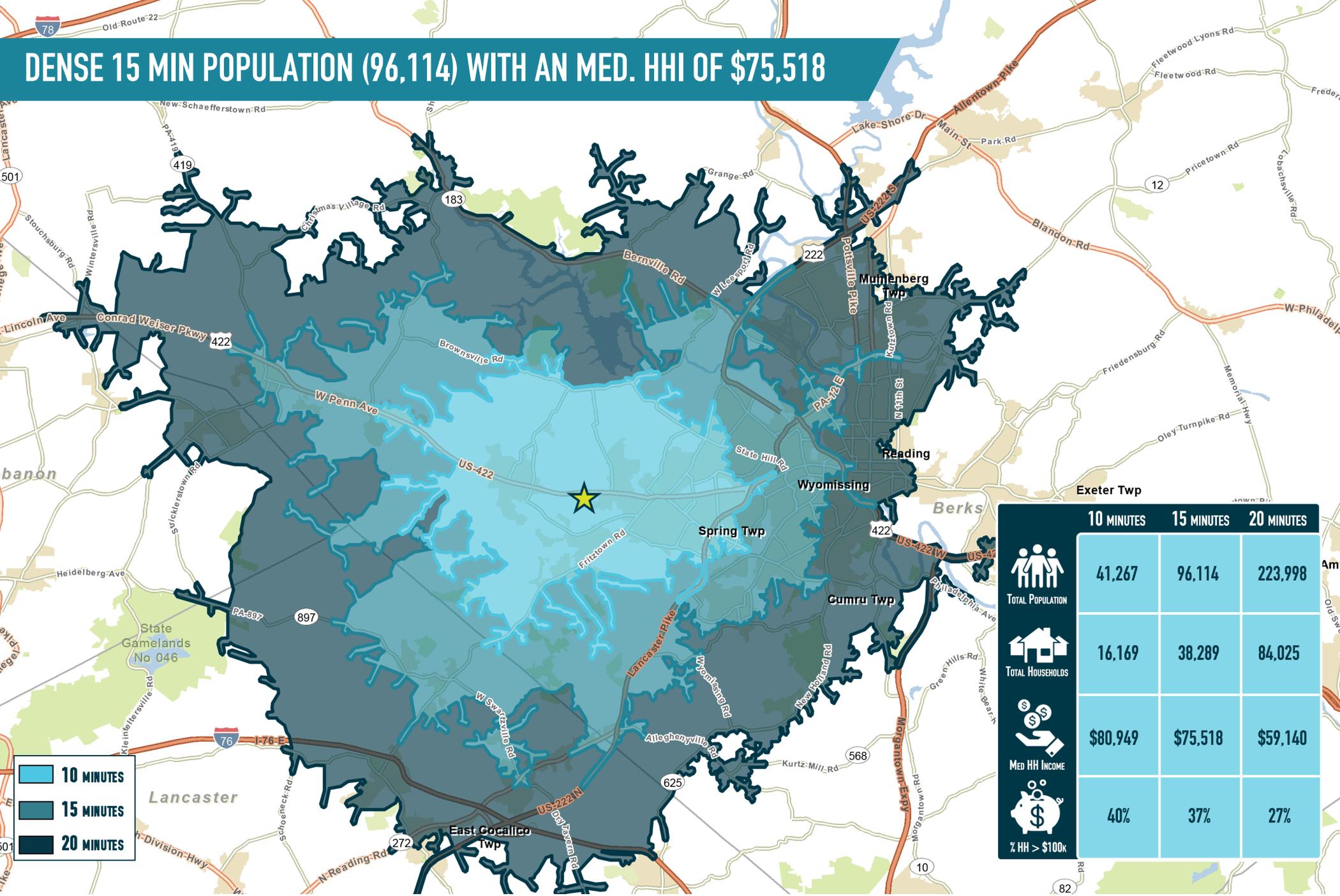
BRENDAN MULLIGAN

office 610.825.5222
direct 610.260.2688
bmulligan@metrocommercial.com

SAM THIERS

office 610.825.5222
direct 610.260.2665
sthiers@metrocommercial.com

DENSE 15 MIN POPULATION (96,114) WITH AN MED. HHI OF \$75,518



	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL POPULATION	41,267	96,114	223,998
TOTAL HOUSEHOLDS	16,169	38,289	84,025
MED HH INCOME	\$80,949	\$75,518	\$59,140
% HH > \$100k	40%	37%	27%

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NEW RETAIL DEVELOPMENT ALONG PENN AVE CORRIDOR TO THE EAST HEADED TO BERKSHIRE MALL

- 2 Acre Parcel is available for ground lease or purchase in Sinking Spring Shopping Center
- Shopping center is the premier shopping center located on the west side of Reading
- Only grocery store anchored neighborhood center in a 2-mile radius catering to Sinking Spring, Green Valley, Wernersville, and Robesonia residents (with no other grocery store for 8 miles west of the shopping center)
- The center features many traffic pulling tenants such as Redners Markets, Rite Aid, Wendys, M&T Bank, Tower Health Urgent Care, Smoke & Vape, Super Cuts, Redners Beer & Wine, Redners Markets, Wine & Spirits, Cartridge World, and China Moon.
- Mavis is under contract to join the center on pad fronting Penn Avenue



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TARGETING DAYCARE, MEDICAL, SELF-STORAGE, AND OTHER INDUSTRIAL USES



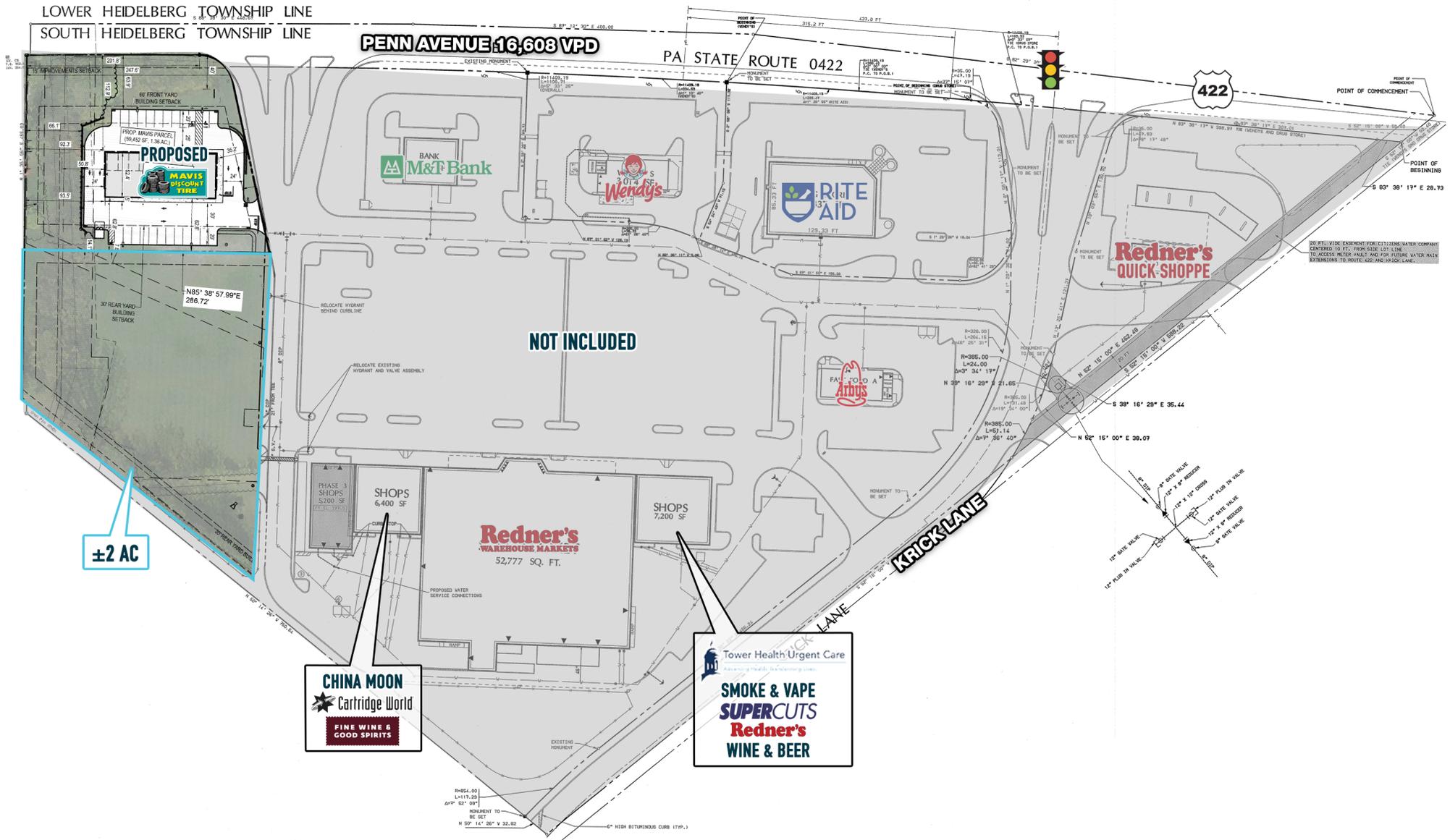
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ZONING: C2 – GENERAL COMMERCIAL



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