



509a Madison Avenue

509a Madison Avenue
Reading, Pennsylvania 19605

Property Highlights

- Long term lease in place
- 100% occupied by a thriving daycare
- Landlord pays taxes & insurance
- Tenant covers all utilities and CAM

Property Overview

Presenting a prime investment opportunity, 509a Madison Avenue boasts a 2,500 SF building 100% occupied with a long-term lease in place. The thriving daycare tenant adds to the appeal, with the landlord covering taxes and insurance and the tenant managing

Offering Summary

Sale Price:	\$495,500
Building Size:	2,500 SF
Available SF:	
Lot Size:	0.38 Acres

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	617	2,675	17,361
Total Population	1,760	7,669	49,824
Average HH Income	\$82,892	\$79,915	\$74,188

For More Information

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BROCHURE

509a Madison Avenue, Reading, PA 19605

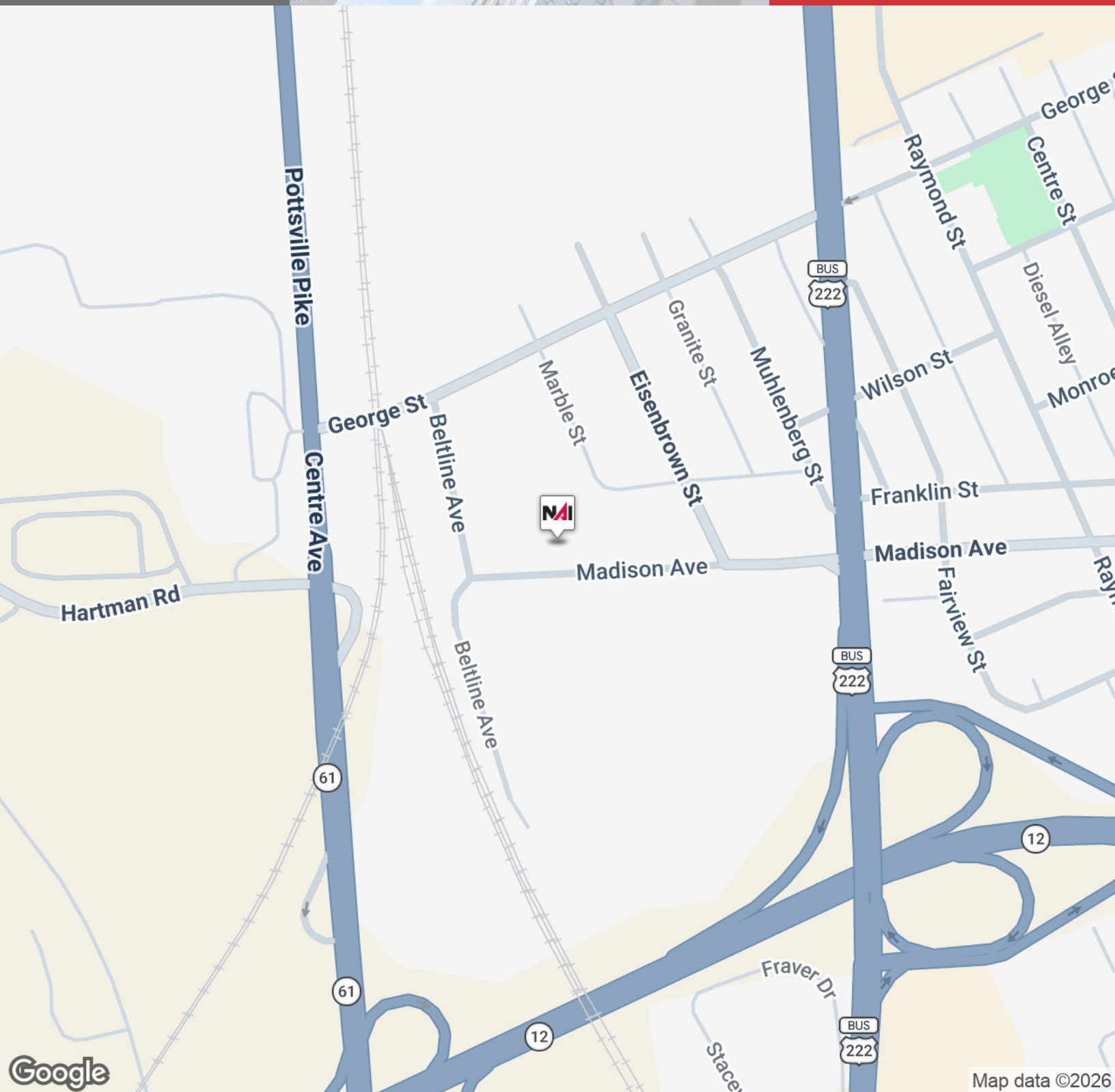
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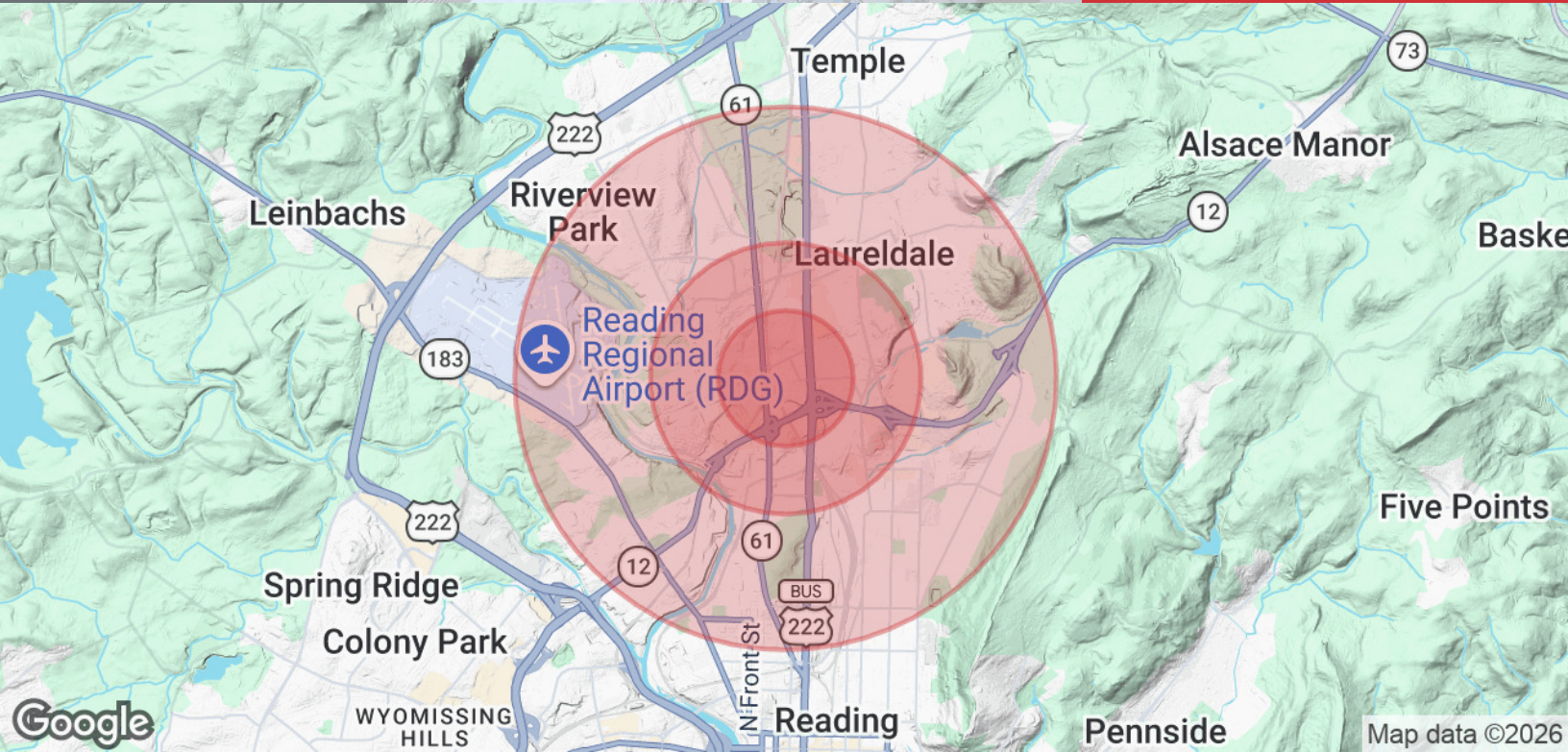
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Population

0.5 Miles

1 Mile

2 Miles

Total Population

1,760

7,669

49,824

Average Age

40.8

38.5

34.8

Average Age (Male)

35.3

35.4

33.8

Average Age (Female)

41.8

40.5

36.4

Households & Income

0.5 Miles

1 Mile

2 Miles

Total Households

617

2,675

17,361

of Persons per HH

2.9

2.9

2.9

Average HH Income

\$82,892

\$79,915

\$74,188

Average House Value

\$183,949

\$181,795

\$171,129

2023 American Community Survey (ACS)