

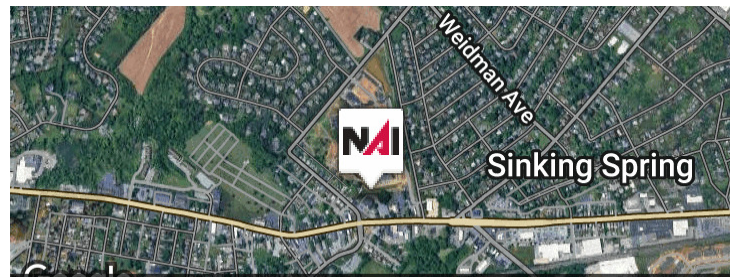


3855 Penn Ave

Sinking Spring, Pennsylvania 19608

Property Overview

7,072 SF move-in ready medical office available for lease at 3855 Penn Ave, Sinking Spring, PA. Turnkey medical buildout includes multiple exam rooms, offices, clinical support areas, and reception/waiting area. Excellent visibility on Penn Ave (US-422 Business) with strong traffic counts and ample parking. Located in an established medical corridor near Reading Hospital – Tower Health and Penn State Health St. Joseph. Easy access to Routes 422 and 222. Ideal for primary care, specialty, therapy, or outpatient medical users.



Offering Summary

Lease Rate:	Negotiable
Building Size:	7,072 SF
Available SF:	7,072 SF
Lot Size:	57,326 SF

For More Information

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3855 Penn Ave, Sinking Spring, PA 19608

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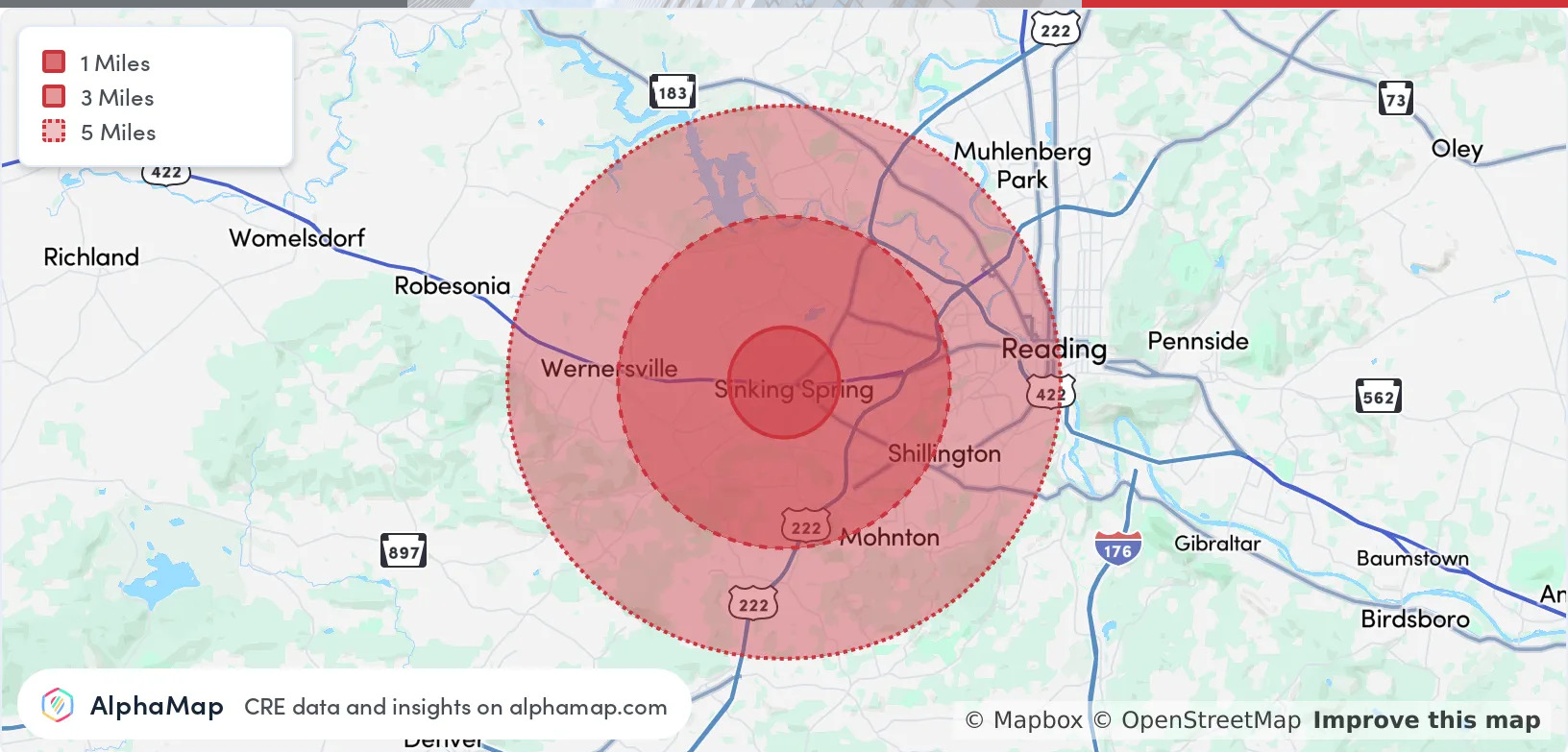


7,072 SF | Negotiable
Office Space



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Population

	1 Mile	3 Miles	5 Miles
Total Population	11,555	52,669	132,613
Average Age	41	43	41
Average Age (Male)	40	42	40
Average Age (Female)	42	44	42

Household & Income

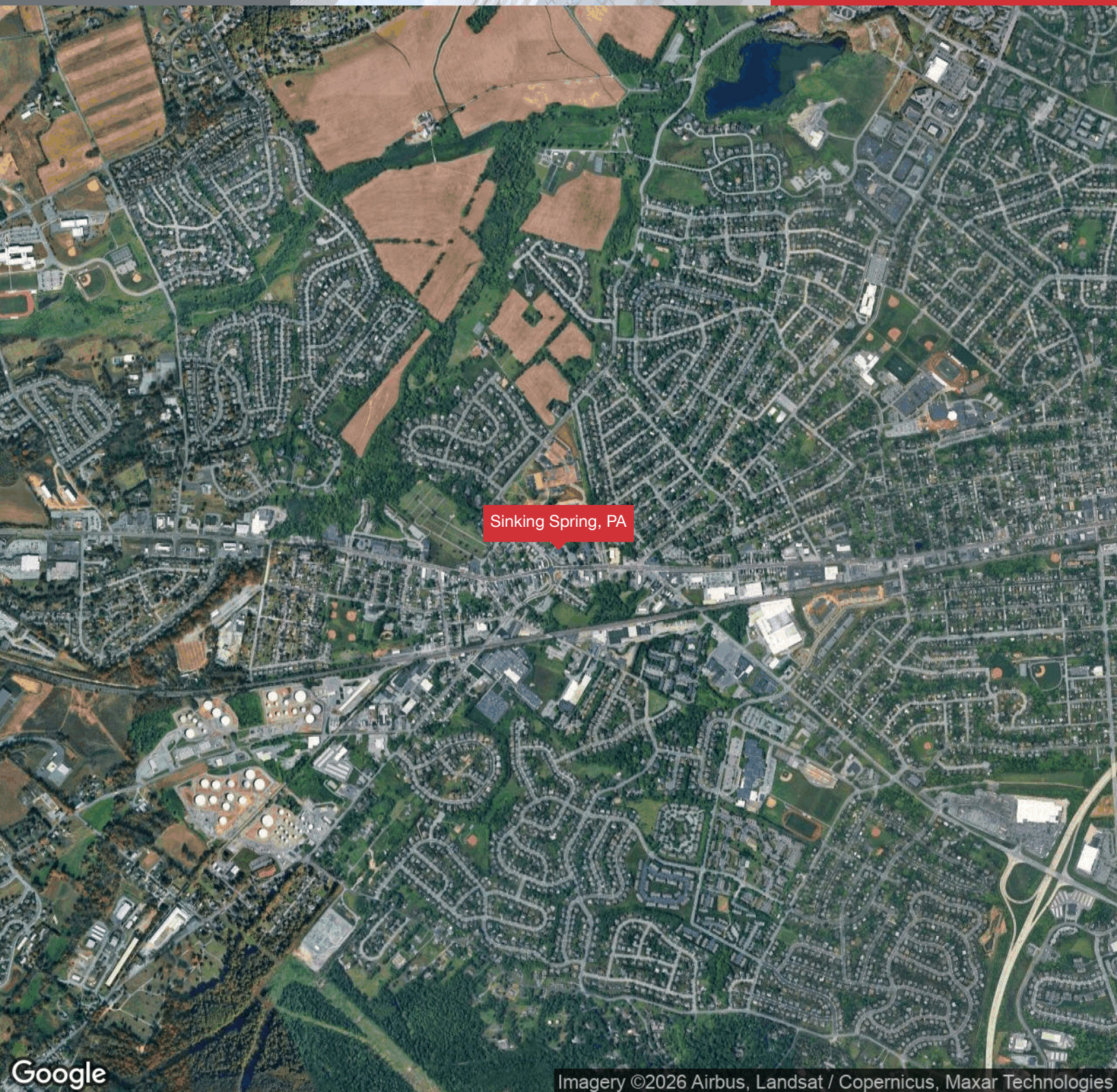
	1 Mile	3 Miles	5 Miles
Total Households	4,378	20,570	50,678
Persons per HH	2.6	2.6	2.6
Average HH Income	\$127,337	\$124,521	\$97,240
Average House Value	\$344,122	\$329,265	\$257,034
Per Capita Income	\$48,975	\$47,892	\$37,400

Map and demographics data derived from AlphaMap

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