



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

Patrick Zerbe

O: 610 370 8507
pzerbe@naikeystone.com | PA #RS356626

BROCHURE

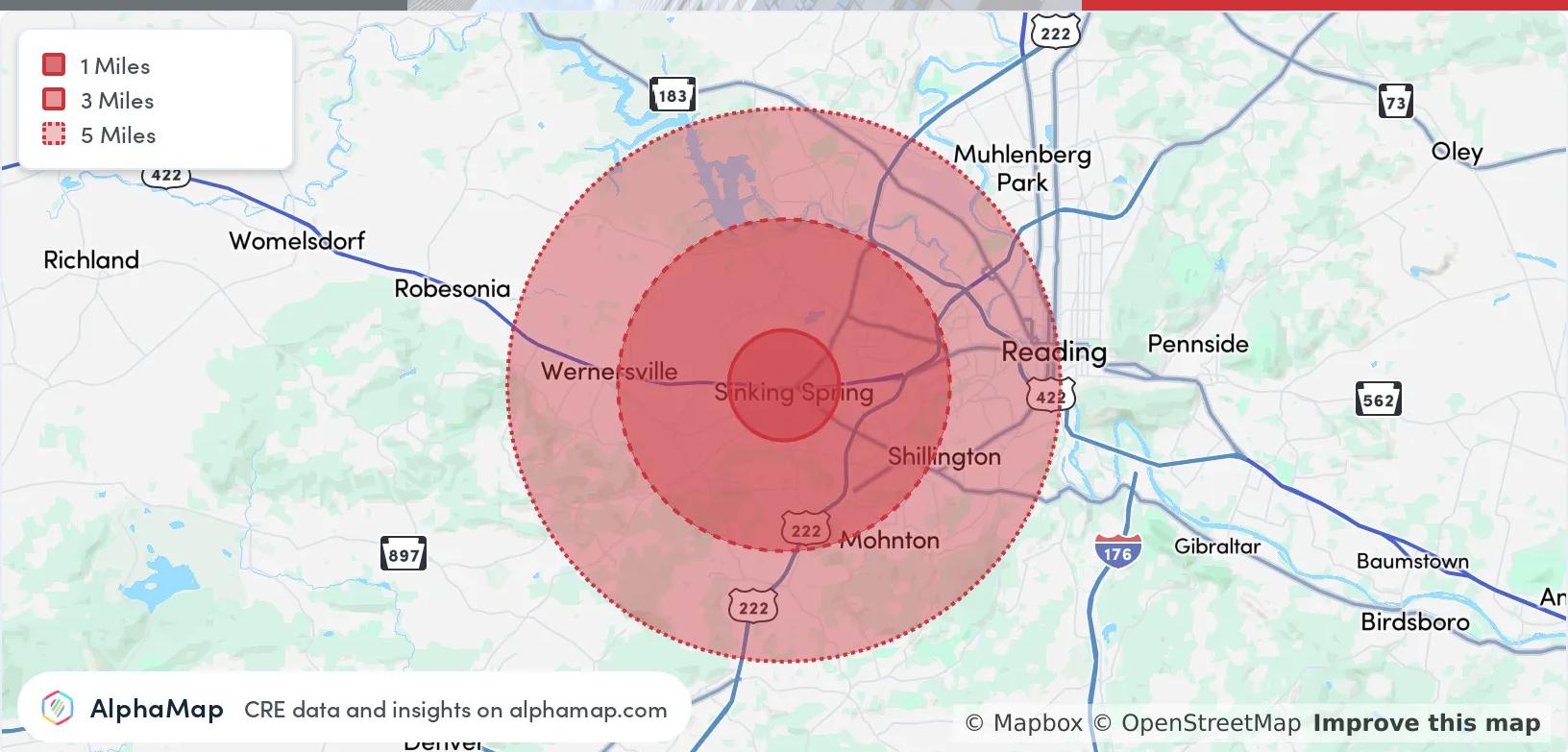
3855 Penn Ave, Sinking Spring, PA 19608



BROCHURE

3855 Penn Ave, Sinking Spring, PA 19608

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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

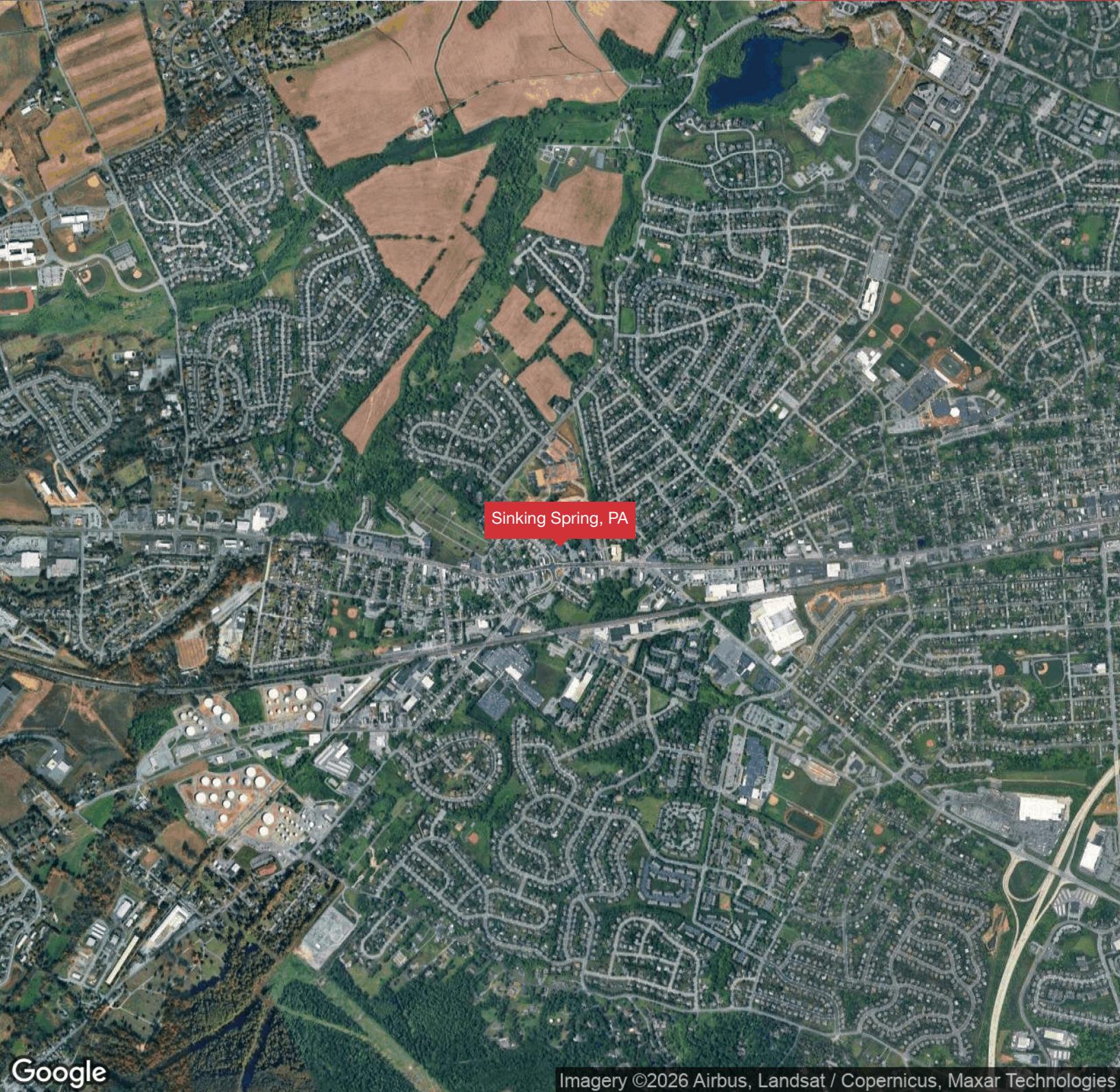
Household & Income

	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

BROCHURE

3855 Penn Ave, Sinking Spring, PA 19608



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

BROCHURE

3855 Penn Ave, Sinking Spring, PA 19608

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.