

# For Sale/Lease

46 W. Main Street,  
Fleetwood, PA

±4,600 SF Available

- Former BB&T branch
- 9 on-site parking spaces
- Well maintained property at Fleetwood's "staple" corner (Main Street & RT. 622)
- Excellent visibility, signage & corner presence
- Minutes from RT.222 which connects Reading, PA to the Lehigh Valley Region (Allentown, Bethlehem & Easton)
- Surrounded by various residential & commercial developments
- 46 W Main Street is approximately 15 minutes from Reading, PA & 25 minutes to Allentown, PA (Lehigh Valley)

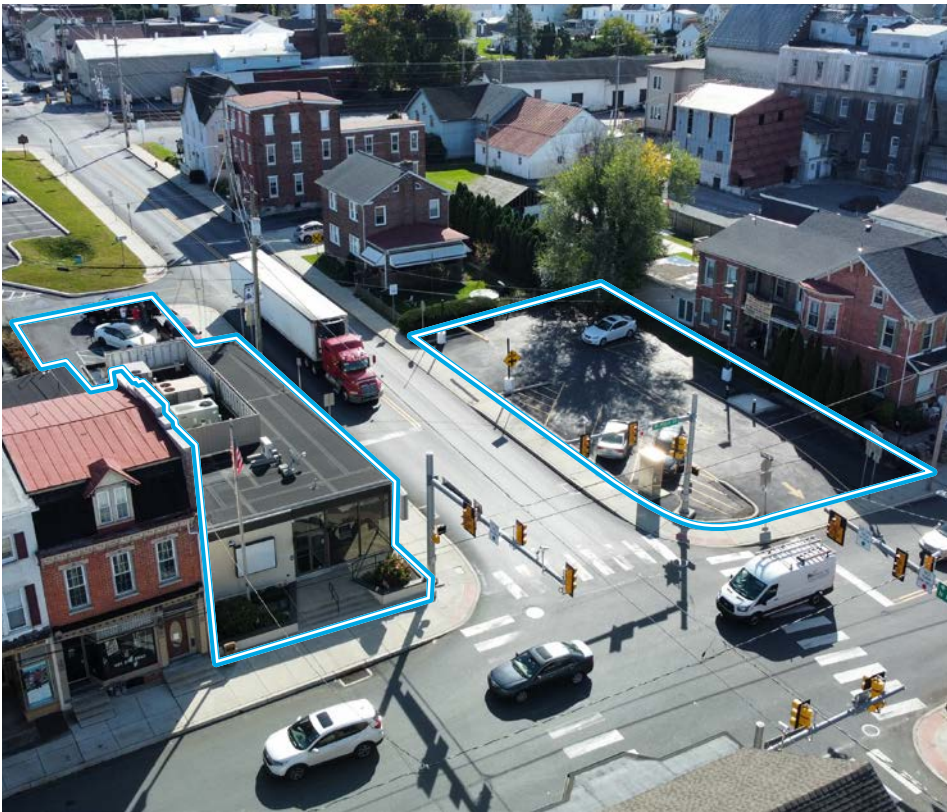
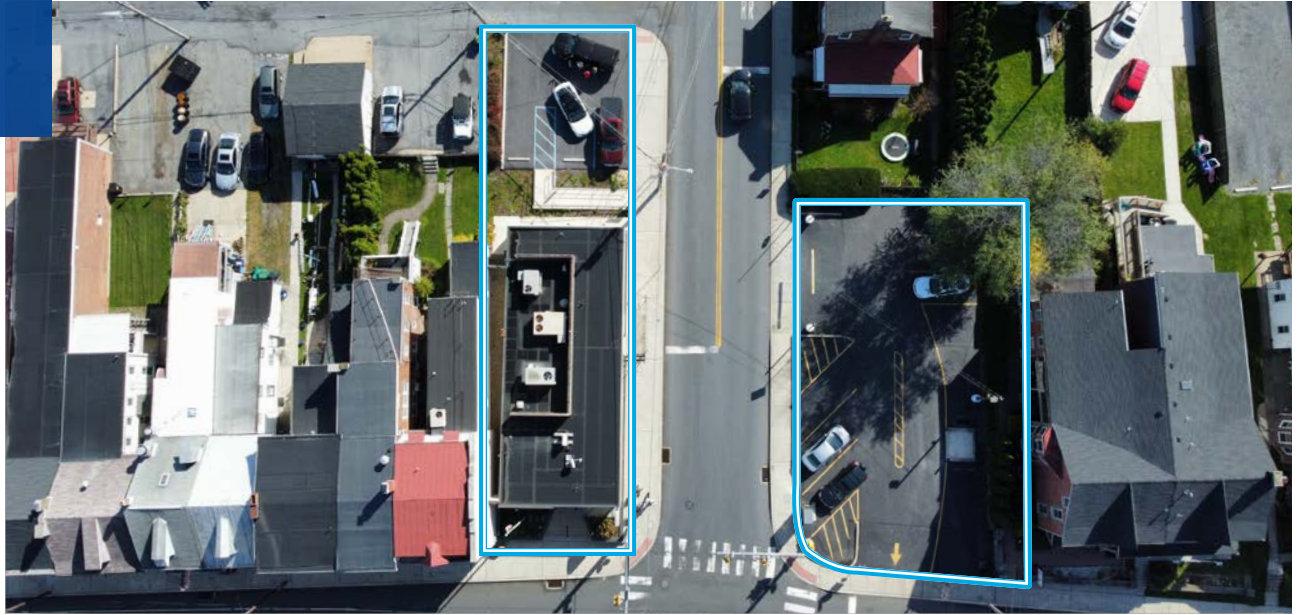
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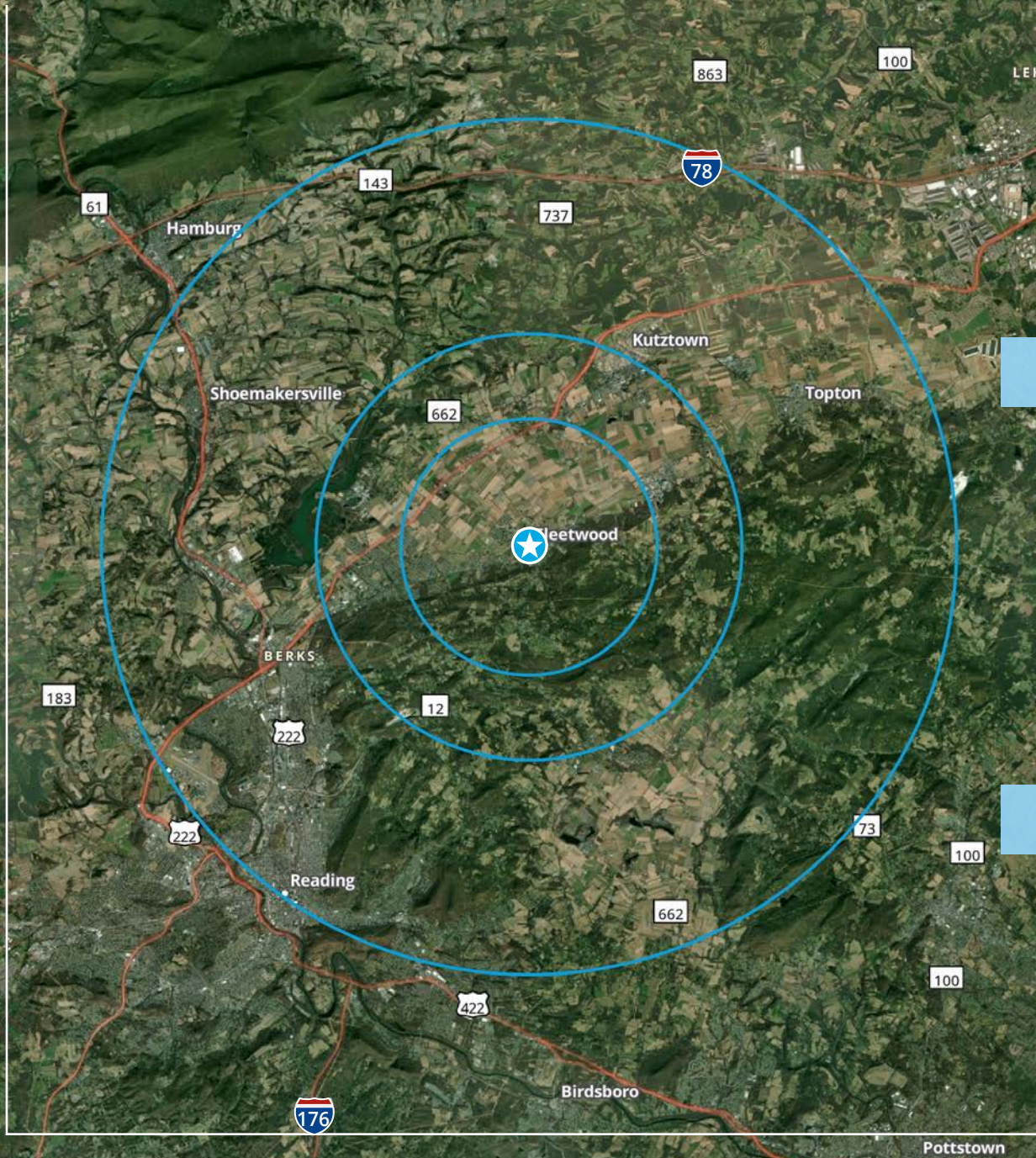


Accelerating success.

# Property Photos



# Demographics



## within three miles

 **13,457**  
people

 **\$93,695**  
average HHI

 **5,142**  
households

 **6,306**  
employees

## within five miles

 **34,959**  
people

 **\$90,969**  
average HHI

 **11,990**  
households

 **15,088**  
employees

## within ten miles

 **196,196**  
people

 **\$72,770**  
average HHI

 **70,395**  
households

 **79,239**  
employees



## Location Overview

Fleetwood Borough is located in North Central Berks County, roughly halfway between the cities of Allentown and Reading.

Fleetwood and the surrounding municipalities are of Richmond, Maiden creek, Ruscombmanor and Rockland townships increasingly being influenced by the proximity to the growing Hamburg, Kutztown and Reading areas as well as the western Lehigh Valley. U.S. Route 222, which connects the cities of Lancaster, Reading and Allentown, has been a corridor for growth, particularly since the completion of the Trexlertown Bypass/Route 100 connector portion in Lehigh County. The comparatively higher-priced housing costs in the western Lehigh Valley region have made this area of Berks County a reasonably priced attractive alternative for commuters from the east. Access to Interstate 78, and State Routes 61, 143, 662 and 737 have further increased development.

Labor and land constraints in Lehigh County have pushed industrial development west on I-78 into Berks County within the last eight years. Large production and distribution facilities for Kimberly Clark, Amazon, Niagara Bottling and CarbonLite have opened in the last two years.

Fleetwood Borough is a small, mature community with a variety of residential, commercial and industrial uses. The existing trade area in Fleetwood Borough is predominantly storefront or smaller freestanding stores utilized by banks and other financial services, automotive and other locally-owned restaurants, salons and other service retailers as well as c-stores and automotive.

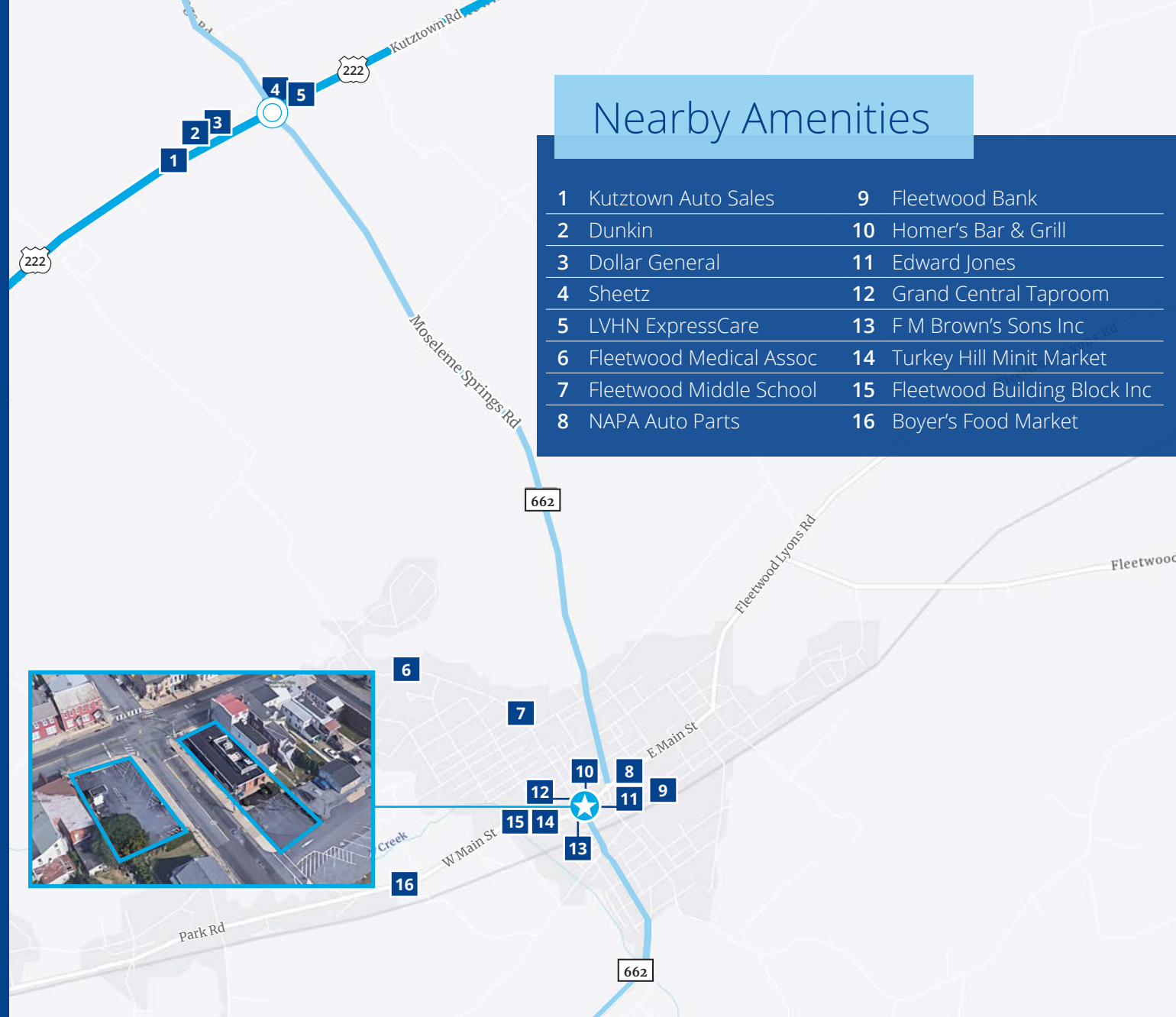
Manufacturing companies are some of the largest local employers. Sunsweet Growers, the maker of dried fruit and juice products, operates a 445,836-square-foot juice-processing facility in Fleetwood that employees 120. Battery maker East Penn Manufacturing has multiple operations including the largest single-site, lead-acid battery manufacturing facility in the world located in Richmond Township. East Penn has approximately 7,200 employees at this facility alone. Bluestar Cooking, a maker high-performance kitchen appliance has a 347,582-square-foot production and warehouse facility in Maiden creek Township with 165 employees. Metal products company, Can Corporation of America, has a 248,669-square-foot can manufacturing facility, also in Maiden creek Township, that employs 174.



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## Nearby Amenities

- |   |                         |    |                              |
|---|-------------------------|----|------------------------------|
| 1 | Kutztown Auto Sales     | 9  | Fleetwood Bank               |
| 2 | Dunkin                  | 10 | Homer's Bar & Grill          |
| 3 | Dollar General          | 11 | Edward Jones                 |
| 4 | Sheetz                  | 12 | Grand Central Taproom        |
| 5 | LVHN ExpressCare        | 13 | F M Brown's Sons Inc         |
| 6 | Fleetwood Medical Assoc | 14 | Turkey Hill Minit Market     |
| 7 | Fleetwood Middle School | 15 | Fleetwood Building Block Inc |
| 8 | NAPA Auto Parts         | 16 | Boyer's Food Market          |

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