

# Berkshire Mall

## Proposed Redevelopment Opportunity On 19 Acres

1665 State Hill Road  
Wyomissing, Berks County, PA 19610



### Property Information

#### Available Anchor and Pad Sites

- + 124,000 SF Anchor and 3.45 Acres Available
- + Pad sites available along Paper Mill Road and State Hill Road
- + 19 Acres, 822 Proposed Parking Spaces
- + Located in the greater Reading dominant retail corridor
- + Berkshire Mall is 1 mile south of Reading Regional Airport. Wyomissing is the most populous borough in Berks County.
- + Positioned at heavily traveled Route 422 & State Hill Road Interchange

### Contact Us

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1665 State Hill Road | Berks County, PA 19610

# For Lease



Proposed Redevelopment Opportunity On 19 Acres

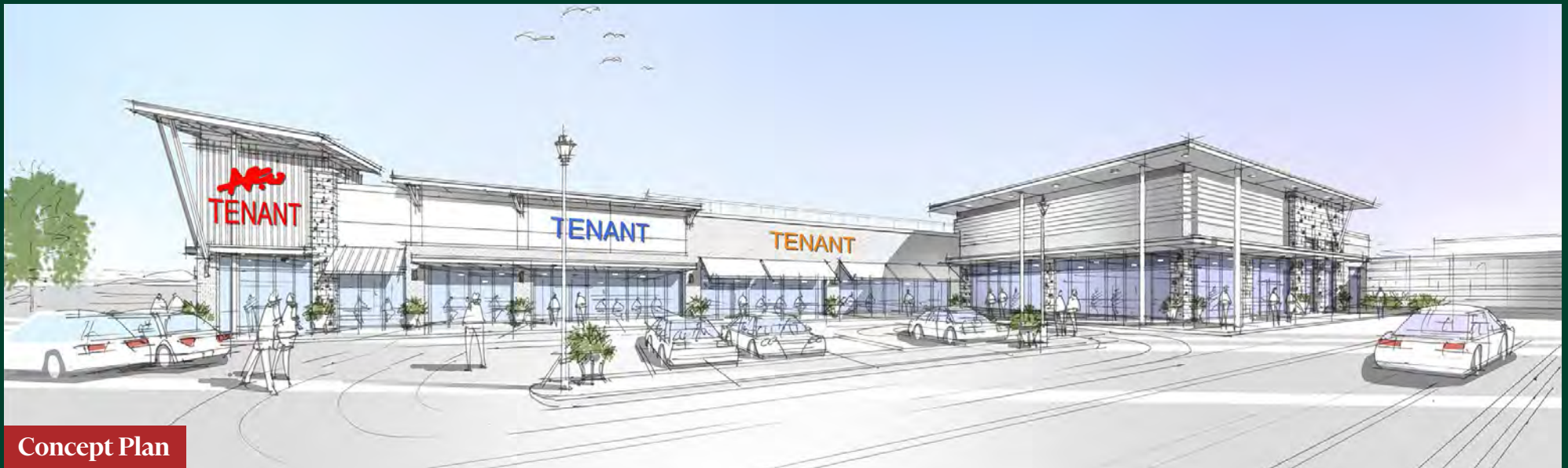
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# Conceptual Rendering



Existing View From Woodland Road



Concept Plan

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## Site Plan



## 20 Minute Drive Time Demographics



281,153

2023 Population



86,000+

Traffic Counts Per Day



105,389

Households



144k+

Employees

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2023 DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	127,814	205,051	254,211
Average Household Income	\$79,921	\$86,821	\$92,265
Median Household Income	\$52,091	\$58,182	\$62,602
Daytime Population	151,890	219,094	262,673