

PAD opportunity - 12,473 SF  
Great Visibility and Signage

# >> NOW LEASING

**SIZE:**

Existing 12,473 SF building on .50 acres

**LOCATION:**

400 W. Lancaster Ave.  
Berks County, Shillington, PA 19607

**ZONING:**

"C" Commercial District

**AVAILABLE:**

12/1/2025

**PARKING:**

19 Parking Spaces



400 W Lancaster Avenue

## >> KEY DEMOS

**POPULATION**

3 MILES	72,328
5 MILES	170,405
7 MILES	238,461,

**AVG. HH INCOME**

3 MILES	\$90,450
5 MILES	\$73,417
7 MILES	\$77,518

**MEDIAN AGE**

3 MILES	38.8
5 MILES	35.7
7 MILES	36.8



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