

RETAIL SPACE FOR LEASE

9,200 +/- SF



JOHN BUCCINNO, SIOR CCIM  
610.370.8508  
JBUCINNO@NAIKEYSTONE.COM

**WEST READING SHOPPING CENTER**  
525 PENN AVENUE | WEST READING, PA 19611  
9,200 +/- SQ FT AVAILABLE FOR LEASE

**NAI**Keystone

875 BERKSHIRE BLVD, STE 102,  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)

THE WEST READING SHOPPING CENTER IS A 30,000 SF NEIGHBORHOOD RETAIL CENTER IN THE HEART OF THE VIBRANT WEST READING DOWNTOWN DISTRICT. IT'S "MAIN STREET" FEEL PROVIDES SOME OF THE BEST RESTAURANTS, BARS, AND RETAIL SHOPPING IN THE AREA. IT IS EXTREMELY PEDESTRIAN FRIENDLY AND SITS IN A WELL-POPULATED AREA. IT'S PROXIMITY TO READING HOSPITAL AND THE RECENTLY REDEVELOPED VANITY FAIR COMPLEX THAT SAW OVER \$100 MIL IN INVESTMENT THE LAST FIVE YEARS, PROVIDES A STRONG HIGH-END EXPERIENCE.

VISIT [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM) FOR MORE DETAILS.



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### SPACE DETAILS

APPROXIMATELY 9,200+/- SF OF CLEAR SPAN RETAIL SPACE IS PERFECT FOR SMALL FORMAT GROCERY STORE, GENERAL MERCHANDISE OR SPECIALTY GOODS STORE. THERE IS A FULL BASEMENT THAT IS CURRENTLY BUILT AS PROFESSIONAL OFFICE SPACE, BUT CAN BE CONVERTED TO DRY STORAGE. BASEMENT AREA IS IN ADDITION TO THE MAIN LEVEL 9,200 SF.

DIM: 120' W X 77' D

MAIN FLOOR CEILING: 12' UNDER GRID, 14' UNDER DECK

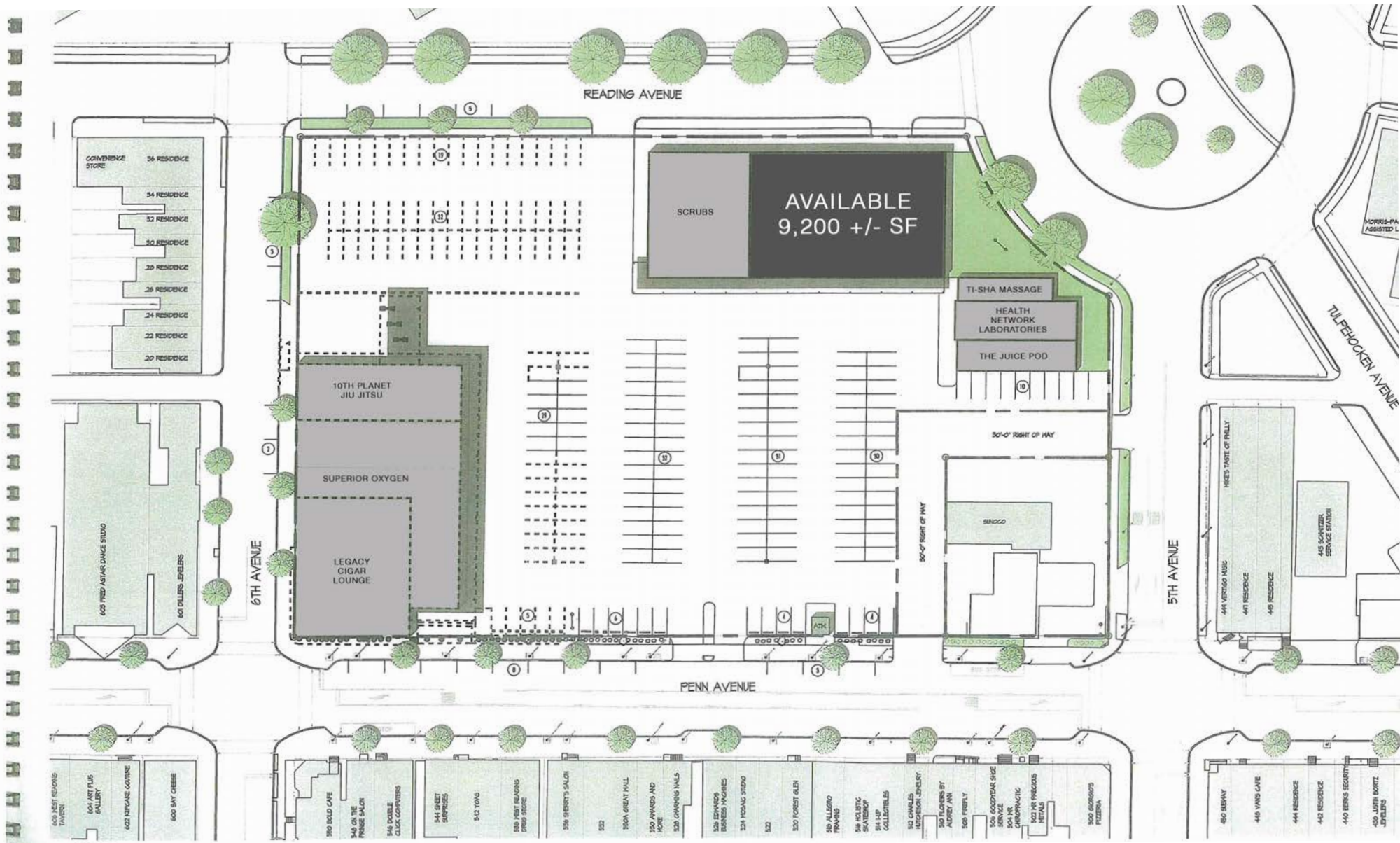
BASEMENT CEILING: 9' 1" UNDER BEAM, 10' 6" UNDER DECK

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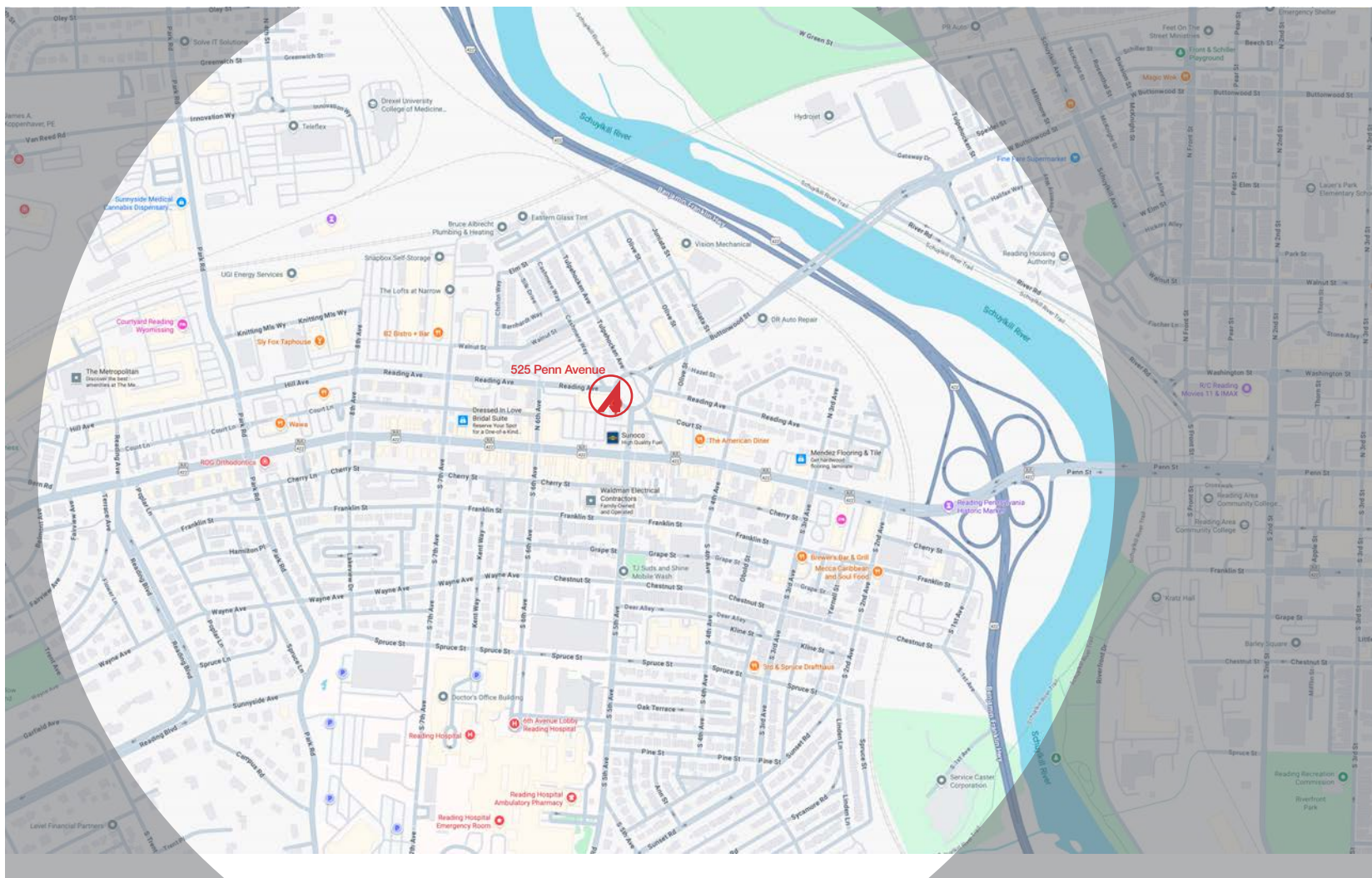
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## DEMOGRAPHICS WEST READING SHOPPING CENTER

EST. POPULATION  
4,540

EST AVG HH INCOME  
\$76,222

EST TOTAL EMPLOYEES  
128,204

EST POPULATION  
1 MI | 23,153  
3 MI | 143,486  
5 MI | 217,974

EST TOTAL EMPLOYEES  
1 MI | 34,869  
3 MI | 161,543  
5 MI | 229,640

EST AVG HH INCOME  
1 MI | \$68,179  
3 MI | \$73,931  
5 MI | \$86,558

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