


RETAIL PROPERTY  
**FOR LEASE**

**400 W LANCASTER AVE**  
SHILLINGTON, PA 19607



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# 400 W LANCASTER AVE

## PROPERTY DETAILS

# FOR LEASE

## CONTACT AGENT

### OFFERING SUMMARY

<b>Lease Rate</b>	Contact Agent
<b>Available SF</b>	+/- 12,500 SF
<b>Lot Size</b>	0.5 Acres

### PROPERTY SUMMARY

<b>Address</b>	400 W Lancaster Ave Shillington, PA 19607
<b>County</b>	Berks County
<b>Tax Parcel #</b>	77-4395-07-58-0956
<b>Property Taxes</b>	\$32,387
<b>Year Built</b>	1970
<b>Building Class</b>	B

### PROPERTY DESCRIPTION

400 W Lancaster Avenue is a ±12,500 SF retail building prominently fronting Route 222, featuring approximately 9,500 SF of commercial space complemented by 3,000 SF of warehouse/storage space with dock access. Positioned just off a signalized intersection with full turning movements, the property offers exceptional visibility, ease of access, and on-site circulation.

The site is strategically located within two (2) miles of Reading Hospital and less than one (1) mile from Governor Mifflin High School, making it well-suited for medical, retail, or service-oriented users seeking high exposure and convenient regional access. The surrounding trade area is anchored by national retailers including Wawa, Dunkin', Walgreens, and KFC, reinforcing the corridor's strong traffic counts and established commercial presence.

### PROPERTY HIGHLIGHTS

- 12,500 SF commercial building fronting Route 222
- 9,500 SF commercial space + 3,000 SF warehouse/storage with dock
- Just off a signalized corner with full turning access
- Excellent visibility and convenient ingress/egress
- Two (2) miles from Reading Hospital and one (1) mile from Governor Mifflin High School
- Surrounded by national retailers including Wawa, Dunkin', Walgreens, and KFC

### BUILDING INFORMATION

<b># of Floors</b>	One (1)
<b>Business ID Sign</b>	Yes
<b>Parking Spaces</b>	+/- 25
<b>Docks</b>	One (1)
<b>Roof</b>	Flat, Rubber
<b>Water And Sewer</b>	Public
<b>Zoning</b>	Commercial



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## EXTERIOR PHOTOS

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## INTERIOR PHOTOS

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## LOCATION MAP

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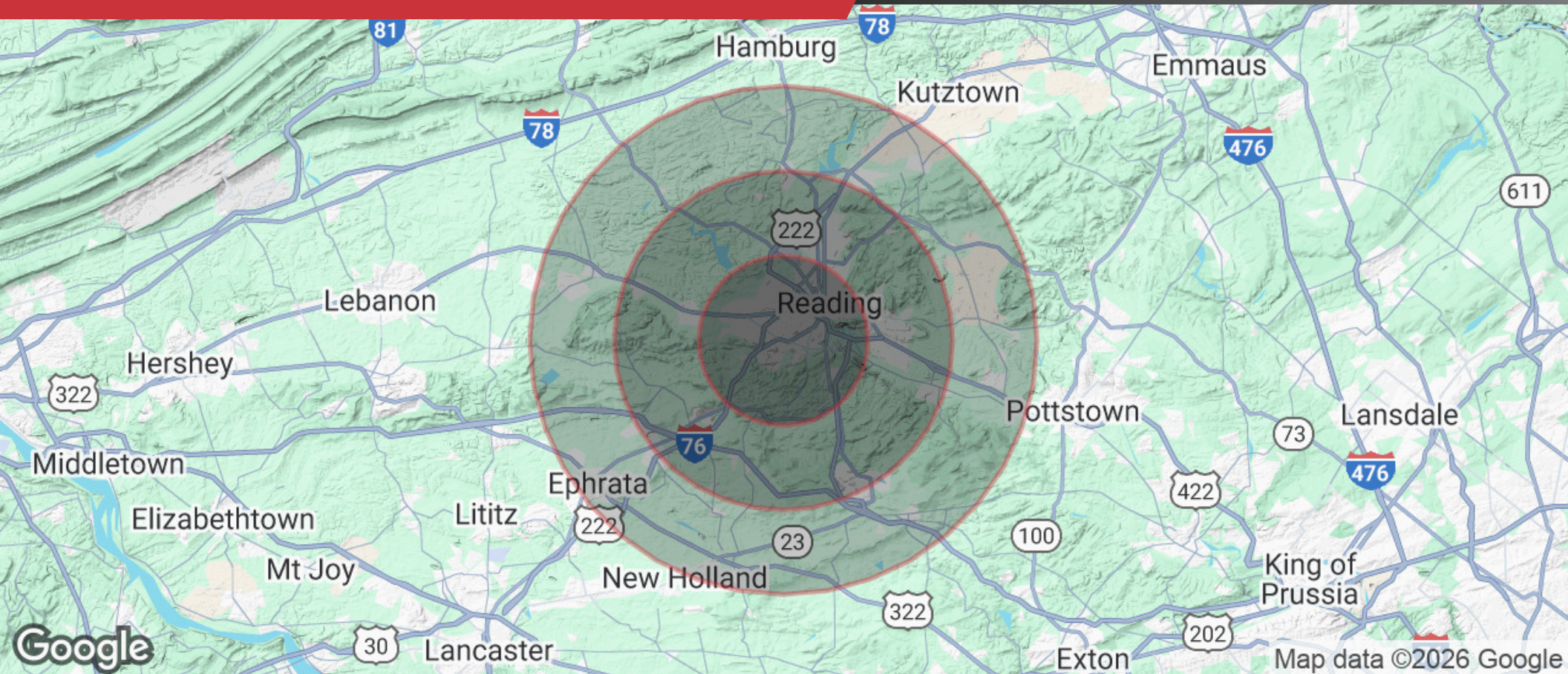
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## DEMOGRAPHICS

**FOR LEASE**  
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### POPULATION

5 MILES	10 MILES	15 MILES
187,513	318,792	439,963



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
69,655	118,518	163,839



### INCOME

5 MILES	10 MILES	15 MILES
\$86,256	\$96,994	\$101,201

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