



FOR SALE | \$800,000

PAD LOT 1.2 +/- ACRE

JOHN BUCCINNO, SIOR CCIM  
610.370.8508  
JBUCINNO@NAIKEYSTONE.COM

**NEW DEVELOPMENT SITE**  
305 N. PARK RD | WYOMISSING, PA 19610  
1.2 +/- ACRE PAD SITE FOR SALE

**NAI**Keystone

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

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.





#### **ABOUT THIS PROPERTY**

- TOTAL PROPERTY IS 2.7 ACRES WITH A HIGH-END OPERATING STEAK HOUSE ON THE CORNER
- FOR SALE - APPROX. 1.2 +/- ACRE PAD SITE FOR DEVELOPMENT OPPORTUNITIES
- CAN FIT UP TO 9,800+/- SF RETAIL/COMMERCIAL ON PAD SITE
- POTENTIAL FOR REDEVELOPMENT OF ENTIRE 2.7 ACRE SITE
- DIRECTLY IN FRONT OF THE NEWLY COMPLETED 180,000 SF DREXEL UNIVERSITY COLLEGE OF MEDICINE
- IN THE HEART OF \$200 MILLION IN RECENT REDEVELOPMENT ACTIVITY
- 14,000 AVERAGE VEHICLES PER DAY
- C-3 COMMERCIAL ZONING, PLUS PART OF A REDEVELOPMENT OVERLAY DISTRICT THAT ALLOWS MIXED-USE AND OTHER EXPANDED OPPORTUNITIES

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## CONCEPT PLAN

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## EDUCATION & HEALTH CARE

- THE PRESENCE OF QUALITY EDUCATIONAL INSTITUTIONS AND HEALTHCARE FACILITIES CONTRIBUTES TO THE LOCAL ECONOMY.

## COMMUNITY & CULTURE

- COMMUNITY ACTIVITIES AND CULTURAL AMENITIES, SUCH AS THEATERS & ART GALLERIES, ENRICH THE LIFESTYLE OF RESIDENTS.

## RECREATIONAL ACTIVITIES

- RECREATIONAL OFFERINGS INCLUDE PARKS, WALKING TRAILS, & SPORTS COMPLEXES, PROMOTING AN ACTIVE LIFESTYLE.

## TRANSPORTATION

- THIS WALKABLE COMMUNITY IS WELL-CONNECTED BY MAJOR HIGHWAYS AND ACCESS TO PUBLIC TRANSPORTATION.

LOCATED NEAR READING, PENNSYLVANIA. WYOMISSING IS KNOWN FOR ITS AFFLUENT LIFESTYLE AND STRONG ATTRIBUTES:

**EMPLOYMENT OPPORTUNITIES** - A MIX OF RETAIL, HEALTHCARE, AND EDUCATION SECTORS CALL WYOMISSING HOME, AS WELL AS SEVERAL CORPORATE OFFICES AND BUSINESSES, PROVIDING A RANGE OF JOB OPPORTUNITIES.

**REAL ESTATE MARKET** - THE AREA'S ROBUST MARKET HAS HIGHER PROPERTY VALUES DUE TO DESIRABILITY.

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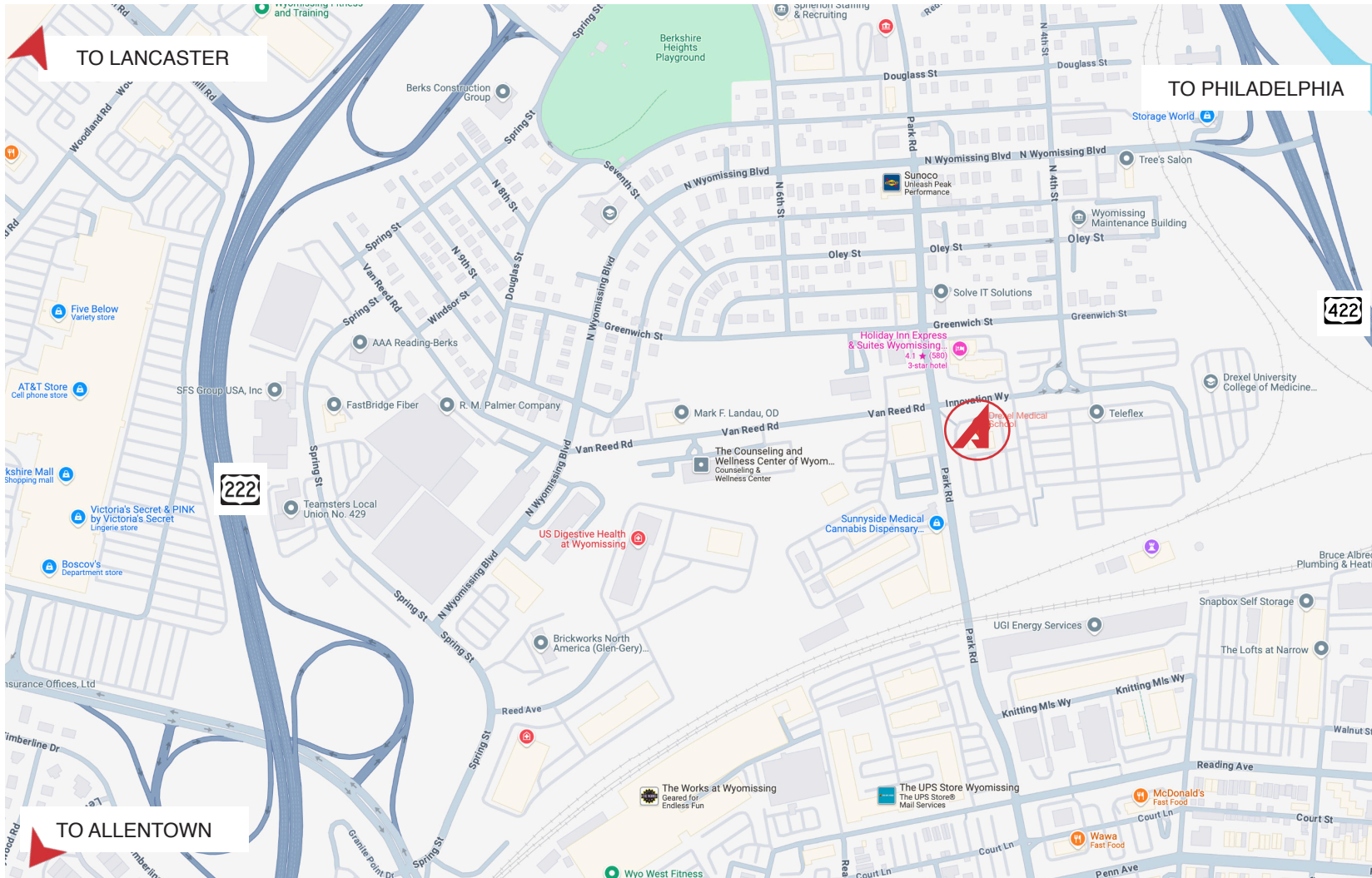
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## DEMOGRAPHICS WYOMISSING TRADE AREA

EST. POPULATION  
225,984

EST AVG HH INCOME  
\$112,010

EST TOTAL EMPLOYEES  
87,795

EST POPULATION  
1 MI | 12,702  
3 MI | 134,447  
5 MI | 225,984

EST TOTAL EMPLOYEES  
1 MI | 20,144  
3 MI | 63,431  
5 MI | 87,795

EST AVG HH INCOME  
1 MI | \$112,010  
3 MI | \$87,655  
5 MI | \$100,191

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