

# READING, PA

670 PHILADELPHIA AVENUE

±14,686 SF RETAIL PROPERTY FOR SALE OR LEASE ON 6 ACRES

**AS-IS OR  
REDEVELOPMENT  
OPPORTUNITY!**

## FREESTANDING FORMER PHARMACY BUILDING



get in touch.

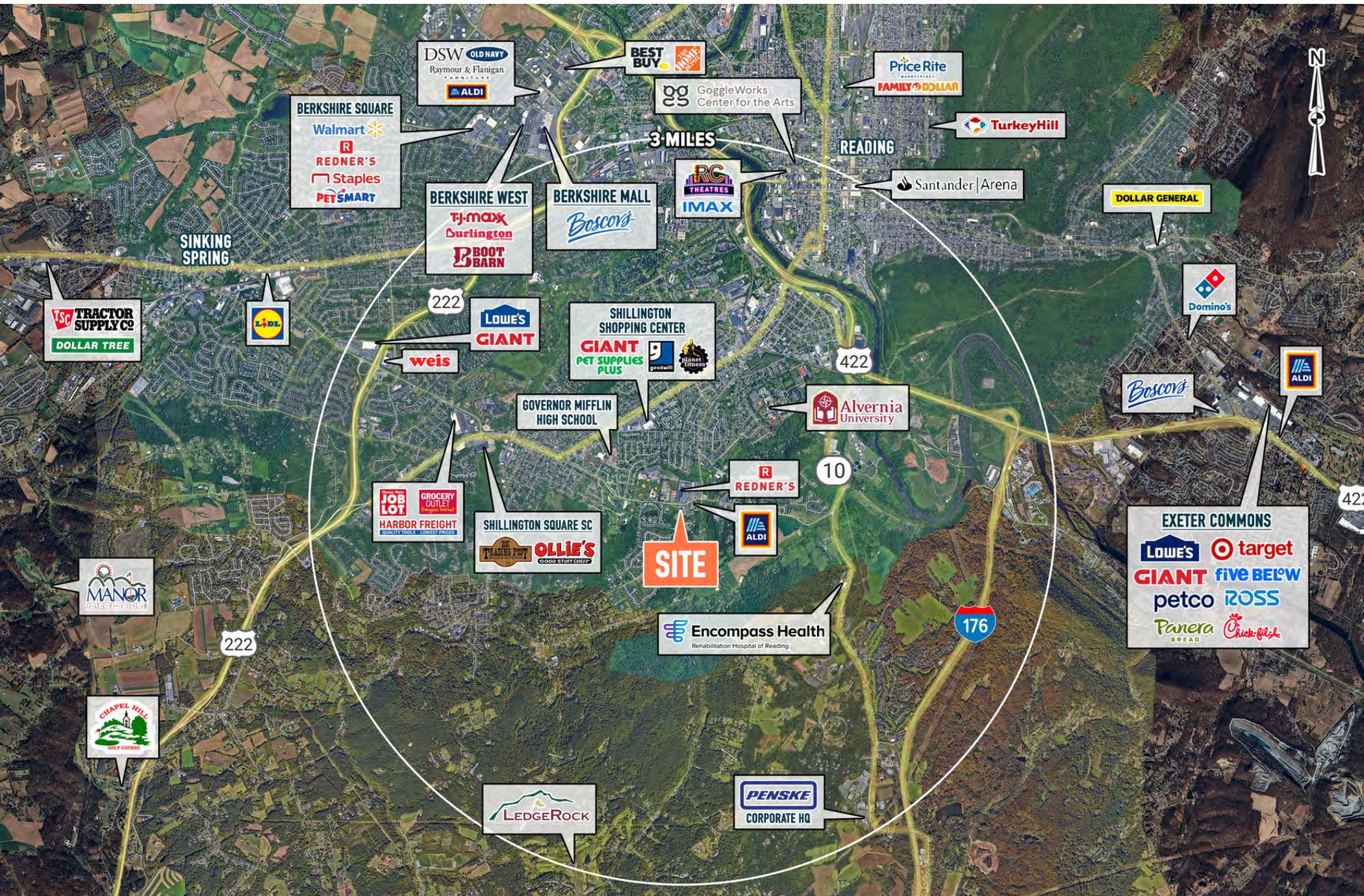
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DSW  
OLD NAVY  
Raymour & Flanigan  
FURNITURE  
ALDI

BEST BUY  
HOME DEPOT

Price Rite  
FAMILY DOLLAR

BERKSHIRE SQUARE  
Walmart  
REDNER'S  
Staples  
PET SMART

GoggleWorks  
Center for the Arts

TurkeyHill

3 MILES

READING

Santander | Arena

BERKSHIRE WEST  
TJ-max  
Curlington  
BOOT BARN

BERKSHIRE MALL  
Boscov's

RG  
THEATRES  
IMAX

DOLLAR GENERAL

SINKING SPRING

TRACTOR SUPPLY CO  
DOLLAR TREE

LDL

LOWE'S  
GIANT

SHILLINGTON SHOPPING CENTER  
GIANT  
PET SUPPLIES PLUS  
goodwill  
planet fitness

422

Domino's

weis

GOVERNOR MIFFLIN  
HIGH SCHOOL

10

REDNER'S

ALDI

ALVERNIA  
University

Boscov's

ALDI

JOB LOT  
GROCERY OUTLET  
HARBOR FREIGHT  
QUALITY TOOLS - LOWEST PRICES

SHILLINGTON SQUARE SC  
OLLIE'S  
GOOD STUFF CHEF

SITE

EXETER COMMONS  
LOWE'S target  
GIANT five BELOW  
petco ROSS  
Panera BREAD Chick-fil-A

MANOR  
GOLF & COUNTRY CLUB

222

CHAPEL HILL  
GOLF COURSE

Encompass Health  
Rehabilitation Hospital of Reading

176

LEDGEROCK

PENSKE  
CORPORATE HQ

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**±14,686 SF  
WITH DRIVE-THRU  
ON ±6 AC**

**PYLON**

**PYLON**

**PHILADELPHIA AVE 12,069 VPD**

**CEDAR TOP RD 2,562 VPD**

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# EXTERIOR PHOTOS



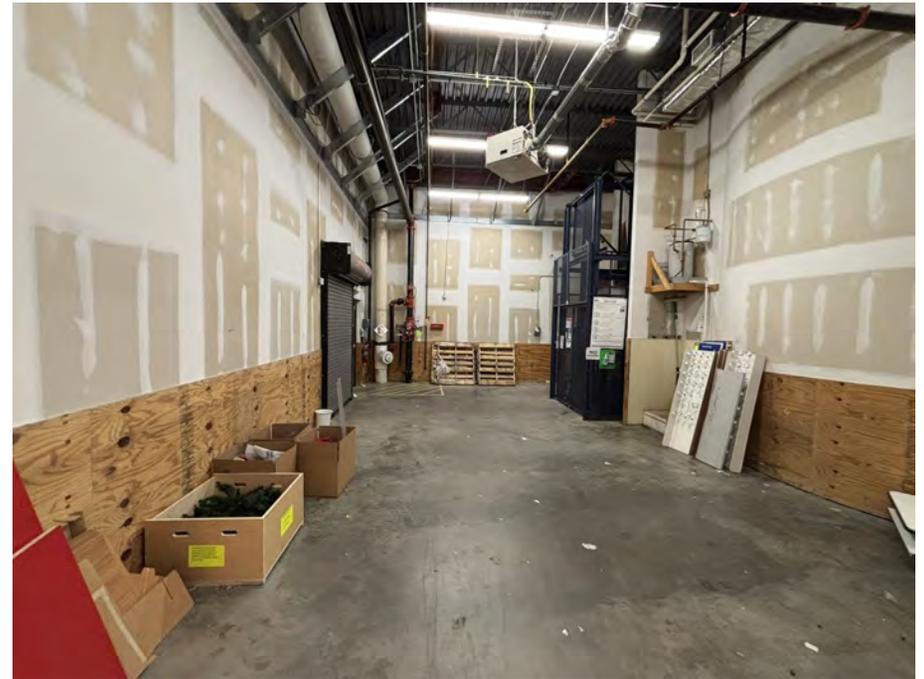
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# INTERIOR PHOTOS



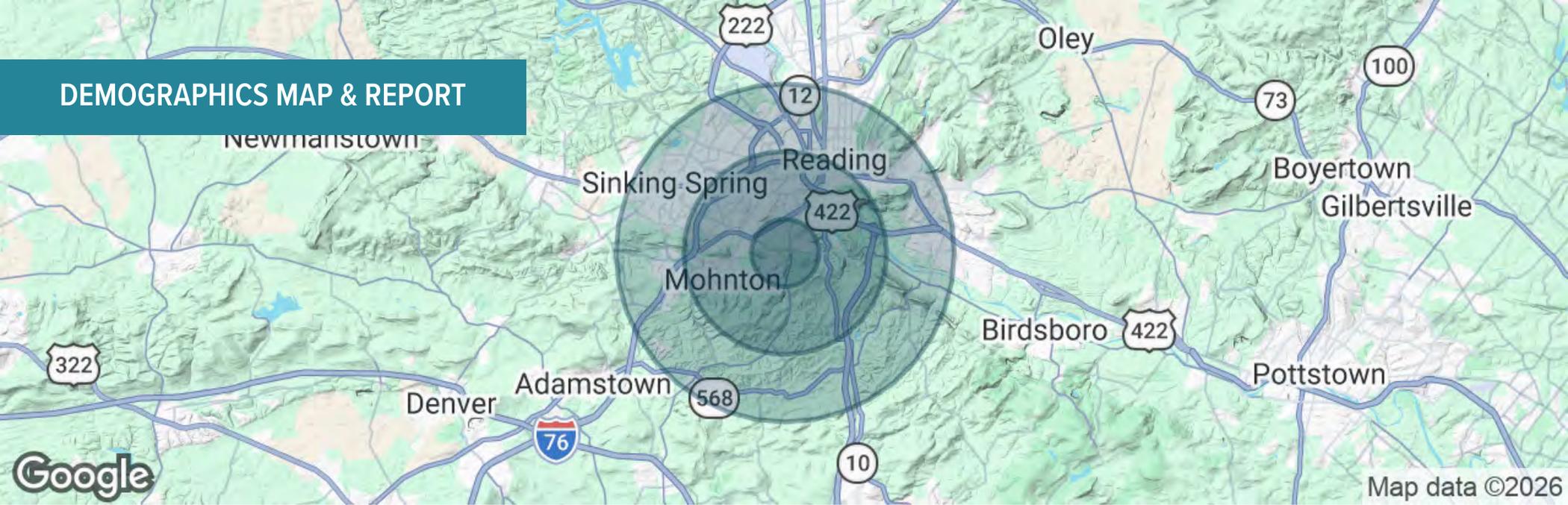
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,969	68,586	191,342
Average Age	43	41	39
Average Age (Male)	41	39	38
Average Age (Female)	45	42	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,636	27,113	71,344
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$100,384	\$89,190	\$85,962
Average House Value	\$242,609	\$222,311	\$215,848

Demographics data derived from AlphaMap

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