

# 540 COURT ST

READING, PA | 19601

±10,124 SF  
AVAILABLE FOR SALE



NEARBY

BERKS COUNTY  
COURT HOUSE



**BILL HESS**

For Sale Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## OVERVIEW

**Location Location Location.** Excellent opportunity to own this Historic professional Office building. Your Business, whether it be a Law Firm, Real Estate Firm, Accounting Firm, Title Company, or other Professional Office use will be located close to the County Court House, County Services and Administration, and the downtown. Garage Parking is available 1 block away. This building can be one company occupying the entire building or broken into several tenant suites. The first floor consists of two First Floor conference rooms and new small kitchen/pantry along with a dining area with outdoor courtyard for use. Choose between stairs or an elevator for access to 2nd and 3rd floors.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	51,981	133,577	213,823
TOTAL EMPLOYEES	14,873	54,174	91,811
AVERAGE HHI	\$41,187	\$62,600	\$77,142
TOTAL HOUSEHOLDS	18,646	48,704	80,911

**TRAFFIC COUNTS: PENN ST - ±7,093 VPD |  
US-422 - ±64,178 VPD**



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Bill Hess**

BHess@bennettwilliams.com

## CONTACT US

610.321.1111 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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PROPERTY  
MANAGEMENT



## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

