

# FOR SALE

**4850 Penn Avenue**  
*Sinking Spring, PA 19608*



**Kent E. Wrobel**  
Realtor®

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<b>Township:</b>	South Heidelberg
<b>Building Size:</b>	2,945 SF
<b>Land:</b>	.986 Acres
<b>Parking:</b>	41 Spaces
<b>Year Built:</b>	1999
<b>Electric:</b>	Supplied by PPL, 120-480V, 3 Phase
<b>Gas Service:</b>	Provided by UGI
<b>HVAC:</b>	Two Lenox Roof Top Units RTU 1: 145,000 BTUH RTU 2: 88,000 BTUH
<b>Water:</b>	Public
<b>Sewer:</b>	Public
<b>Zoned:</b>	C-2, General Commercial
<b>VPD:</b>	19,032



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## About Berks County

Berks County, located in southeastern Pennsylvania, is a dynamic urban area characterized by its rich diversity and strategic positioning. With a population of 428,849 recorded in the 2020 Census, it spans 864 square miles in a distinctive diamond shape. Its county seat, the City of Reading, lies 56 miles northwest of Philadelphia, making it a critical junction between urban and rural landscapes. Though adjacent to the Philadelphia Metropolitan Area, Berks County is firmly rooted in Pennsylvania's Dutch Country and embodies the cultural uniqueness of the region.

Surrounded by Schuylkill County to the north, Lebanon and Lancaster Counties to the west, Lehigh County to the east, and Chester and Montgomery Counties to the south, Berks County offers both connectivity and a sense of identity. Its strategic location enables direct access to major cities like New York (125 miles away) and Baltimore (97 miles away) via an extensive network of Federal and State highways and turnpikes.



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## South Heidelberg Township

Central Penn Business Journal named South Heidelberg Township as one of Pennsylvania's Best Places to Work. The award, in partnership with Best Companies Group, recognizes top workplaces in the state in three categories: small, medium, and large employers. Eligible companies must be based in Pennsylvania, have at least 15 employees, and have operated for at least one year. South Heidelberg Township has over 7,000 residents.



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>	3,734	33,684	76,5945
<b>Income</b>	\$144,916	\$124,452	\$122,272
<b>Age</b>	44	43	43
<b>Homes</b>	1,313	13,432	31,272
<b>Median Home Value</b>	\$336,919	\$283,802	\$268,682



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