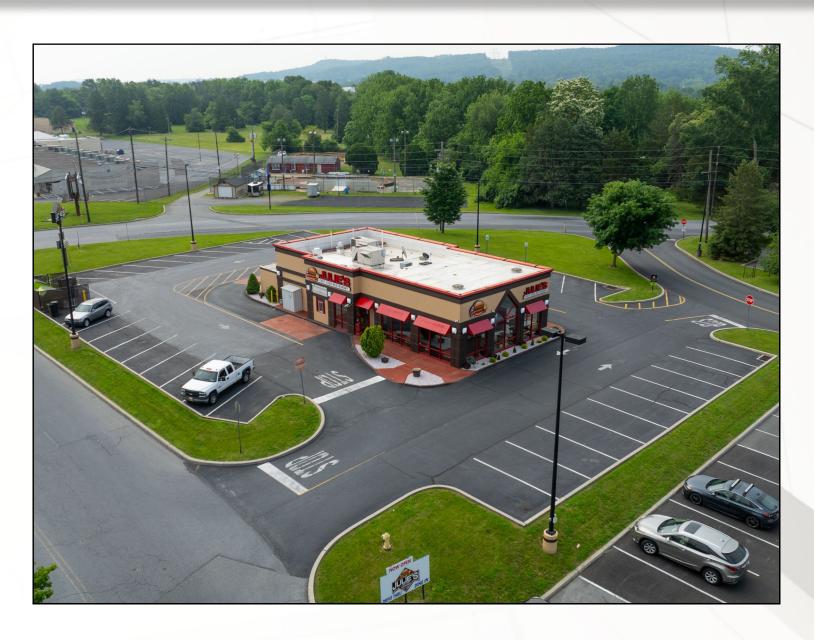
4850 Penn Avenue

Sinking Spring, PA 19608





Kent E. Wrobel

 $Realtor^{\it @}$

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4850 Penn Avenue

Sinking Spring, PA 19608

Township: South Heidelberg

Building Size: 2,945 SF

Land: .986 Acres

Parking: 41 Spaces

Year Built: 1999

Electric: Supplied by PPL, 120-480V, 3 Phase

Gas Service: Provided by UGI

HVAC: Two Lenox Roof Top Units

RTU 1: 145,000 BTUH

RTU 2: 88,000 BTUH

Water: Public

Sewer: Public

Zoned: C-2, General Commercial

VPD: 19,032









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A Better Way in Commercial Real Estate

4850 Penn Avenue Sinking Spring, PA 19608



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 land-scapes. 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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Commercial Real Estate

4850 Penn Avenue

Sinking Spring, PA 19608

Demographics

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







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