

RETAIL PAD

FOR LEASE

400 W LANCASTER AVE  
SHILLINGTON, PA 19607



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**NAICIR**

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# 400 W LANCASTER AVE

## PROPERTY DETAILS

# FOR LEASE

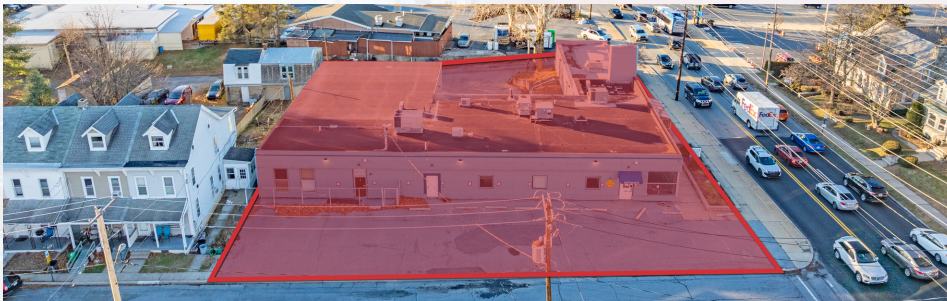
## CONTACT AGENT

### OFFERING SUMMARY

<b>Lease Rate</b>	Contact Agent
<b>Lot Size</b>	0.5 Acres
<b>Address</b>	400 W Lancaster Ave Shillington, PA 19607
<b>Municipality</b>	Shillington Borough
<b>County</b>	Berks County
<b>Tax Parcel #</b>	77-4395-07-58-0956

### PROPERTY HIGHLIGHTS

- +/-0.5 acre single tenant retail pad fronting Route 222
- Located just off a signalized intersection with full turning access and strong visibility
- Ideal for a +/- 1,500-2,000 SF retail or service user
- Commercial zoning permits retail, QSR, and personal service uses
- Surrounded by national retailers including Wawa, Dunkin', Walgreens, and KFC
- Two (2) miles from the Reading Hospital and one (1) mile from Governor Mifflin High School



### PROPERTY DESCRIPTION

NAI CIR is pleased to present a single-tenant retail pad opportunity along Route 222 in Shillington, PA. The +/-0.5 acre site sits just off a signalized intersection with full turning access and strong corridor visibility.

The property is well suited for a +/-1,500-2,000 SF retail or service user, with Commercial zoning allowing retail, restaurant, and personal service uses. Dual access from Sowa Street and Handal Street supports easy circulation and signage exposure.

Surrounded by national retailers including Wawa, Dunkin', Walgreens, and KFC, the site is located two (2) miles from the Reading Hospital and less than one (1) mile from Governor Mifflin High School, providing consistent daily traffic and a built-in customer base.

An ideal opportunity for a credit or regional tenant seeking a visible Route 222 location in an established retail corridor.

### BUILDING INFORMATION

<b>Zoning</b>	Commercial
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	UGI
<b>Electric</b>	PPL


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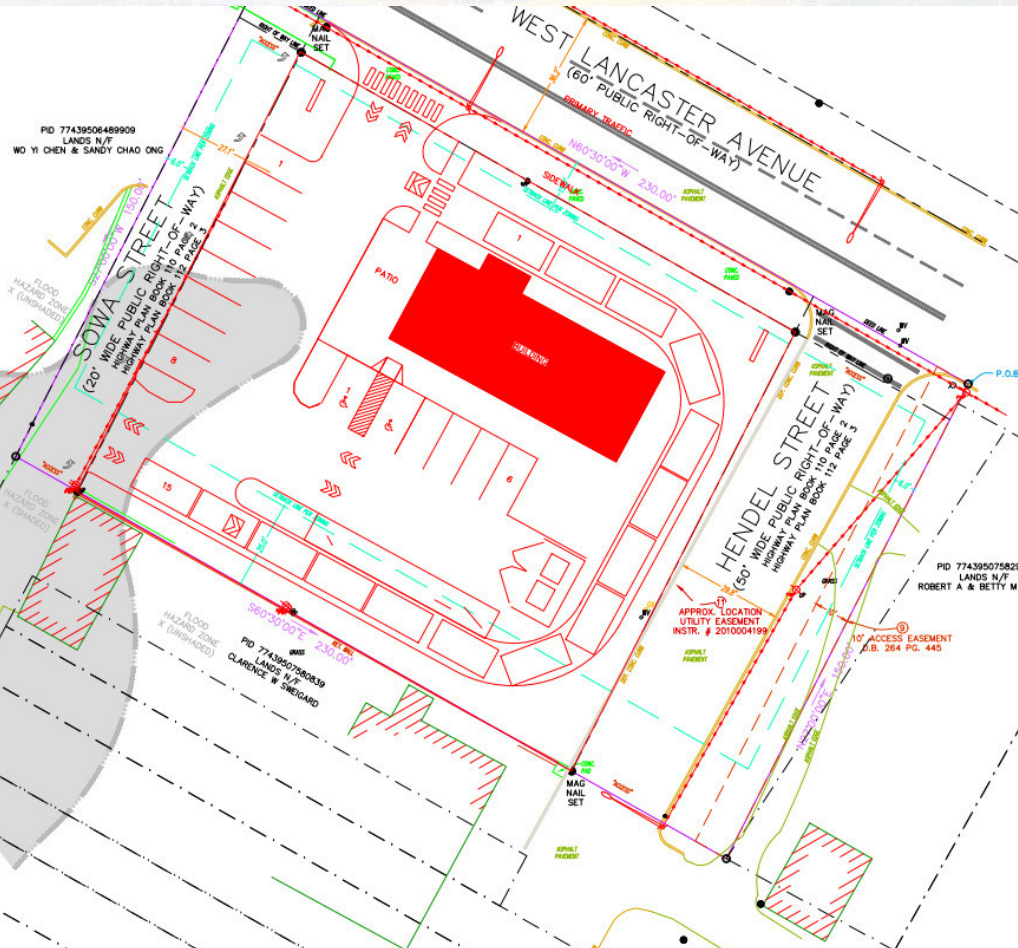
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## CONCEPT RENDERING

# FOR LEASE

## NEGOTIABLE



### CONCEPT PLAN

QSR Prototype


Existing property uses Sowa Street as access drive for parking. intent is for eight (8) parking spaces along Sowa Street to be striped only for asphalt to flow.

### SITE DETAILS

Site Size	34,467 SF
Building Size	2,300 SF
Total Parking Count	14
Total Queue Length	15

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LOCATION MAP


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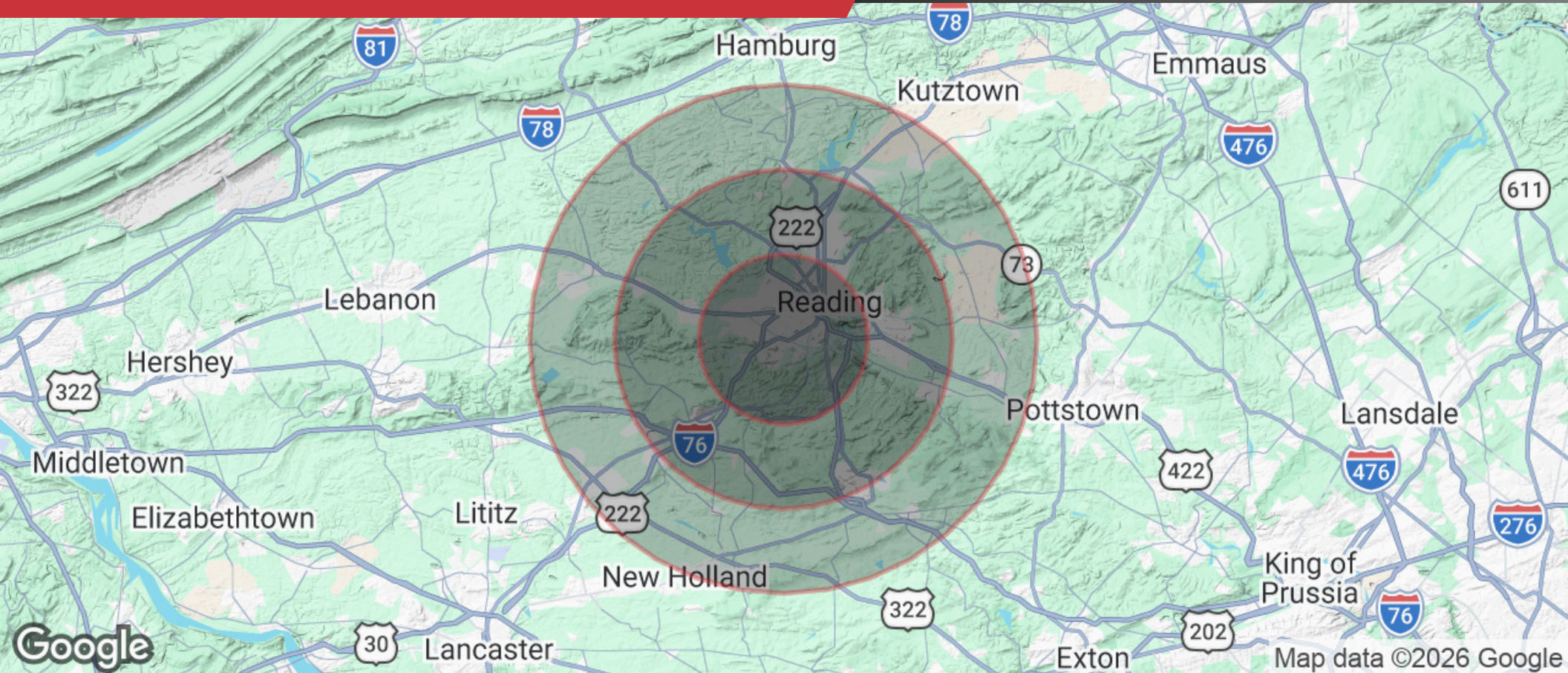
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## DEMOGRAPHICS

# FOR LEASE

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### POPULATION

5 MILES	10 MILES	15 MILES
180,046	311,482	437,581



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
67,357	116,474	163,359



### INCOME

5 MILES	10 MILES	15 MILES
\$90,548	\$97,576	\$102,034

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