



517 E Lancaster Ave

517 East Lancaster Avenue
Shillington, Pennsylvania 19607

Property Highlights

- Currently configured as a surgical dental office
- Versatile layout suitable for medical or professional services
- On-site parking
- High visibility and exposure along East Lancaster Avenue
- Well-maintained property with a professional atmosphere
- Convenient access to major transportation routes including bus routes
- Close proximity to established businesses and residential neighborhoods

Offering Summary

Lease Rate:	Negotiable
Building Size:	3,777 SF
Available SF:	3,777 SF
Lot Size:	0.39 Acres

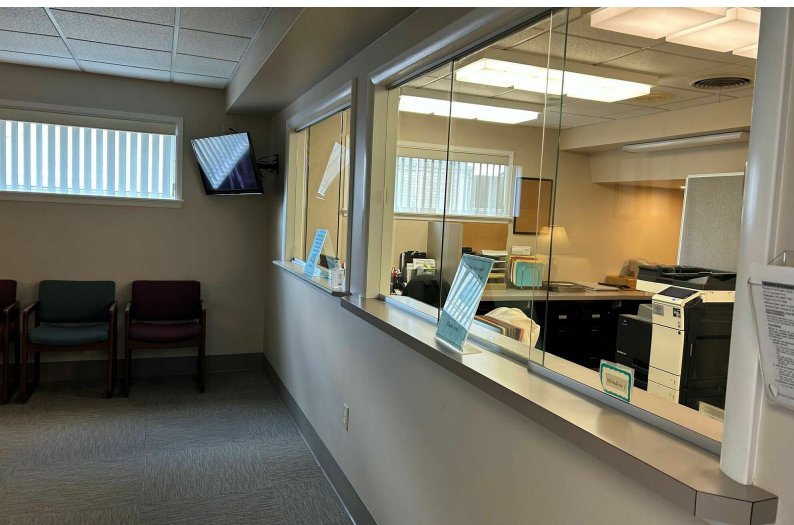
Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	537	1,835	6,182
Total Population	1,199	4,333	15,061
Average HH Income	\$94,522	\$91,887	\$95,238

For More Information

Brian McCahon

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875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610
610 779 1400 tel
naikeystone.com

Lease Rate	Negotiable
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Location Information

Building Name	517 E Lancaster Ave
Street Address	517 East Lancaster Avenue
City, State, Zip	Shillington, PA 19607
County	Berks
Municipality	Shillington Borough

Building Information

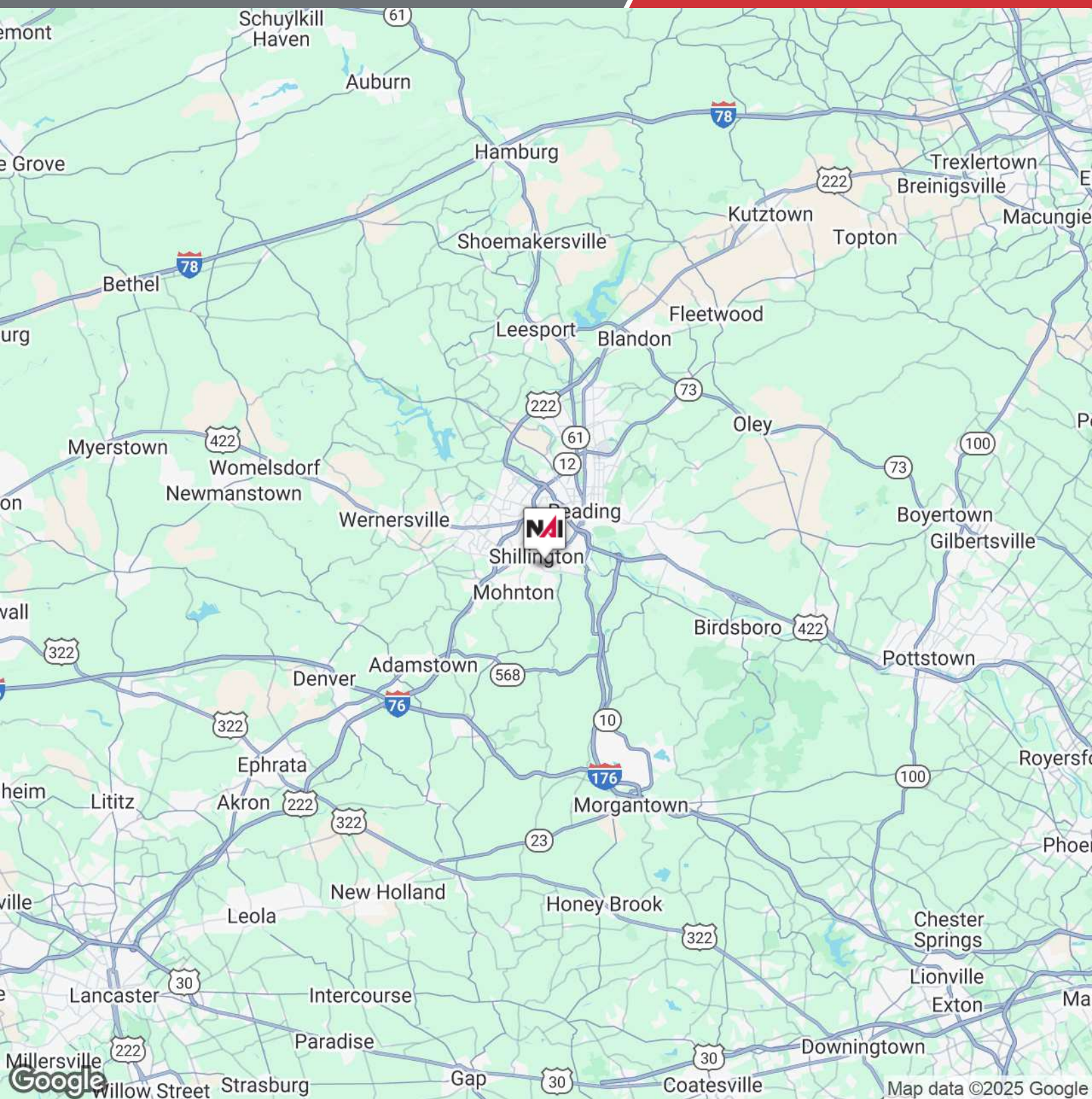
Building Size	3,777 SF
Building Class	B

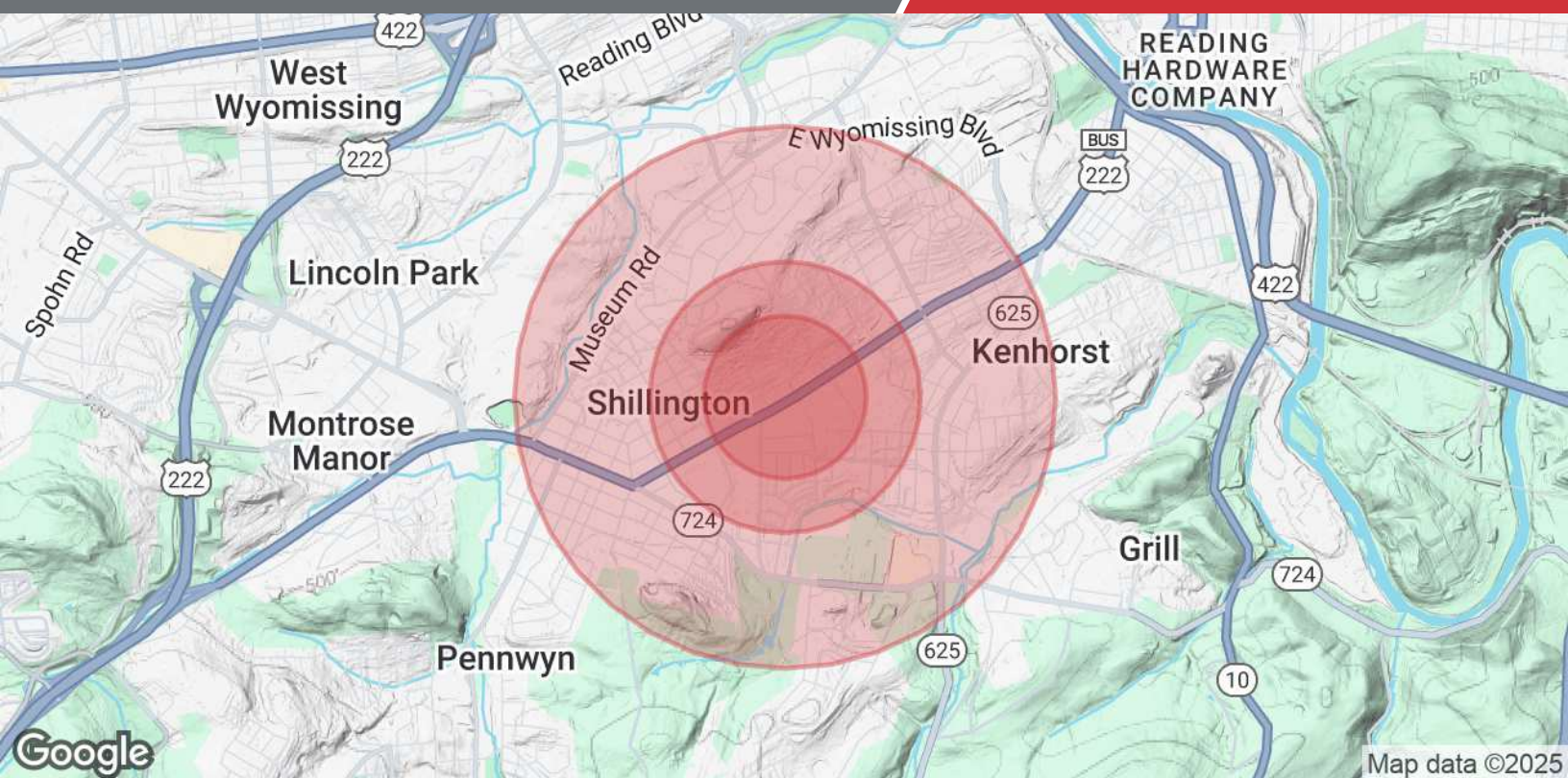
Property Information

Property Type	Office
Property Subtype	Medical
Zoning	Limited Commercial
Lot Size	0.39 Acres
APN #	4396-20-90-8125
Parking	On-Site- 10 spots
Water/Sewer	Public
HVAC	Electric Forced Air









Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,199	4,333	15,061
Average Age	44	44	44
Average Age (Male)	42	42	41
Average Age (Female)	46	47	45
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	537	1,835	6,182
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$94,522	\$91,887	\$95,238
Average House Value	\$214,655	\$216,867	\$233,259

Demographics data derived from AlphaMap