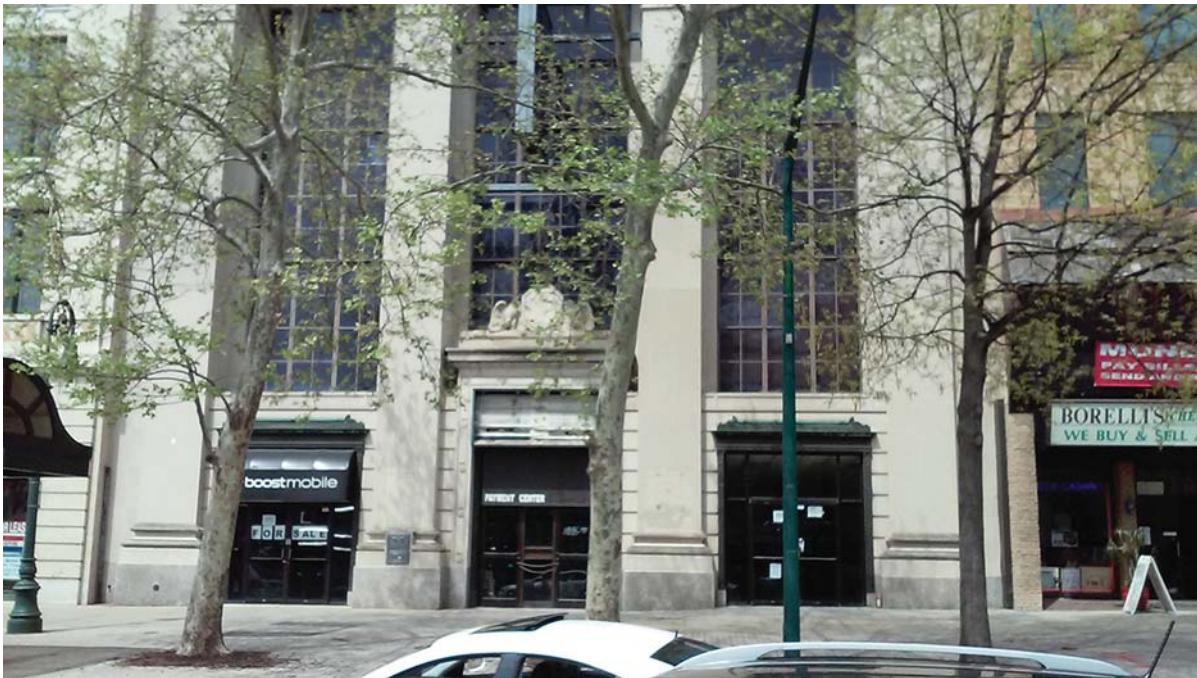


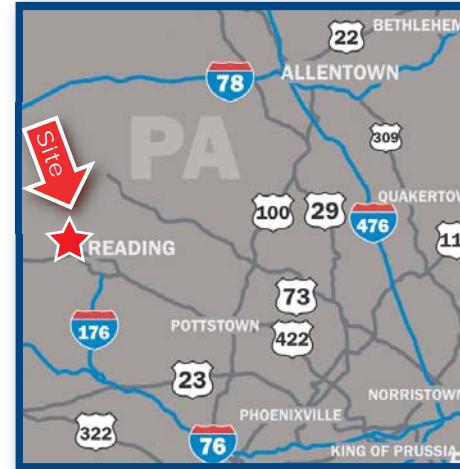
## Berks County | Pennsylvania **INVESTMENT OPPORTUNITY**

511 Penn Street | Reading | 19560



### PROPERTY HIGHLIGHTS

- 40,000 SF building available for sale or lease
- Downtown development opportunity; Owner willing to consider joint venture or master lease
- Potential for commercial space on the 1st floor with office/apartments above on 2nd floor
- One block from newly built Doubletree Hotel & Convention Center & close proximity to Reading Community College
- Ideal opportunity for developers, investors, professional office, dental/medical business, urban apparel, institutional, restaurant, brew pub, entertainment, theatre/performing arts or private school



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	7,049	74,420	151,940
Average HH Income	\$ 54,460	\$ 50,490	\$ 54,619
Total Businesses	578	2,516	6,454
Number of Employees	7,272	36,394	100,978

\*Data Source: ESRI™

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