

# 30 ACRE MIXED-USE DEVELOPMENT | FOR SALE OR LEASE

GATEWAY AT BERN | Routes 222 & 183 | Bern Township, PA | Berks County

**LEGEND**

PROPERTIES INC.

COMMERCIAL, REAL ESTATE



FOR SALE OR LEASE | Routes 222 & 183 | Berks County

RETAIL  
RESTAURANT  
QSR  
MEDICAL  
Ground Floor

30 ACRE  
Parcel Size

SALE/RENT  
Upon Request

## PROPERTY INFORMATION

- 30 acre development
- Minutes from Reading Regional Airport, St. Joseph's Medical Center, Industrial Parks and Downtown Reading
- Ideal location for Retail, Restaurants/QSR, Medical Office, and many other uses

Demographics	3 Miles	5 Miles	10 Miles
Population	29,074	173,419	303,929
Average HH Income	\$111,968	\$93,438	\$103,329
Total Businesses	1,758	5,755	8,935
Number of Employees	28,181	72,229	101,883
Traffic Counts	Route 183: 12,124 VPD Route 222: 57,593 VPD		

\*Data Source: Sites USA REGIS™ 2024

Developed by:  
**DEPG**

FOR MORE INFORMATION  
PLEASE CONTACT:

**JAMES DEPETRIS**  
610-941-4034 x108  
610-304-4478 CELL  
JDEPETRIS@LPRE.COM



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawals without notice and any special listing conditions of the owner. 080624

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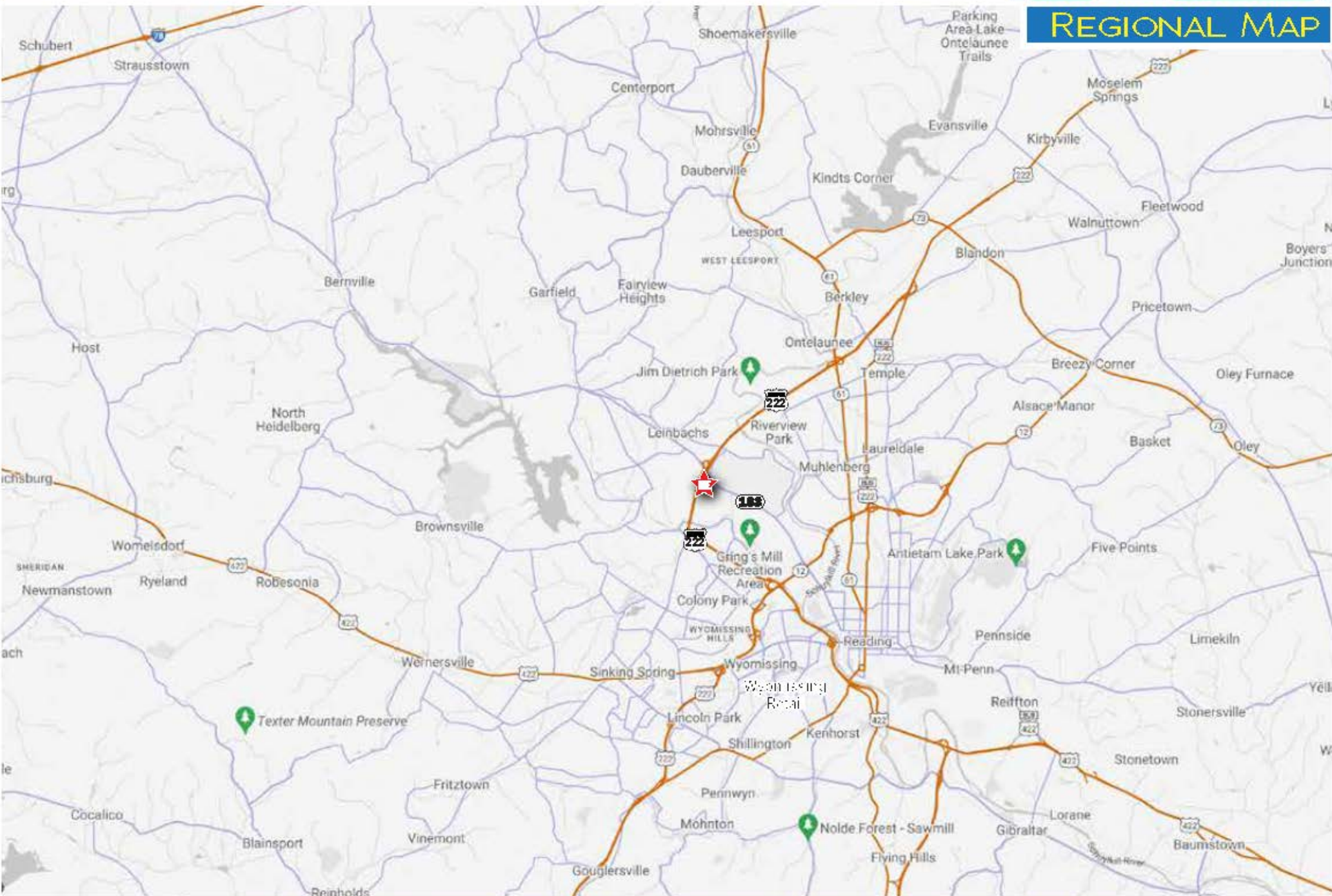
GATEWAY AT BERN | Routes 222 & 183 | Bern Township, PA | Berks County

**LEGEND**

PROPERTIES INC.

COMMERCIAL, RESIDENTIAL, INDUSTRIAL

## REGIONAL MAP



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## RETAILER AERIAL



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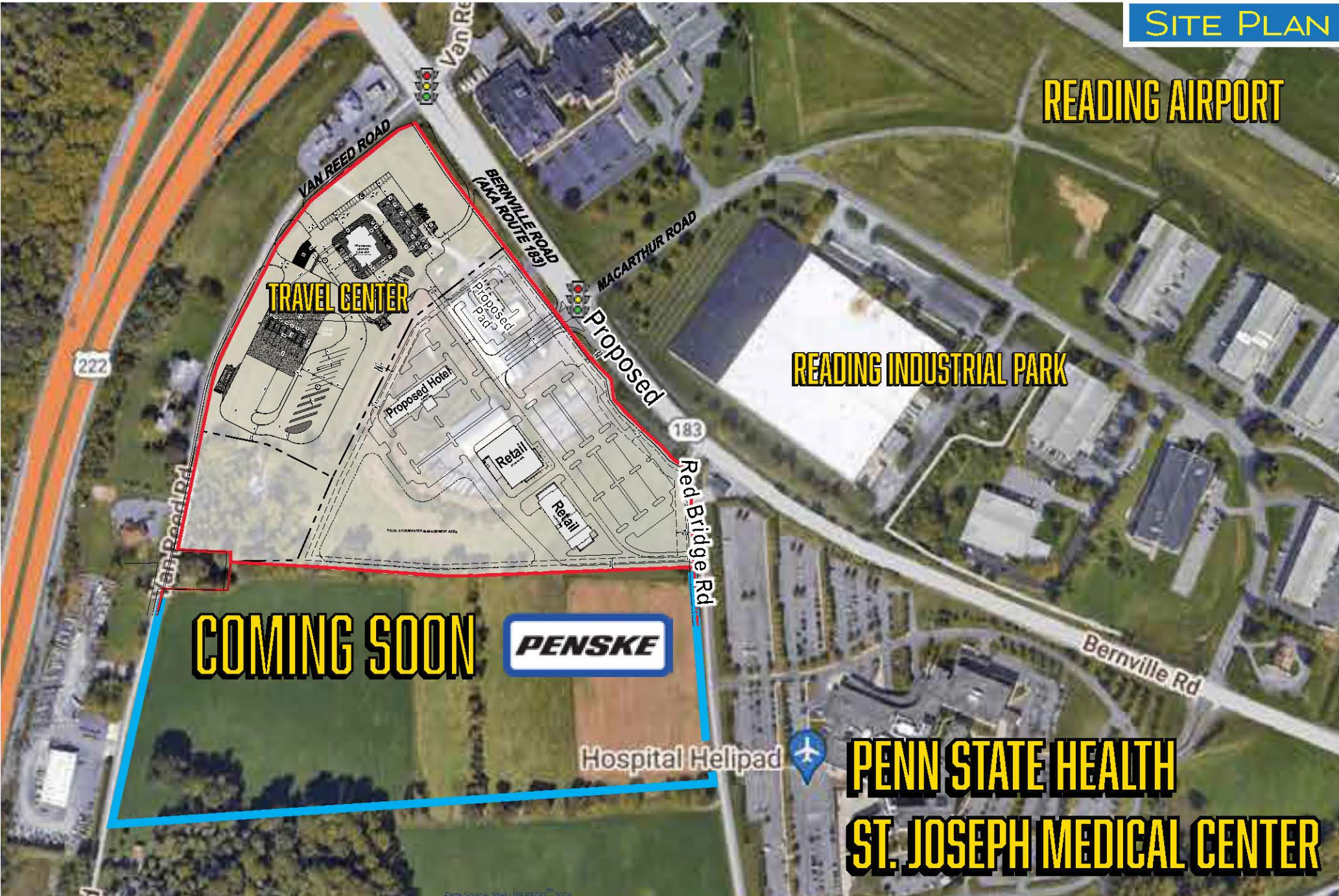
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## SITE PLAN



**READING AIRPORT**

**READING INDUSTRIAL PARK**

**COMING SOON**



**PENN STATE HEALTH  
ST. JOSEPH MEDICAL CENTER**

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## DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
Population (Est. 2024)	29,074	173,419	303,929
Projected Population (2029)	29,438	175,330	307,139
Projected Annual Growth (2024 to 2029)	0.3%	0.2%	0.2%

### Daytime Population

Total Businesses (2024)	1,758	5,755	8,935
Number of Employees (2024)	28,181	72,229	101,883

### Income

Average HH Income (Est. 2024)	\$111,968	\$93,438	\$103,329
Median HH Income (2024)	\$83,380	\$70,558	\$80,270

### Households & Growth

Households	11,355	64,231	115,279
Projected HH (2029)	11,577	65,400	117,310
HH Growth with Children (2024 to 2029)	24.2%	33.6%	31.0%

### Education

High School Graduate	33.9%	34.2%	35.0%
Some College	16.0%	15.7%	15.8%
Bachelor Degree	19.5%	16.2%	17.6%
Graduate	13.0%	9.6%	10.5%

Traffic Counts: Route 183: 12,124 VPD - Route 222: 57,593 VPD

## KEY DEMO DATA & MAP

