

PROPERTY SUMMARY

This former Citizens Bank site, offering 2,730 SF of space on 1.37 acres, sits at a lighted intersection on the main thoroughfare into Kutztown. Zoned C-1 Commercial, the property presents a versatile opportunity for retail or other commercial uses. The existing building offers a drive-through, ample parking, and a strategic location just off the Rt 222 Kutztown exit, making it an exceptional investment opportunity for retail investors looking to capitalize on a sought-after location in Berks County.

PROPERTY HIGHLIGHTS

- 2,730 SF free-standing building -- with drive-through -- on 1.37 acres
- Ideal retail location on Main St off Rt 222 Kutztown exit
- 601 E Main (0.83 AC with 2,730 SF building) Zoned C-3: Highway Commercial (Kutztown Borough)
- 605 E Main (0.54 AC empty lot) Zoned C-1: Commercial (Maxatawny Twp)
- High visibility (7,136 VPD) at a lighted corner

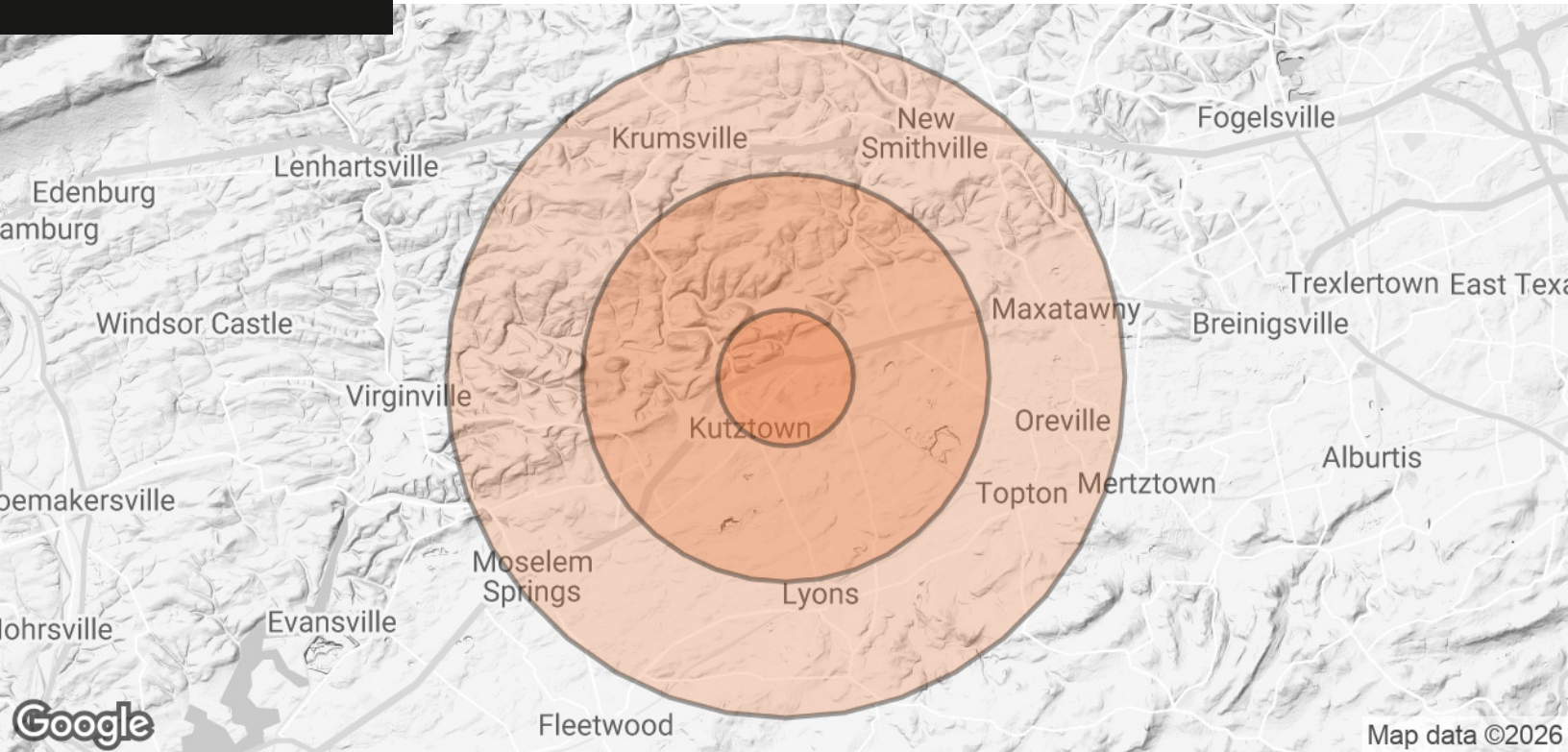
Asking Price	\$1,600,000
Site Size	1.37 Acres
Existing Building Size	2,730 SF
2026 Taxes	\$16,415
Zoning	C-3 Highway Commercial / C-1 Commercial
Market/Submarket	Berks County/Kutztown



For Sale

Retail Opportunity on 1.37 AC

601-605 East Main Street, Kutztown, PA 19530



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,587	12,574	22,627
AVERAGE AGE	42.6	32.6	38.6
AVERAGE AGE (MALE)	35.3	30.4	35.8
AVERAGE AGE (FEMALE)	55.5	37.4	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,286	3,554	7,544
# OF PERSONS PER HH	2.0	3.5	3.0
AVERAGE HH INCOME	\$75,181	\$82,115	\$94,437
AVERAGE HOUSE VALUE	\$235,870	\$264,610	\$279,093

2023 American Community Survey (ACS)

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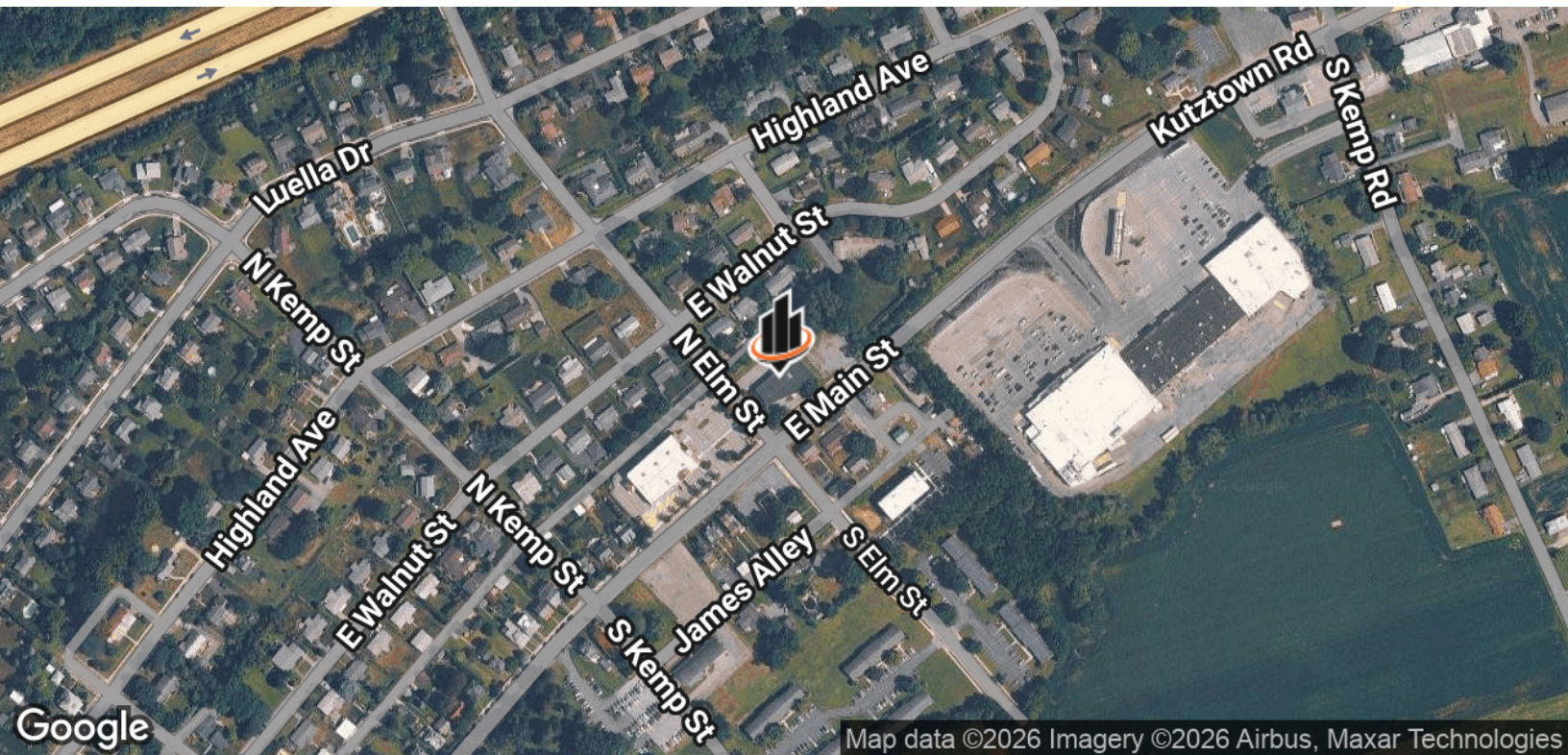
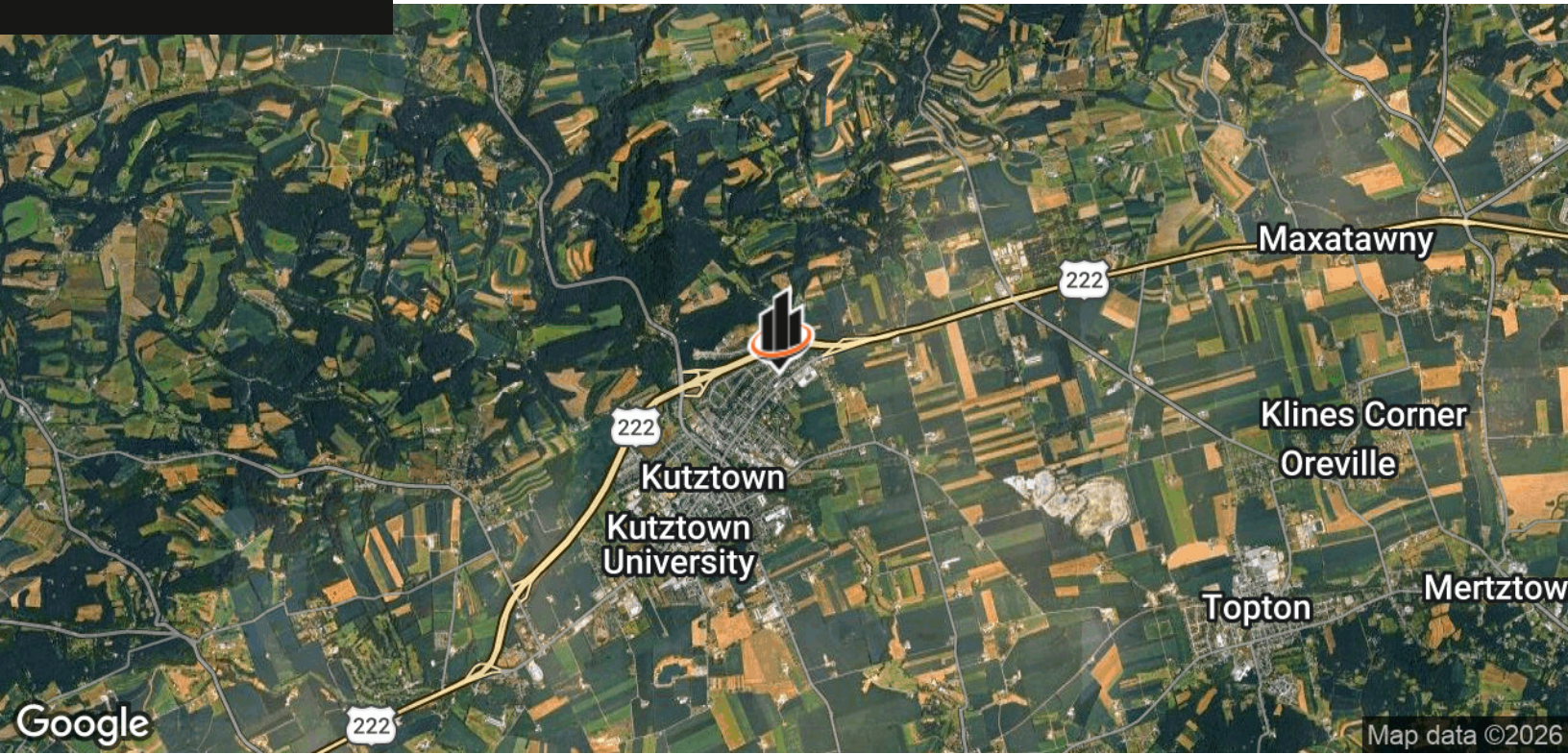




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Zoning - Permitted Uses

C-3: Highway Commercial / C-1: Commercial

601-605 East Main Street, Kutztown, PA 19530

601 E MAIN -- C-3: HIGHWAY COMMERCIAL (KUTZTOWN BOROUGH):

- (1) Retail sales and retail service establishments.
- (2) Business, professional or government offices and office buildings.
- (3) Banks and savings and loan associations.
- (4) Restaurants.
- (5) Automobile or mobile home sales with accessory service facilities.
- (6) Motels and hotels.
- (7) Shopping centers
- (8) Day-care facility and nursery school

SPECIAL EXCEPTION USES:

- (1) Gasoline service stations and any other gasoline sales operations which are conducted separately or as a portion of a convenience store or other retail sales and service establishments.
- (2) Car washes.
- (3) Wholesale businesses and warehouses for wholesale sales.
- (4) Dispensary facility in accordance with the use restrictions described in 225-33.4C

605 E MAIN -- C-1: COMMERCIAL (MAXATAWNY TOWNSHIP):

[This Is Not a Complete List]

- (1) Retail Establishments
- (2) Bank and/or Financial Institution
- (3) Restaurants - sit-down with no drive-through
- (4) Motor Vehicle Repair Shop
- (5) Convenience Store
- (6) Personal Services: e.g. barber/beauty shop, tailor/seamstress shop, appliance repair
- (7) Veterinary Office, Animal Hospital, or Kennel
- (8) Gasoline Filling and/or Service Station
- (9) Off-street Parking (accessory use)
- (10) Car Wash (special exception)
- (11) Drive-through Service Establishment (conditional use)