

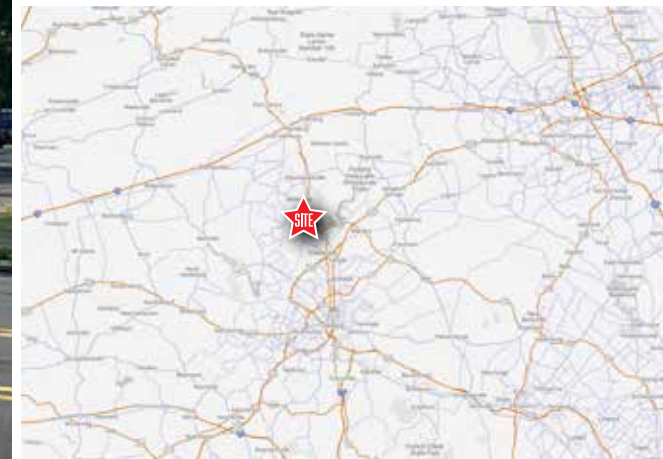
# 15,000 SF BUILDING • 9 BAYS & OFFICE SPACE | FOR LEASE

41 N. Centre Avenue (Rt. 61) | Leesport, PA 19533 | Berks County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**FOR LEASE** | Leesport, PA 19533 | Berks County

**15,000 SF**  
Ground Floor

**2 ACRE**  
Parcel Size

**LEASE SF**  
Upon Request

**2,400 SF**  
Separate Lease

## PROPERTY INFORMATION

- 15,000 SF Freestanding Building with 9 bays and office on 2 acres
- Inquire about the 2,400 SF garage at the back of property
- Heavily Traveled Rt. 61 with ingress and egress availability on both Centre Ave and E Shackamaxon
- Ideal 2ND generation Automotive, Car wash or Hardware businesses. Great location for any retail, restaurant, office or medical use
- Join: Dollar General Advanced Auto, Subaru, Autozone (coming soon), Dunkin, MacDonald's Redners, Sheetz, Rutters, Leesport Diner, Leesport Farmers Market and More

Demographics	3 Mile	5 Miles	7 Miles
Population	9,871	41,445	82,915
Average HH Income	\$124,651	\$116,934	\$105,582
Total Businesses	288	1,262	2,775
Number of Employees	6,239	18,386	39,180
Traffic Counts	CENTRE AVE (Route 61) 26,153 VPD		

\*Data Source: Sites USA REGIS™ 2024

FOR MORE INFORMATION  
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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 it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 082224

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## RETAILER AERIAL



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**SITE PLAN**



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## DEMOGRAPHICS

Population	3 Miles	5 Miles	7 Miles
Population (Est. 2024)	9,871	41,445	82,915
Projected Population (2029)	10,255	42,402	84,239
Projected Annual Growth (2024 to 2029)	0.8%	0.5%	0.3%

### Daytime Population

Total Businesses (2024)	288	1,262	2,775
Number of Employees (2024)	6,239	18,386	39,180

### Income

Average HH Income (Est. 2024)	\$124,651	\$116,934	\$105,582
Median HH Income (2024)	\$96,207	\$90,406	\$81,483

### Households & Growth

Households	3,706	16,077	31,177
Projected HH (2029)	3,870	16,547	31,891
HH Growth with Children (2024 to 2029)	29.5%	27.9%	28.7%

### Education

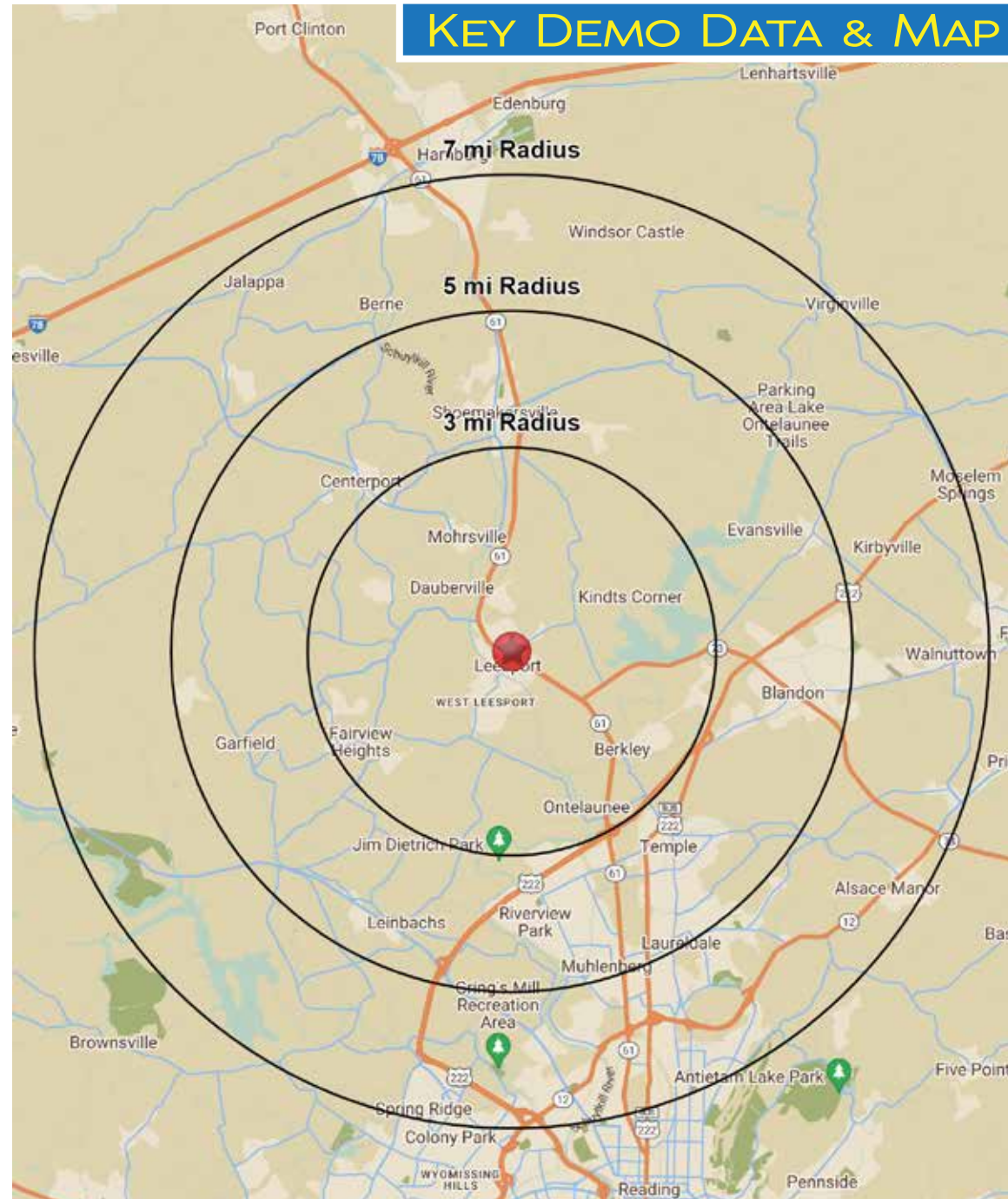
High School Graduate	38.6%	37.9%	38.3%
Some College	14.7%	16.5%	16.3%
Bachelor Degree	17.8%	18.1%	16.2%
Graduate	9.0%	9.2%	8.6%

### Traffic Counts:

CENTRE AVE (Route 61) 26,153 VPD

Data Source: Sites USA REGIS™ 2024

## KEY DEMO DATA & MAP



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