



Commercial Real Estate LLC

# FOR LEASE & FOR SALE

**ONE SPACE REMAINING!**

**3,614 SF**

Signature office building in downtown Boyertown and just minutes from Route 100.



# PROFESSIONAL OFFICE SPACE

Boyertown Borough | Berks County

1 W. Philadelphia Ave. Boyertown, PA 19512



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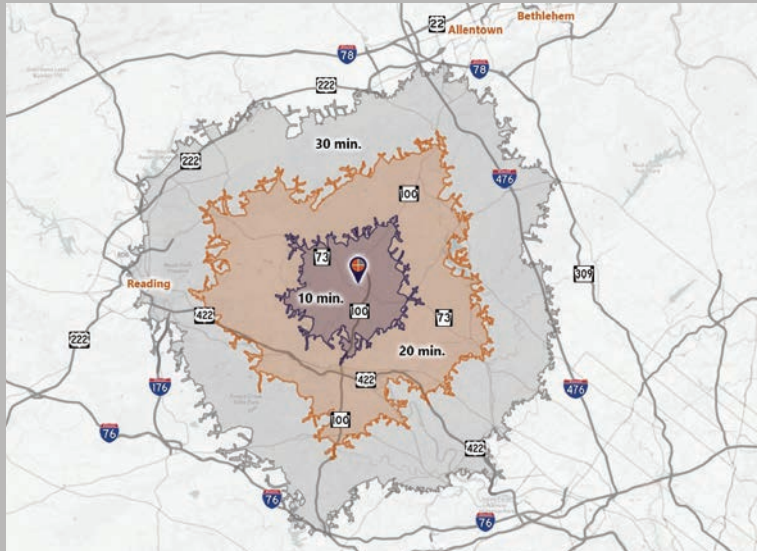
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# PROFESSIONAL OFFICE SPACE / INVESTMENT SALE

## DEMOGRAPHICS

Variable	1 W. Philadelphia Ave. Boyertown, PA		
Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population	37,482	173,300	575,158
Population Density (Pop per Sq. Mile)	670.9	603.6	797.2
Total Daytime Population	33,290	153,939	519,180
Total Households	14,406	66,235	212,393
Per Capita Income	\$38,485	\$37,971	\$37,028
Average Household Income	\$101,001	\$99,394	\$100,030
Average Disposable Income	\$77,999	\$76,803	\$76,207
Aggregate Disposable Income	\$1,123,649,771	\$5,087,070,715	\$16,185,521,717
Total (SIC01-99) Businesses	1,386	5,850	18,091
Total (SIC01-99) Employees	12,890	59,746	218,458
Total (SIC01-99) Sales (\$000)	\$3,416,750	\$13,045,632	\$43,390,330
Annual Budget Expenditures	\$1,230,578,816	\$5,566,485,771	\$18,022,866,242
Retail Goods	\$373,066,967	\$1,675,147,053	\$5,395,638,395

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

**FOR LEASE:** Only one space remains at 1 W. Philadelphia Avenue, this signature multi-story office building in the core of the Business District in downtown Boyertown! The third floor space is located in the main office tower and consists of approx. 3,600 SF of finished offices and open bullpen area. It is accessible by elevator and includes in-suite restrooms. On-site parking is available for added employee convenience.

**FOR SALE:** We are also pleased to present the property for sale. Just minutes from Route 100, this multi-story office building boasts a GLA of approx. 22,000 SF (including finished basement area), elevator access, and features Truist Bank (formerly BB&T) as its anchor tenant, utilizing approx. two-thirds of the building. Building configuration provides for multi-tenant opportunities. The site also offers convenient, on-site parking and other downtown amenities.

## PROPERTY DETAILS

- Total Building Size:.....25,792 SF
- Total GLA: .....22,311 SF
- Sale Price: .....Negotiable
- Lease Rate: .....Negotiable
- Lease Term: .....Negotiable
- Zoning: .....Central Commerce (C-1)
- Land/Lot Size: .....0.35 acres
- Occupancy: .....Partial/Suites Available
- Parking:..... 13+ cars, plus shared lot
- Year Built:..... 1910, 1976
- Annual Taxes: ..... \$43,270
- Elevator: .....Yes
- Construction:.....Masonry
- Heating:..... Forced Air
- Cooling:.....Central A/C
- Electric: ..... 200 amp
- Water/Sewer:.....Public

## TRAFFIC COUNTS

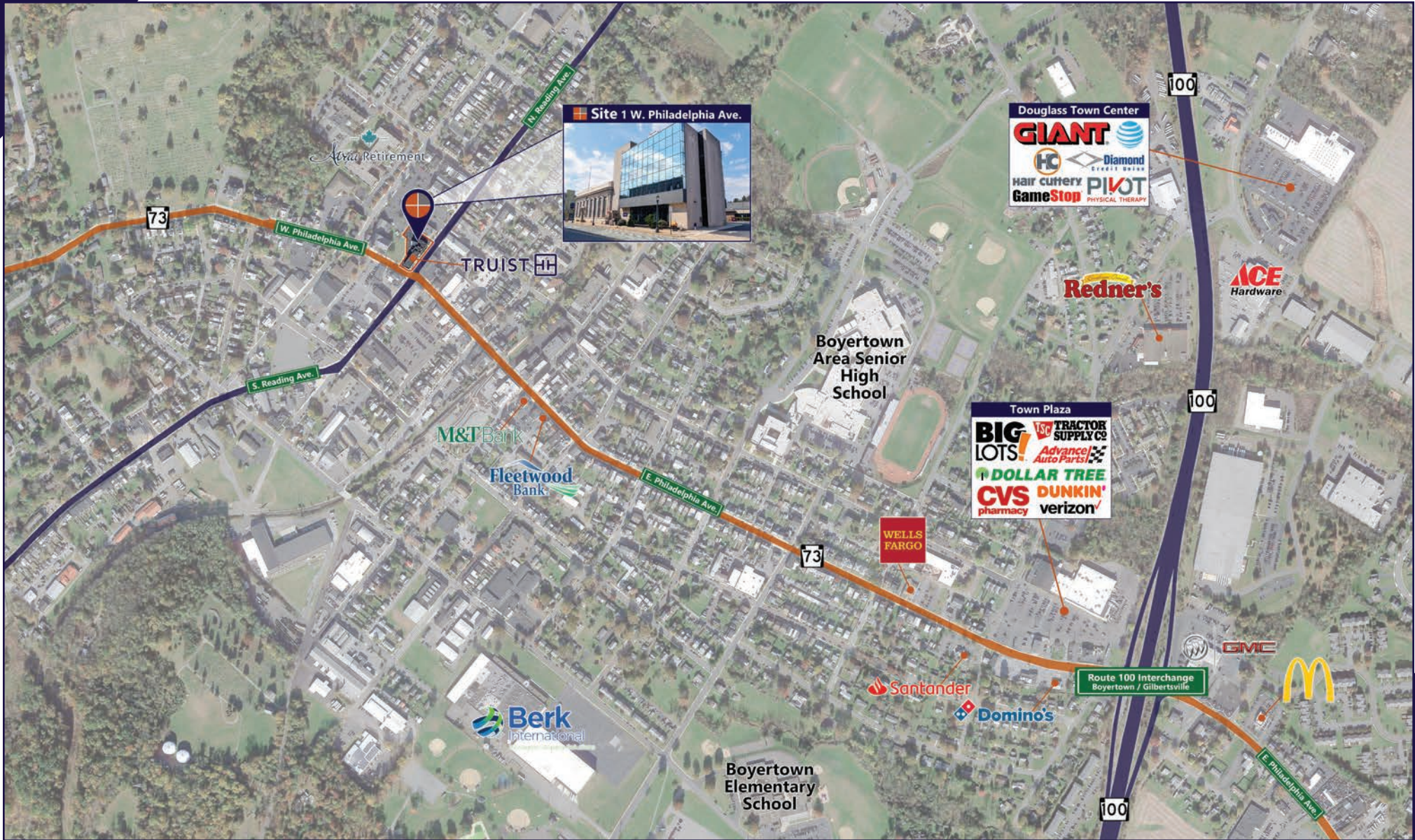
- W. Philadelphia Ave.: ..... 7,667 VPD
- N. Reading Ave.:..... 8,054 VPD
- Route 100:..... 17,932 VPD



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# ESTABLISHED REGIONAL COMPETITION MAP



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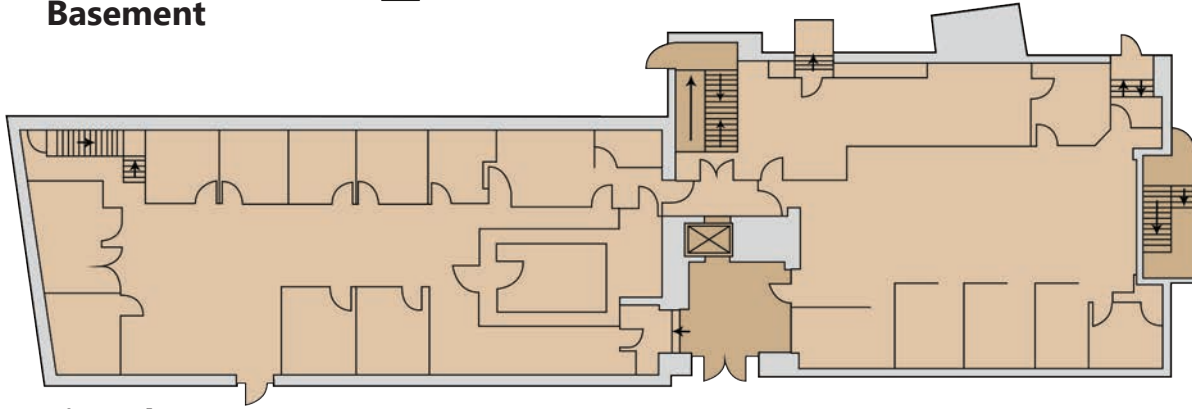




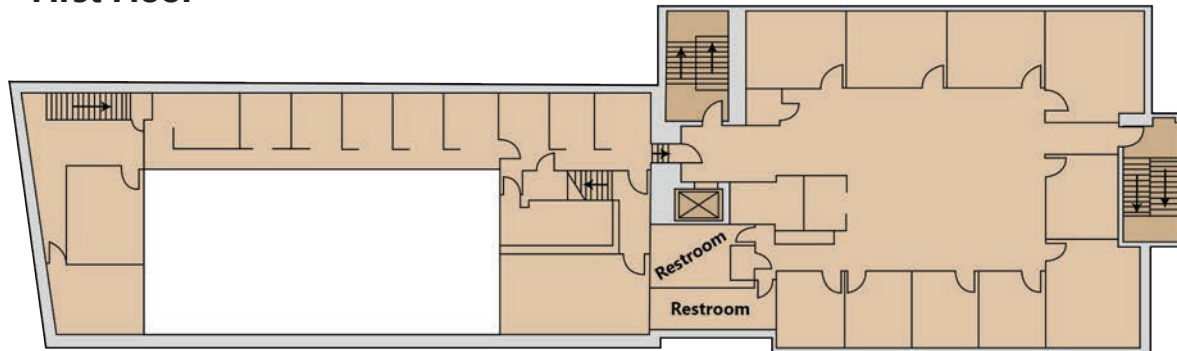
# FLOOR PLANS



**Basement**



**First Floor**

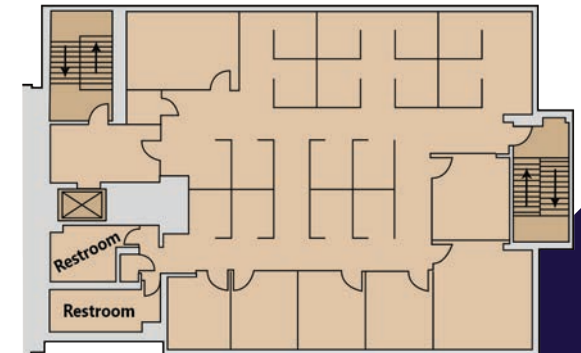


**Second Floor**

Tenants & Availabilities		
Floor	Tenant	Sq. Ft.
Basement	Truist Bank	2,780 SF
1st Floor	Truist Bank	6,469 SF
2nd Floor	Truist Bank	5,831 SF
<b>3rd Floor</b>	<b>AVAILABLE</b>	<b>3,614 SF</b>
4th Floor	Bayada Home Health	3,617 SF



**Third Floor**



**Fourth Floor**

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# AERIAL DRONE PHOTO



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