

For Lease
Up to 6,200 SF
Retail / Restaurant Space

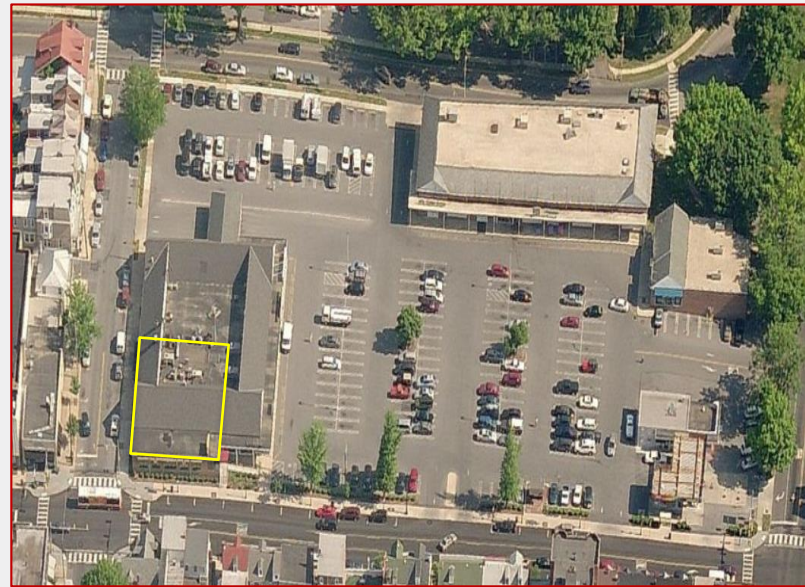


525 Penn Ave

West Reading, PA 19611

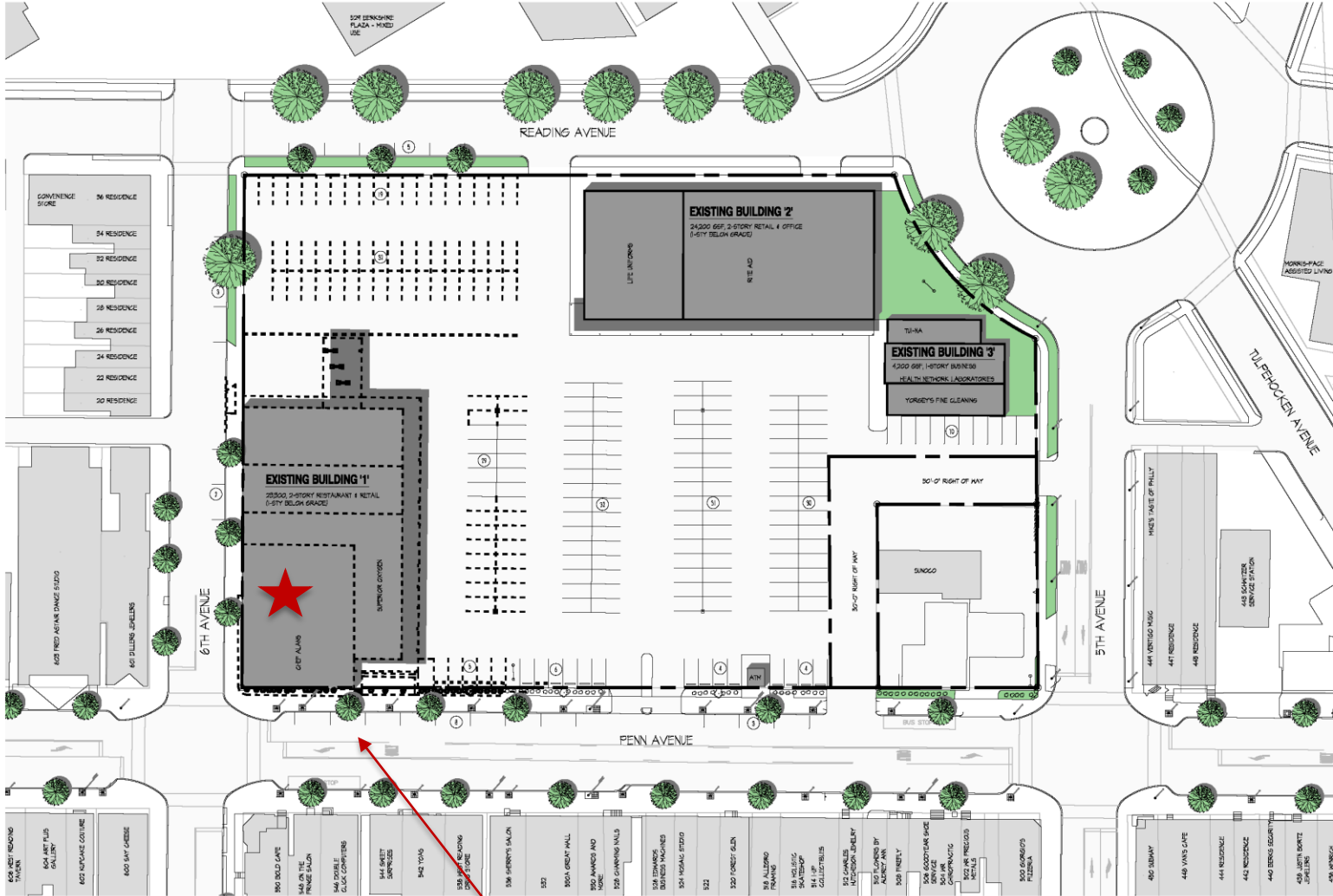
Property Features:

- For Lease 6,200 +/- RSF
- Additional 5,000 SF Finished Lower Level
- Restaurant Fixtures and Equipment Available
- Ample On-Site Parking
- Liquor License Available as part of Lease
- Heart of Main Street Retail District



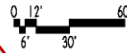
For more information:

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SITE DIAGRAM - EXISTING CONDITIONS

SCALE: 1" = 60'-0"



Available Unit

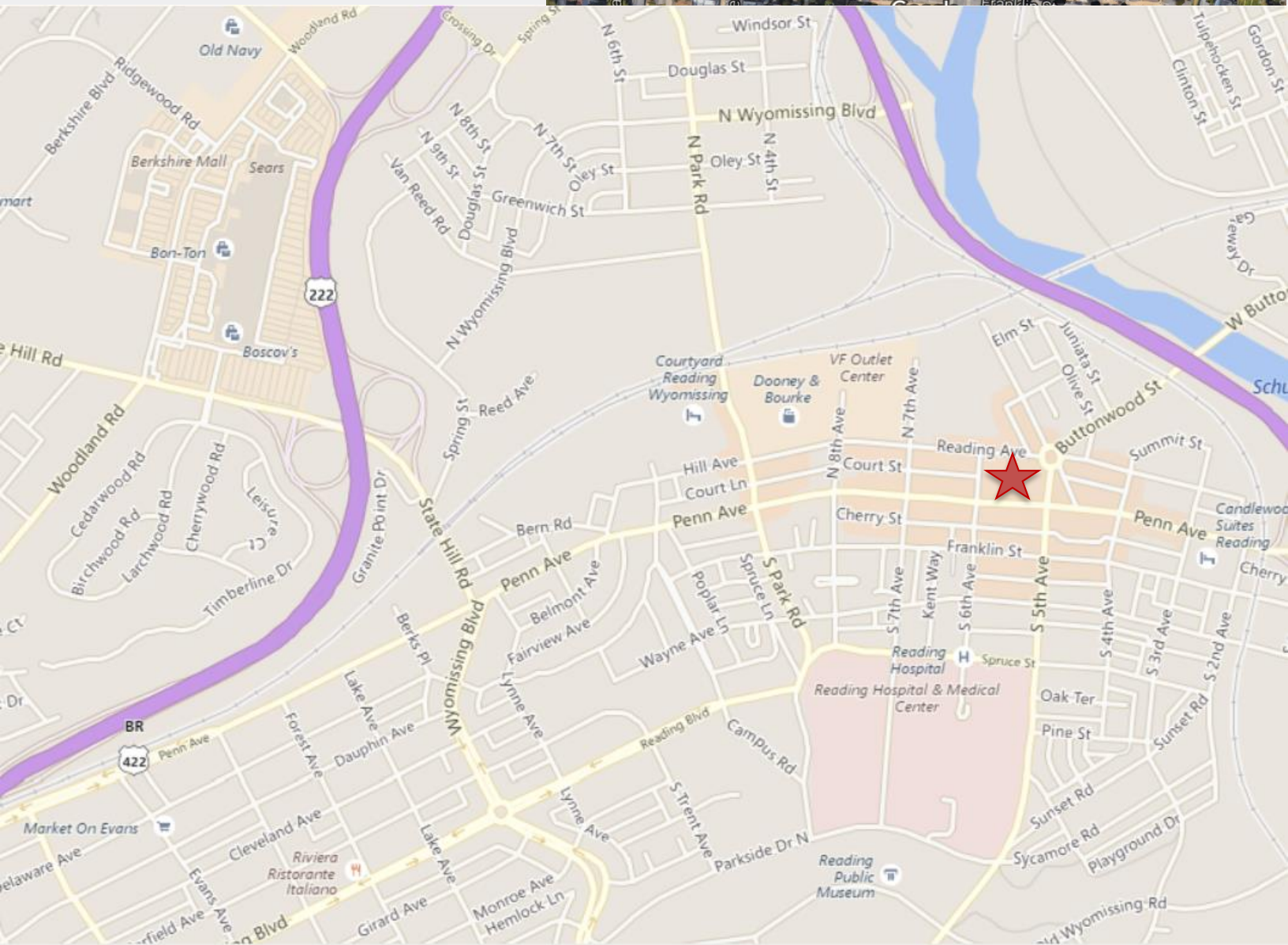
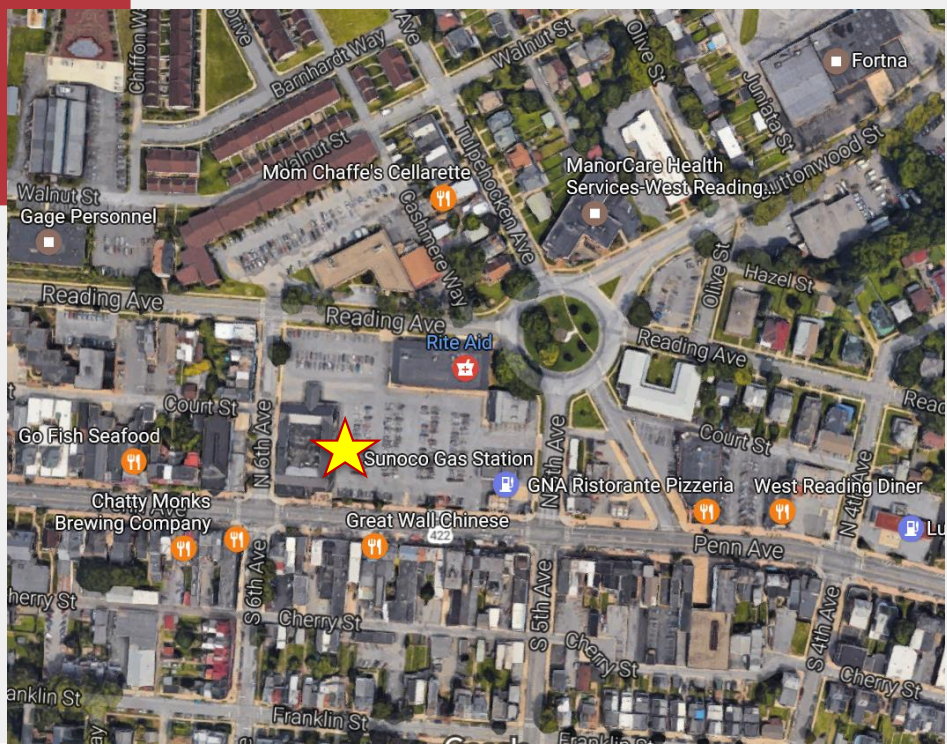
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naikeystone.com

For Lease
525 Penn Ave
West Reading, PA 19610

The site is located at the corner of Penn Ave and 6th Ave along the main neighborhood retail district of West Reading. At 8th Ave and a block north there is over \$100 million in redevelopment at the former VF Outlet center. With over 800 day-time jobs committed plus another 99-unit multifamily apartment project expected to be delivered by end of 2nd quarter '18, the area's already vibrant district will become even more attractive.

Currently the space has a full compliment of restaurant furniture, fixtures and equipment that can be obtained as part of the lease. The kitchen is extremely clean with high quality equipment. A liquor license is also available.



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Demographic and Income Profile

Polygon
Area: 4.32 square miles

Prepared by Esri

Summary	Census 2010	2016	2021			
Population	13,126	13,384	13,635			
Households	5,325	5,366	5,444			
Families	3,314	3,334	3,380			
Average Household Size	2.36	2.39	2.40			
Owner Occupied Housing Units	3,623	3,594	3,661			
Renter Occupied Housing Units	1,702	1,773	1,783			
Median Age	43.1	44.6	46.0			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.37%	0.28%	0.84%			
Households	0.29%	0.27%	0.79%			
Families	0.27%	0.19%	0.72%			
Owner HHs	0.37%	0.23%	0.73%			
Median Household Income	2.97%	2.08%	1.89%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	418	7.8%	417	7.7%		
\$15,000 - \$24,999	414	7.7%	392	7.2%		
\$25,000 - \$34,999	526	9.8%	641	11.8%		
\$35,000 - \$49,999	766	14.3%	438	8.0%		
\$50,000 - \$74,999	1,081	20.1%	980	18.0%		
\$75,000 - \$99,999	732	13.6%	819	15.0%		
\$100,000 - \$149,999	667	12.4%	807	14.8%		
\$150,000 - \$199,999	328	6.1%	433	8.0%		
\$200,000+	435	8.1%	516	9.5%		
Median Household Income	\$60,425		\$69,960			
Average Household Income	\$88,908		\$99,810			
Per Capita Income	\$37,363		\$41,590			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	650	5.0%	620	4.6%	627	4.6%
5 - 9	769	5.9%	691	5.2%	676	5.0%
10 - 14	812	6.2%	779	5.8%	728	5.3%
15 - 19	853	6.5%	858	6.4%	822	6.0%
20 - 24	675	5.1%	769	5.7%	756	5.5%
25 - 34	1,505	11.5%	1,398	10.4%	1,444	10.6%
35 - 44	1,598	12.2%	1,637	12.2%	1,593	11.7%
45 - 54	1,685	12.8%	1,676	12.5%	1,689	12.4%
55 - 64	1,760	13.4%	1,791	13.4%	1,813	13.3%
65 - 74	1,182	9.0%	1,487	11.1%	1,678	12.3%
75 - 84	1,023	7.8%	1,000	7.5%	1,122	8.2%
85+	616	4.7%	678	5.1%	687	5.0%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,244	85.7%	10,971	82.0%	10,684	78.4%
Black Alone	634	4.8%	758	5.7%	875	6.4%
American Indian Alone	16	0.1%	22	0.2%	29	0.2%
Asian Alone	434	3.3%	520	3.9%	592	4.3%
Pacific Islander Alone	6	0.0%	9	0.1%	11	0.1%
Some Other Race Alone	494	3.8%	715	5.3%	962	7.1%
Two or More Races	298	2.3%	390	2.9%	483	3.5%
Hispanic Origin (Any Race)	1,309	10.0%	1,883	14.1%	2,537	18.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

April 21, 2017

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