

For Sale or Lease

2101 Centre Ave

Reading, PA 19605



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Property Highlights

- 50,000 sf building and 12,400 sf former credit union
- Zoned C-3 in Muhlenberg Township
- Currently home to Berks County Intermediate Unit
- 63,890 SF total rentable SF
- Located in the Reading area with 12,500 VPD
- Road Frontage on Centre Ave.

Property Description

Discover a prime investment opportunity with the property at 2101 Centre Ave, Reading, PA. Boasting 2 free-standing buildings, this commercial asset offers a compelling choice for retail, office, or academic users or investors. Built in 1945 and zoned C-3 which allows for various commercial and retail uses. This site is available for lease or sale. Please reach out to Kevin Wolfe for more details.

OFFERING SUMMARY

Sale Price	Subject To Offer
Lease Rate	\$10.00 - 12.00 SF/yr (NNN)
Available SF	12,400 - 50,000 SF
Lot Size	4.83 Acres
Building Size	63,890 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	121,648	\$67,693
5 Miles	192,026	\$80,915
10 Miles	314,010	\$96,061

For more information

Kevin Wolfe

O: 610 370 8523

kwolfe@naikeystone.com

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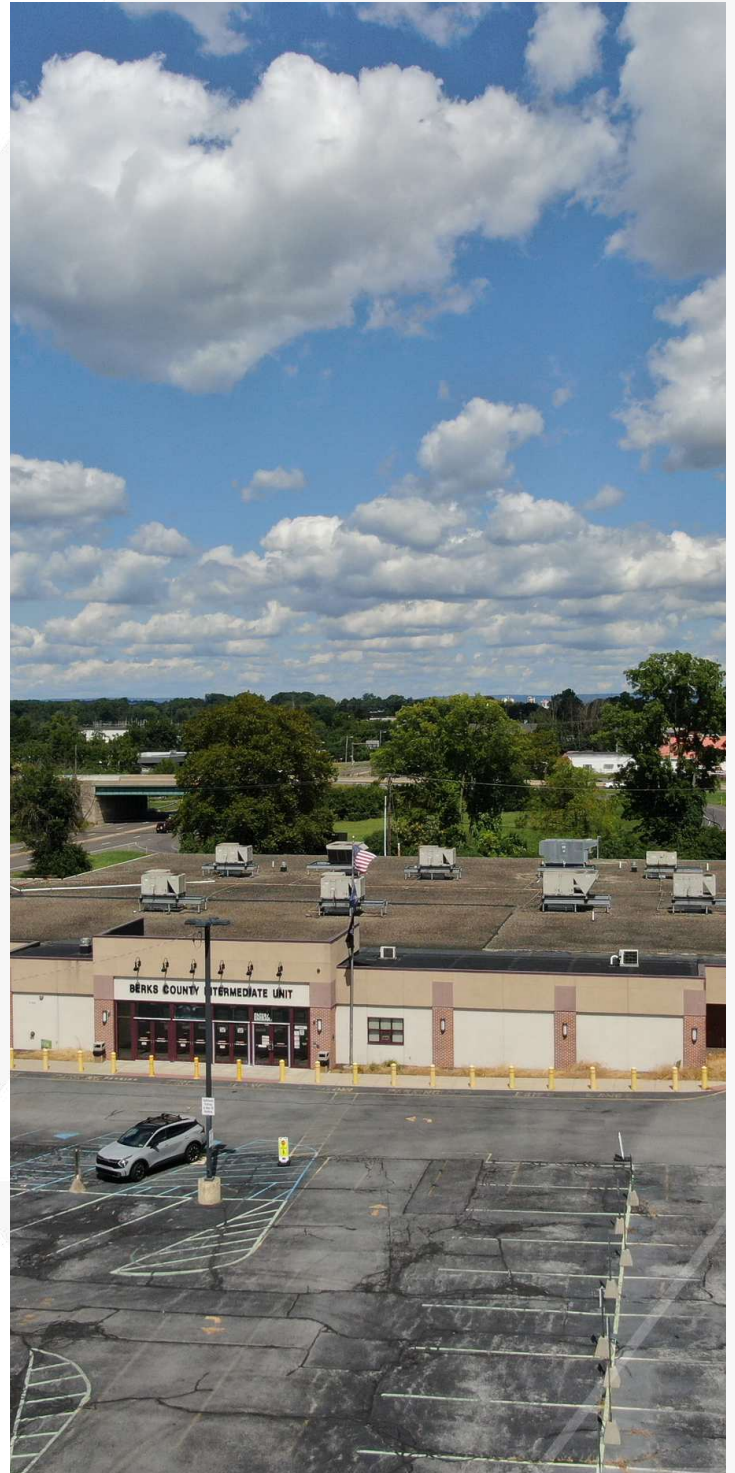


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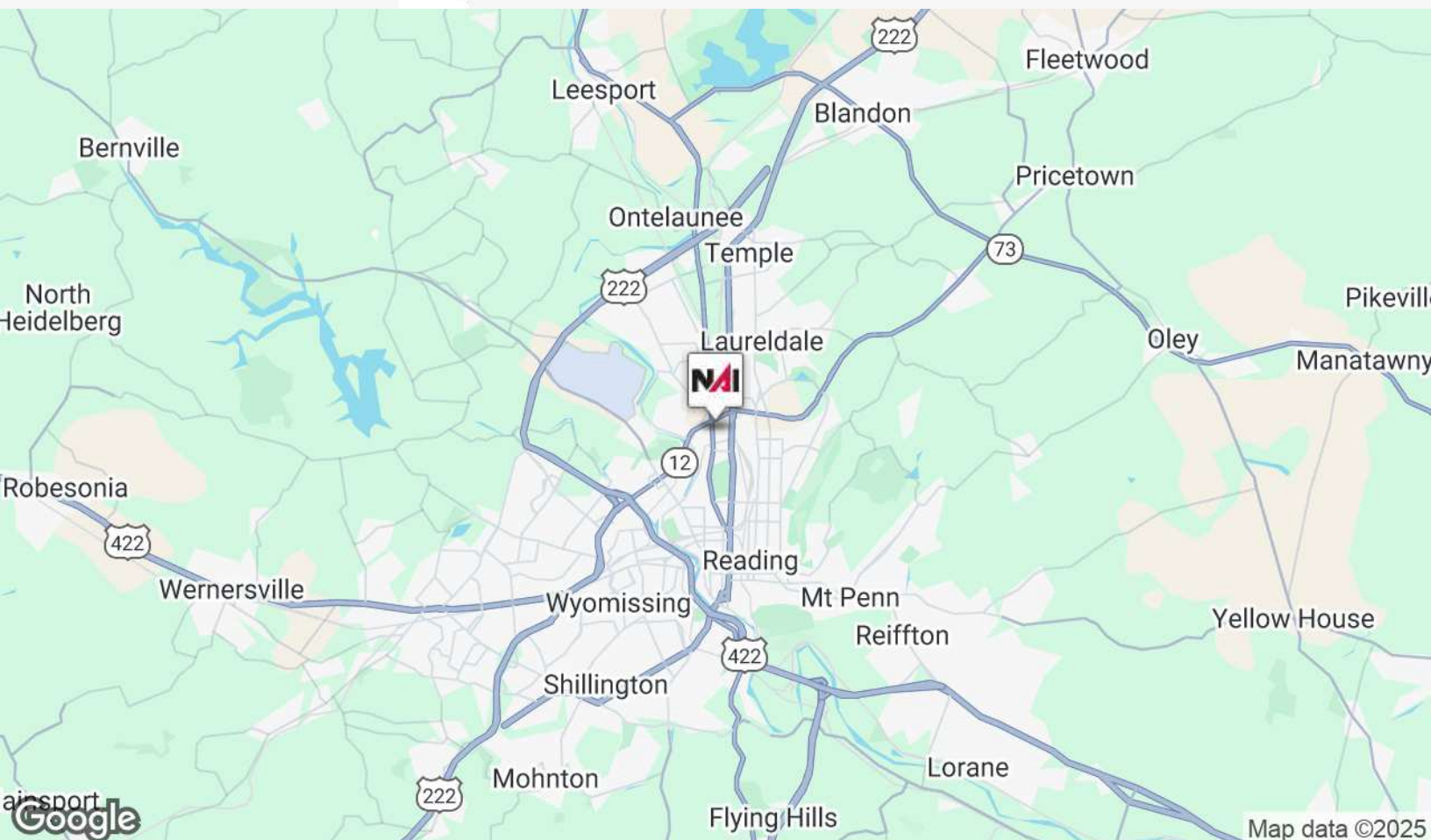
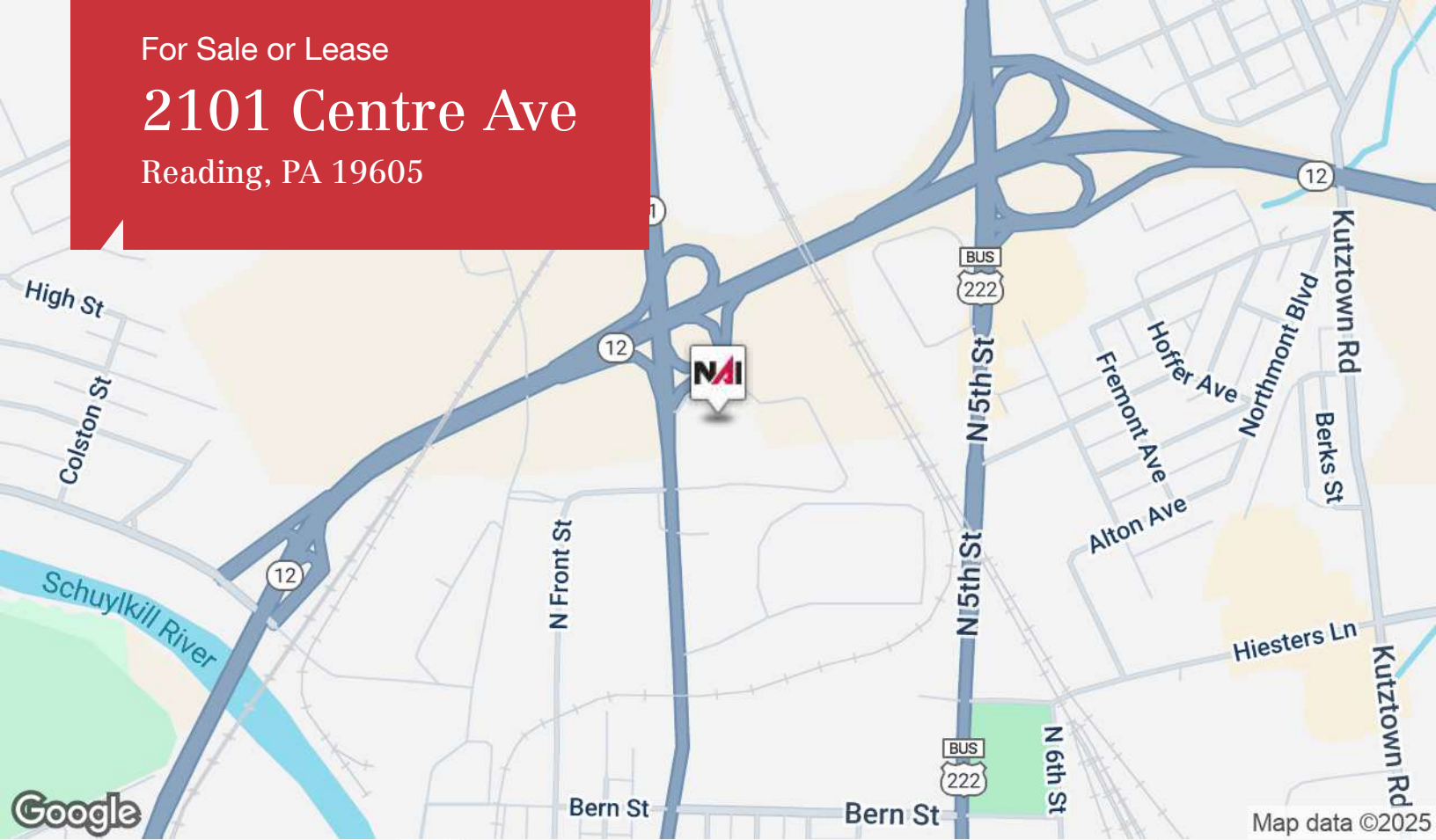
PROPERTY NAME:	2101 Centre Ave
PROPERTY TYPE:	Retail, Office, Academic, Medical
APN:	66530819625172
LOT SIZE:	4.83 acres
GROSS LEASABLE AREA:	62,400 SF
BUILDING CLASS:	B
ZONING:	C-3
YEAR BUILT:	1945
NUMBER OF STORIES:	1
FOUNDATION:	Cement
WALLS:	Masonry
ROOF:	Rubber



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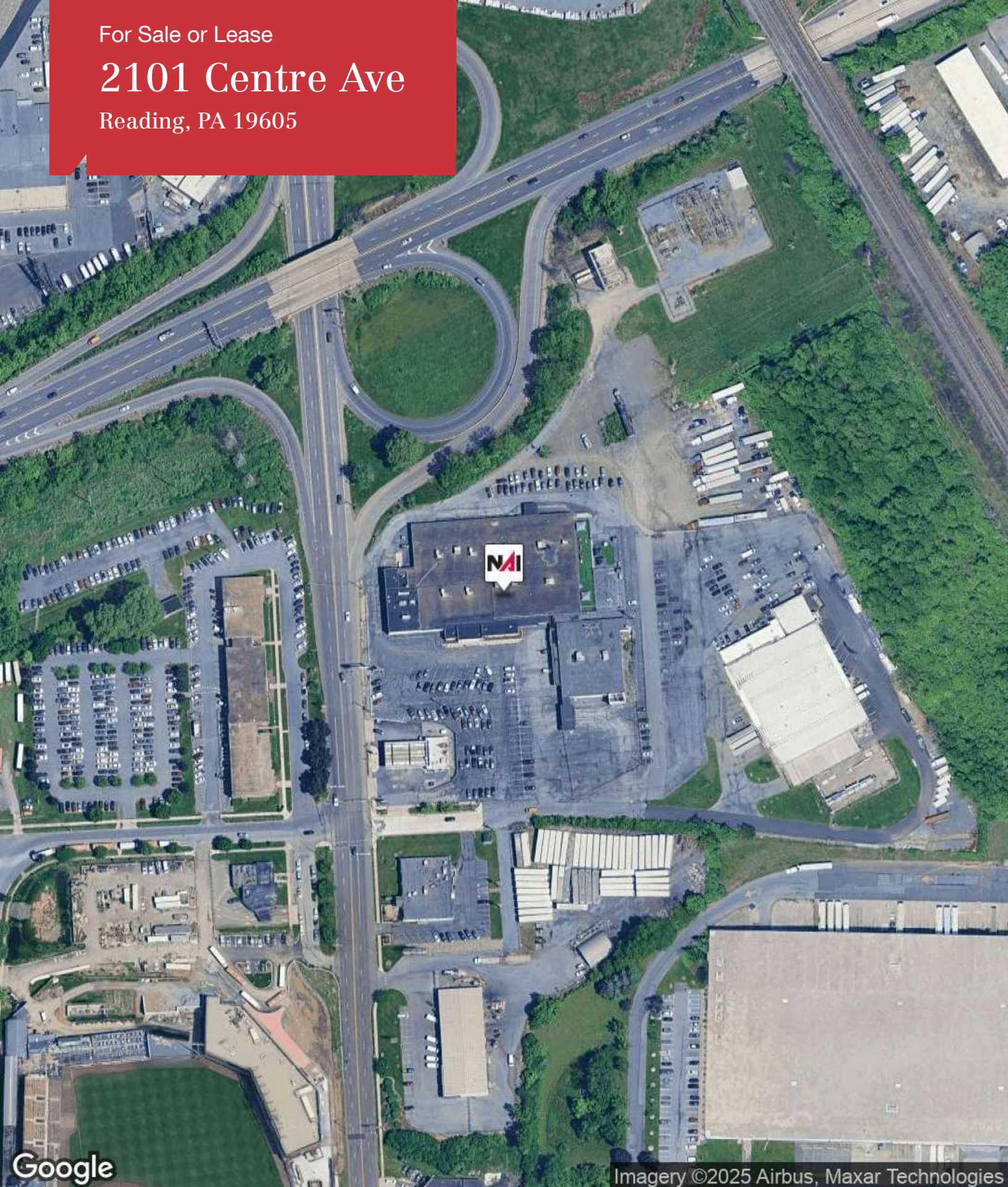
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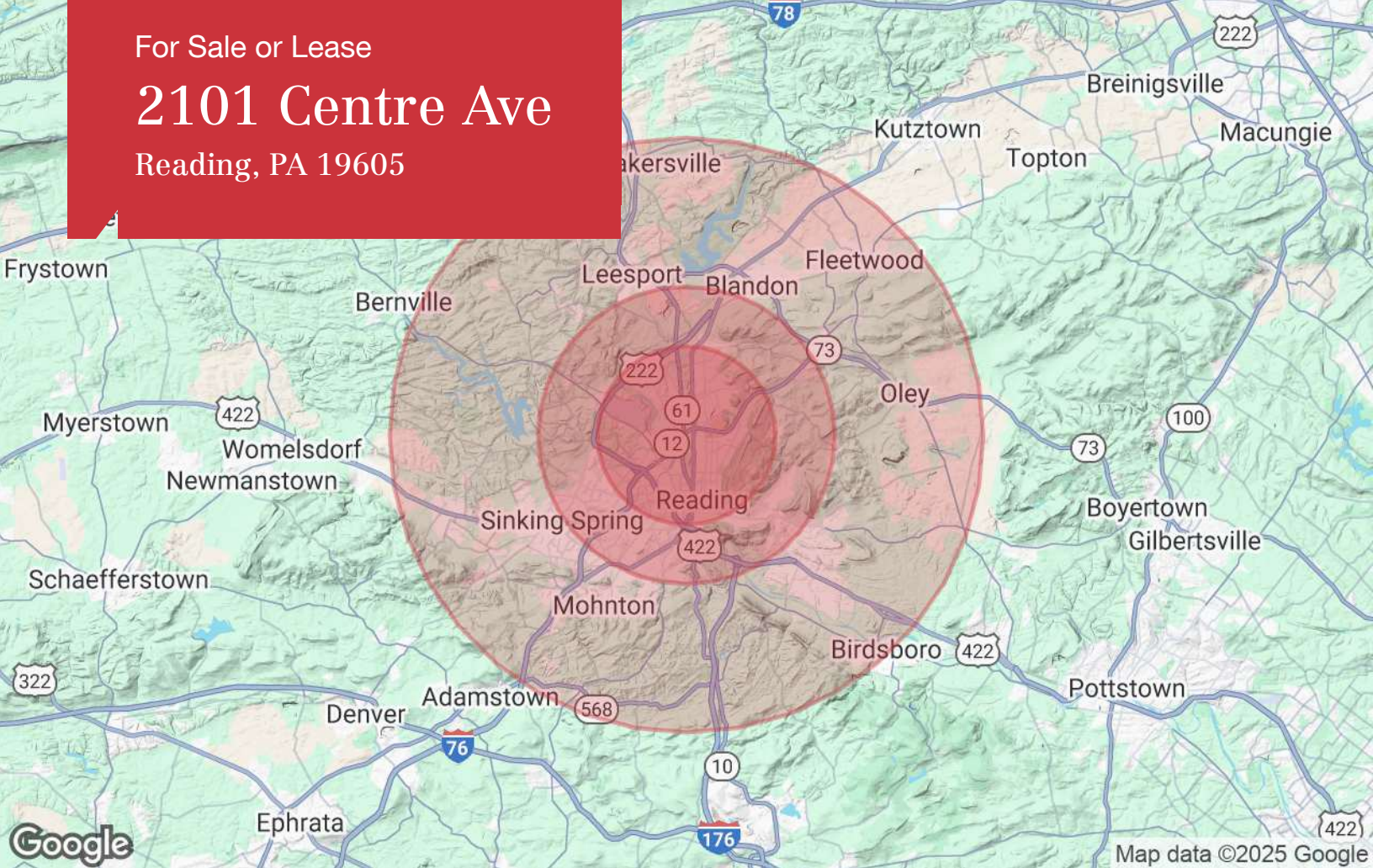
Google

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Population

	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	121,648	192,026	314,010
MEDIAN AGE	37	39	41
MEDIAN AGE (MALE)	36	38	40
MEDIAN AGE (FEMALE)	38	40	42

Households & Income

	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	43,415	70,544	117,713
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$67,693	\$80,915	\$96,061
AVERAGE HOUSE VALUE	\$162,435	\$199,020	\$245,588

Race

	3 Miles	5 Miles	10 Miles
% WHITE	43.4%	56.5%	70.2%
% BLACK	12.0%	10.1%	7.6%
% ASIAN	1.6%	1.8%	1.9%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	1.7%	1.3%	0.8%
% OTHER	41.3%	30.3%	19.5%

Ethnicity

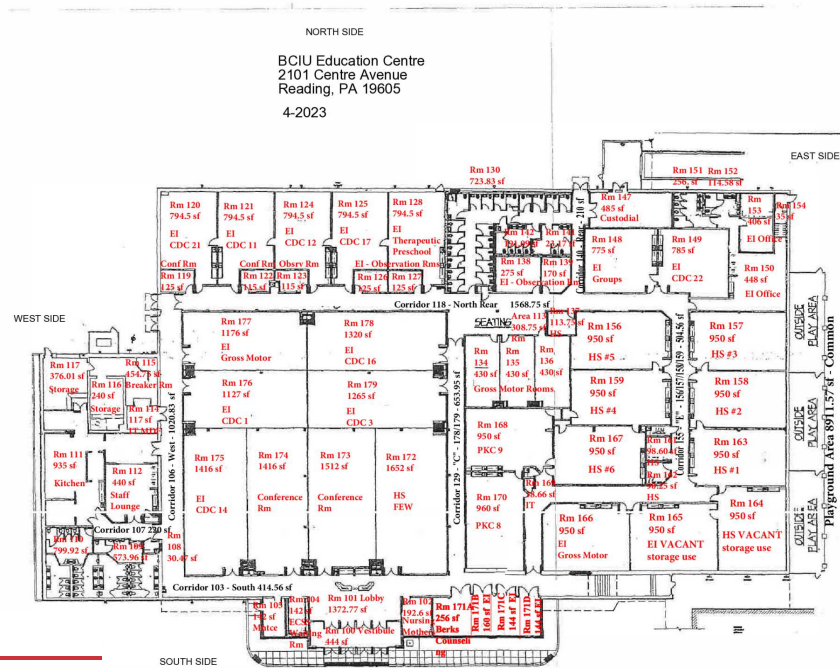
	3 Miles	5 Miles	10 Miles
% HISPANIC	62.0%	48.5%	33.5%

* Demographic data derived from 2020 ACS - US Census

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LEGEND

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 months
Total Space:	12,400 - 50,000 SF	Lease Rate:	\$5.00 - \$10.00 SF/yr

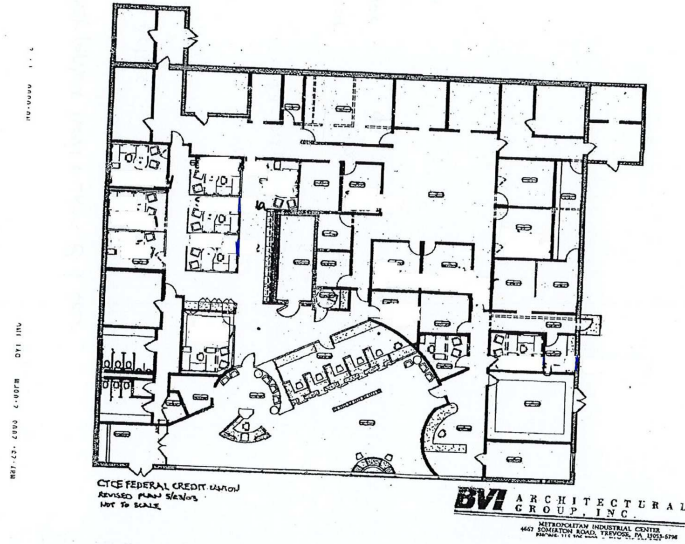
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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