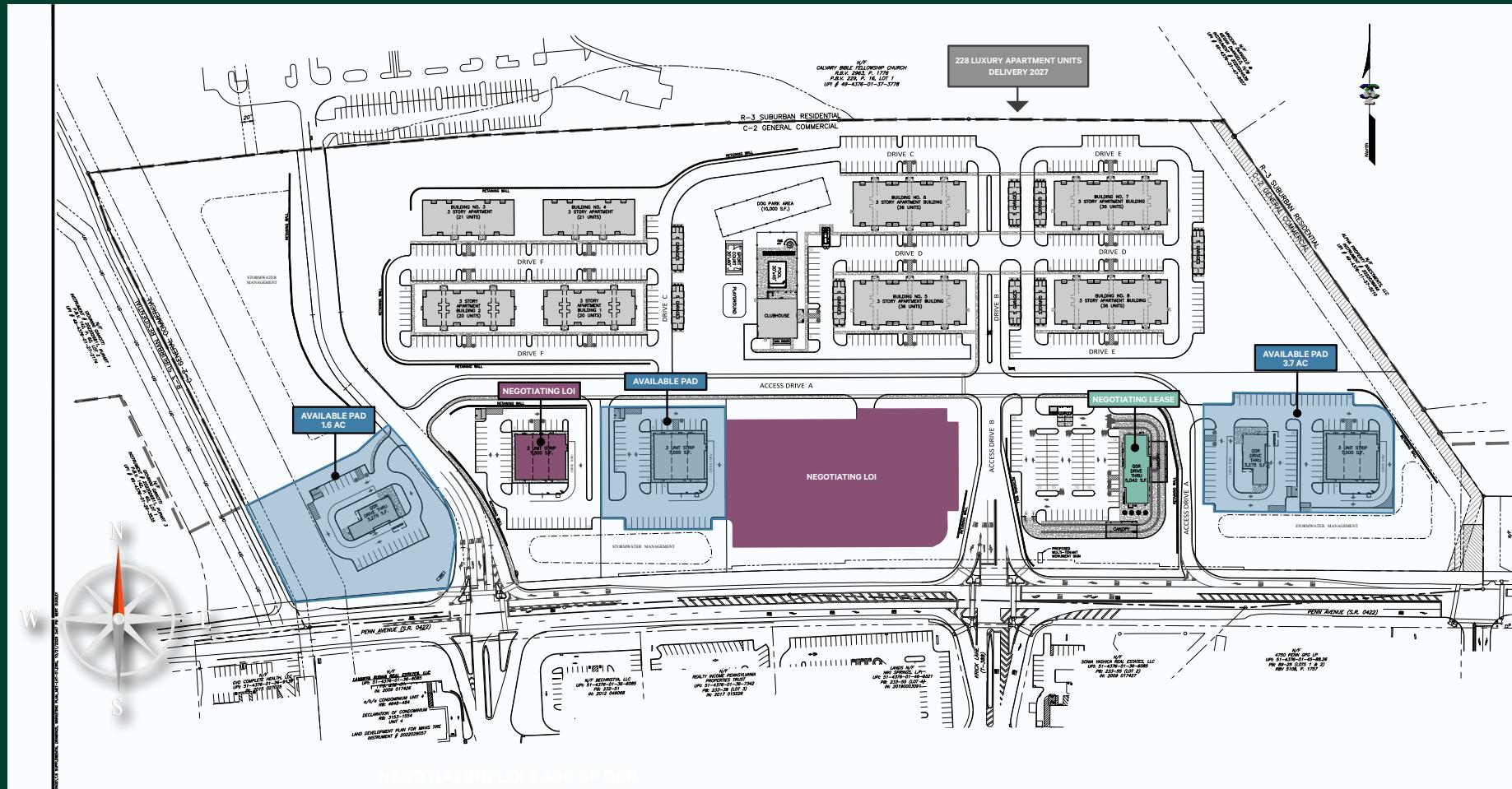


New Retail Development

4889 Penn Ave | Sinking Spring, PA 19608

Conceptual Site Plan

For Lease



Property Information

- + Property sits along 422 which averages an estimated 30,000 cars per day
- + Estimated 80,000 residents within a 5 mile radius
- + Highly visible pads available

2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,486	32,664	76,271
Average Household Income	\$135,011	\$127,831	\$122,590
Median Household Income	\$109,230	\$101,920	\$94,114
Daytime Population	2,793	27,219	73,547