



1947 Bernville Road

Reading, Pennsylvania 19601

Property Highlights

- Located in Bern Township
- 3 at-grade Drive In Doors
- 1 Loading Dock
- 14' Ceiling Heights



Offering Summary

Sale Price:	Subject To Offer
Building Size:	25,686 SF
Office Size:	app. 800 SF
Lot Size:	2.31 Acres

For More Information

John Buccinno, SIOR CCIM

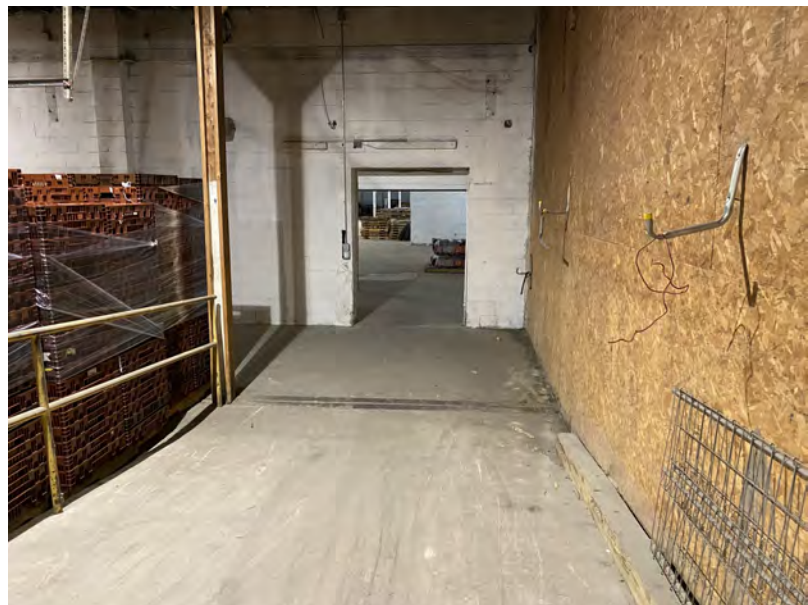
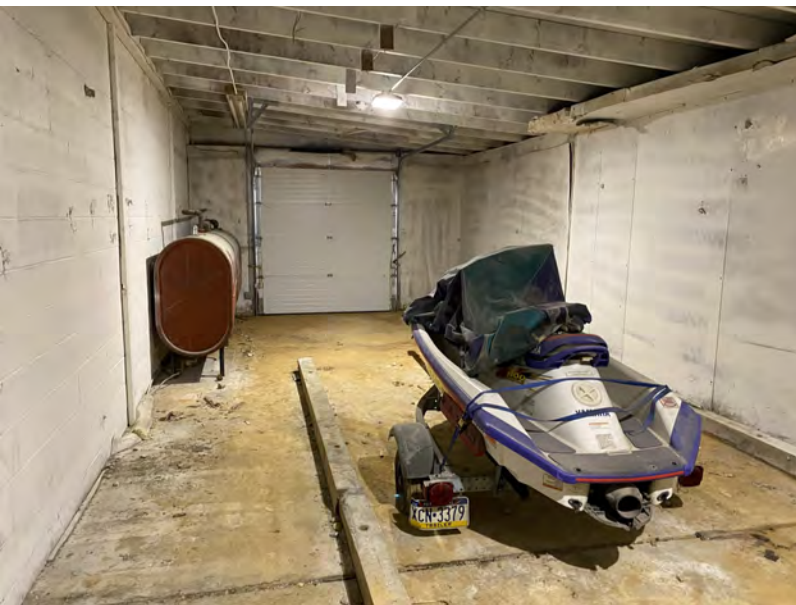
O: 610 370 8508

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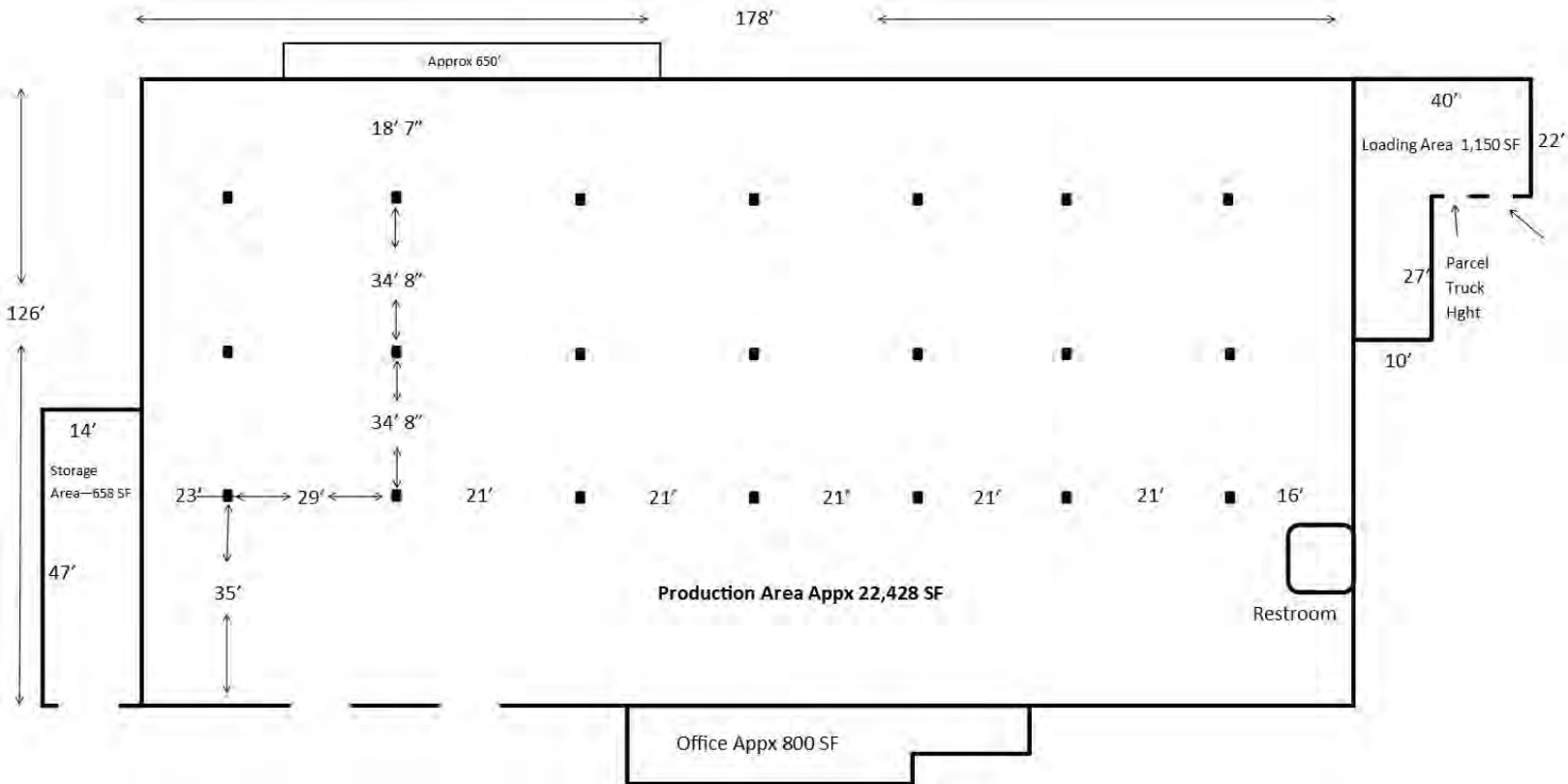
Property Description

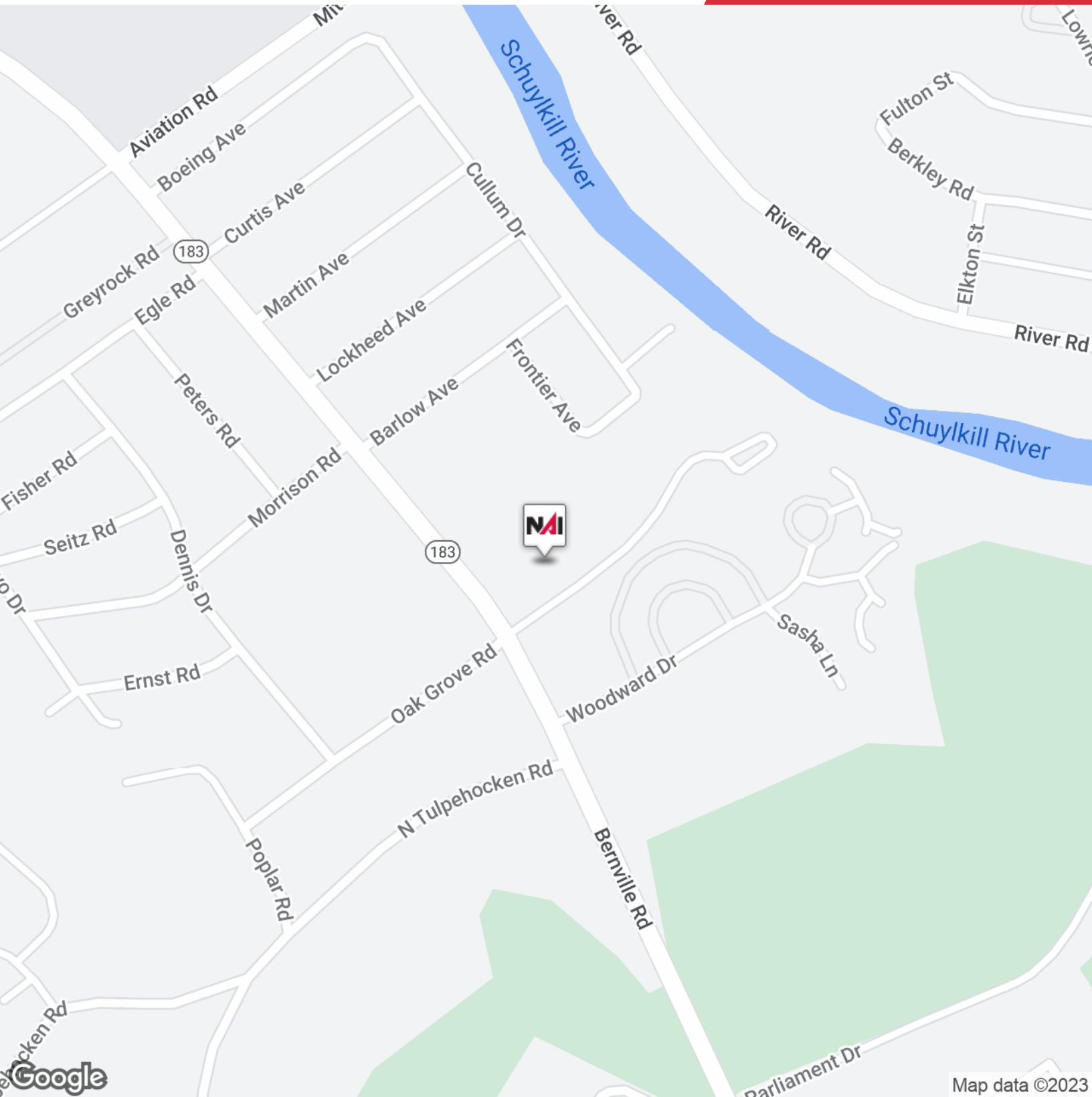
Ideal location just north of the City of Reading with extremely easy access to both the local highway systems and the densely populated areas of Reading. Perfect for last mile delivery or services to the general population. Large parking field also makes this site a prominent location for events or house of worship.



Total Approximate Building Size

25,686 SF

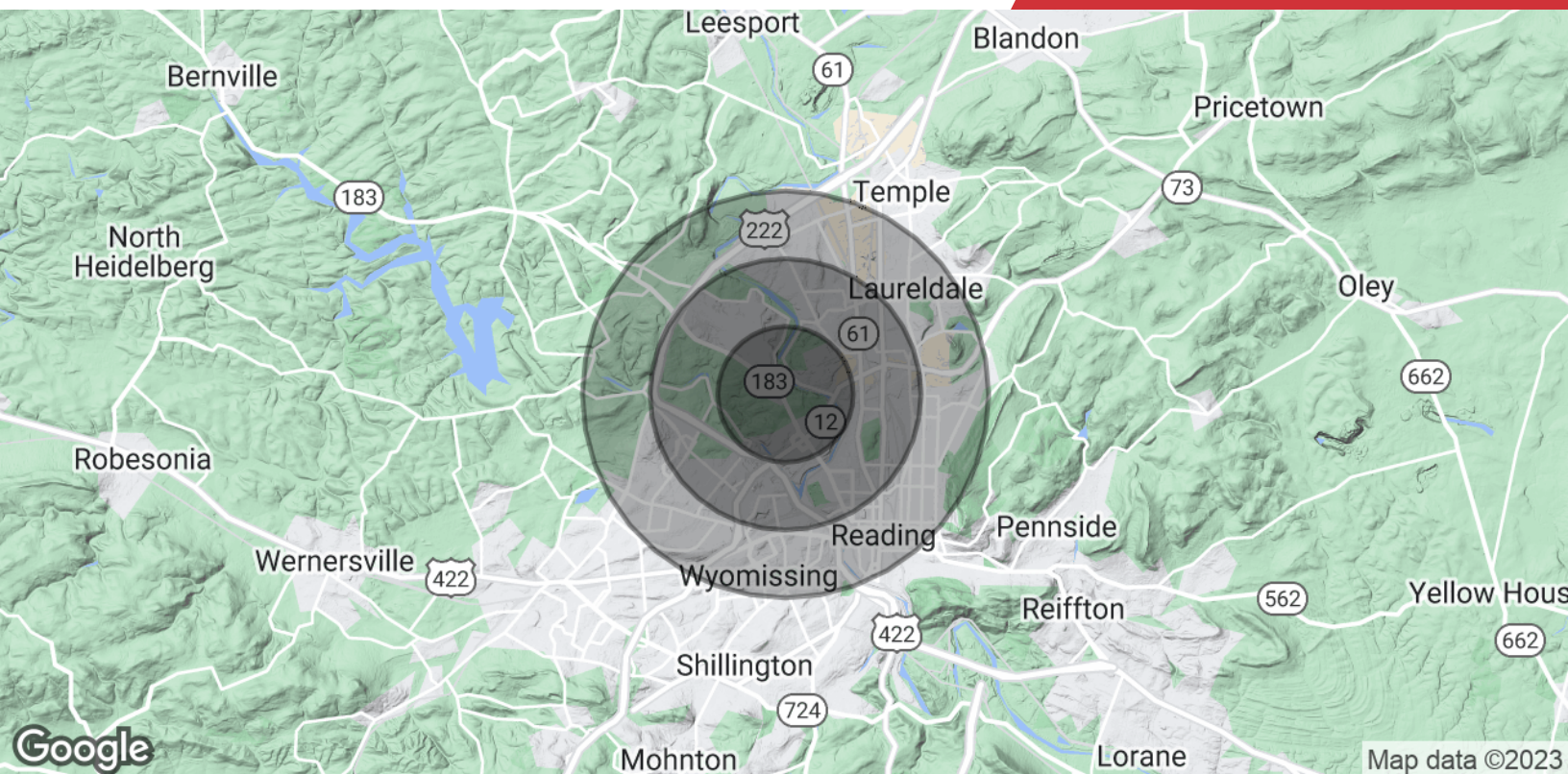




Map data ©2023

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Population

	1 Mile	2 Miles	3 Miles
Total Population	6,300	36,148	104,194
Average Age	37.2	35.0	35.5
Average Age (Male)	34.8	33.3	34.5
Average Age (Female)	39.6	36.6	37.2

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	2,707	14,149	41,192
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$48,019	\$57,675	\$61,123
Average House Value	\$129,786	\$120,463	\$122,705

* Demographic data derived from 2020 ACS - US Census