

# 408 Penn Street

Reading, PA 19602

±22,152 SF Available for Sale or Lease

Sale Price: \$875,000



## Questions? Contact Us.

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## Highlights

- Located in Designated PA Federal Opportunity Zone
- Across from Alvernia University Collegetown Campus
- 1st Floor Existing Commercial Space ±10,000 SF with Additional ±6,000 SF Basement Space
- 2nd Floor ±10,000 SF of Raw Space (Could Be 9 Apartment Units or Office Space)
- Just a Few Blocks Away from the Doubletree Convention Center, Santander Arena, & New 207 Apartment Units Being Developed at 601 Penn Street Former Santander Office Building

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	47,890	134,406	213,193
Households	17,494	49,035	80,709
Avg HH Income	\$42,300	\$63,191	\$77,114
Daytime Employees	15,150	54,437	92,082



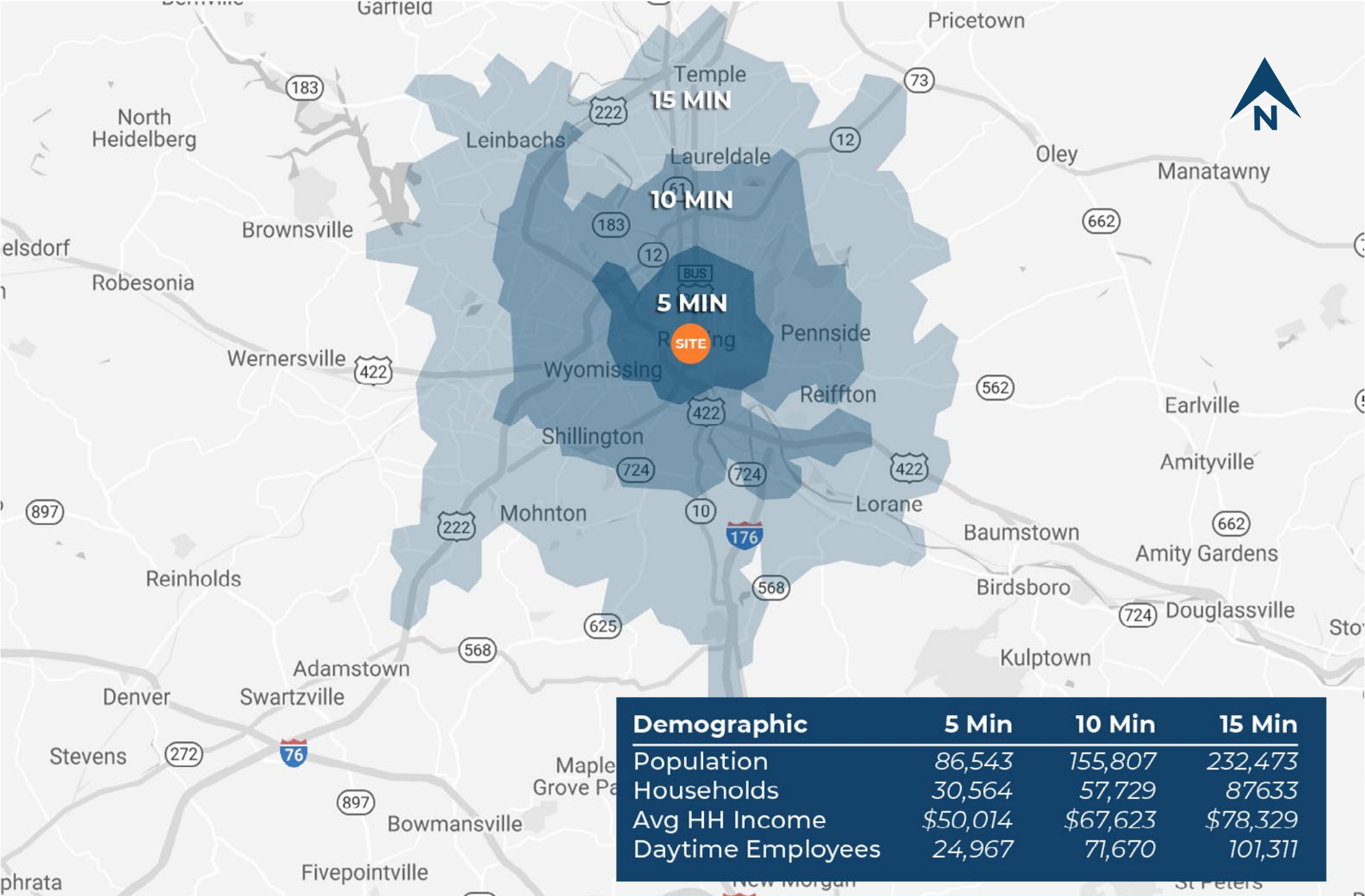
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Demographic	5 Min	10 Min	15 Min
Population	86,543	155,807	232,473
Households	30,564	57,729	87,633
Avg HH Income	\$50,014	\$67,623	\$78,329
Daytime Employees	24,967	71,670	101,311

# Drive Time Map

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Penn Street 10,806 ADT

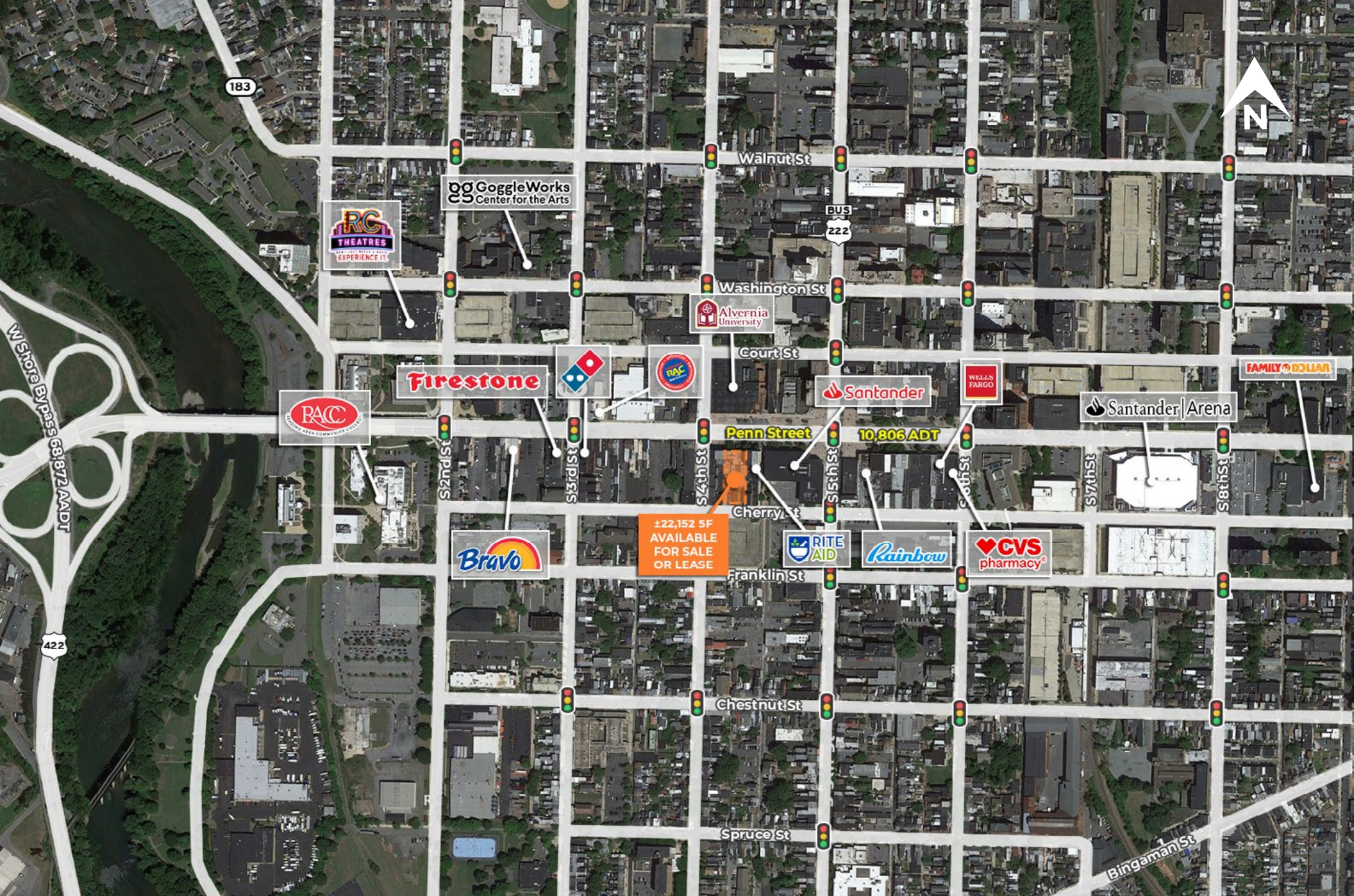
S 4th Street

±22,152 SF  
AVAILABLE  
FOR SALE  
OR LEASE



Cherry St

# Zoom Aerial



# Local Aerial

