



## Property Description

The 2.6-acre commercial pad site is ideally positioned within Hamburg's primary retail trade area, offering strong visibility and convenient access just minutes from Interstate 78. The site provides efficient regional connectivity to Reading, the Lehigh Valley, and Harrisburg, making it well suited for both local and destination retail users.

Located near Cabela's, Hamburg Village Square, and the Route 61 retail corridor, the property benefits from consistent traffic driven by established national retailers, restaurants, and nearby residential neighborhoods. The area's existing commercial draw supports strong daytime and evening traffic patterns, ideal for QSR, fast-casual, coffee, drive-thru, and service-oriented retail concepts.

The pad's 2.6-acre footprint allows for flexible site planning, including drive-thru stacking, multiple curb cuts, ample parking, and monument signage opportunities. Easy ingress and egress from Grand Street, combined with surrounding retail synergy and highway proximity, make this site a compelling opportunity for retailers seeking a high-performing Berks County location.

## Offering Summary

<b>Sale Price:</b>	Subject To Offer
<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	2.68 Acres
<b>Lot Size:</b>	2.68 Acres

Demographics	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	2,084	3,983	6,699
<b>Total Population</b>	4,804	9,465	16,137
<b>Average HH Income</b>	\$88,823	\$95,027	\$96,701

For More Information  
**Patrick Zerbe**

**BROCHURE**

**103 Grand St, Hamburg, PA 19526**

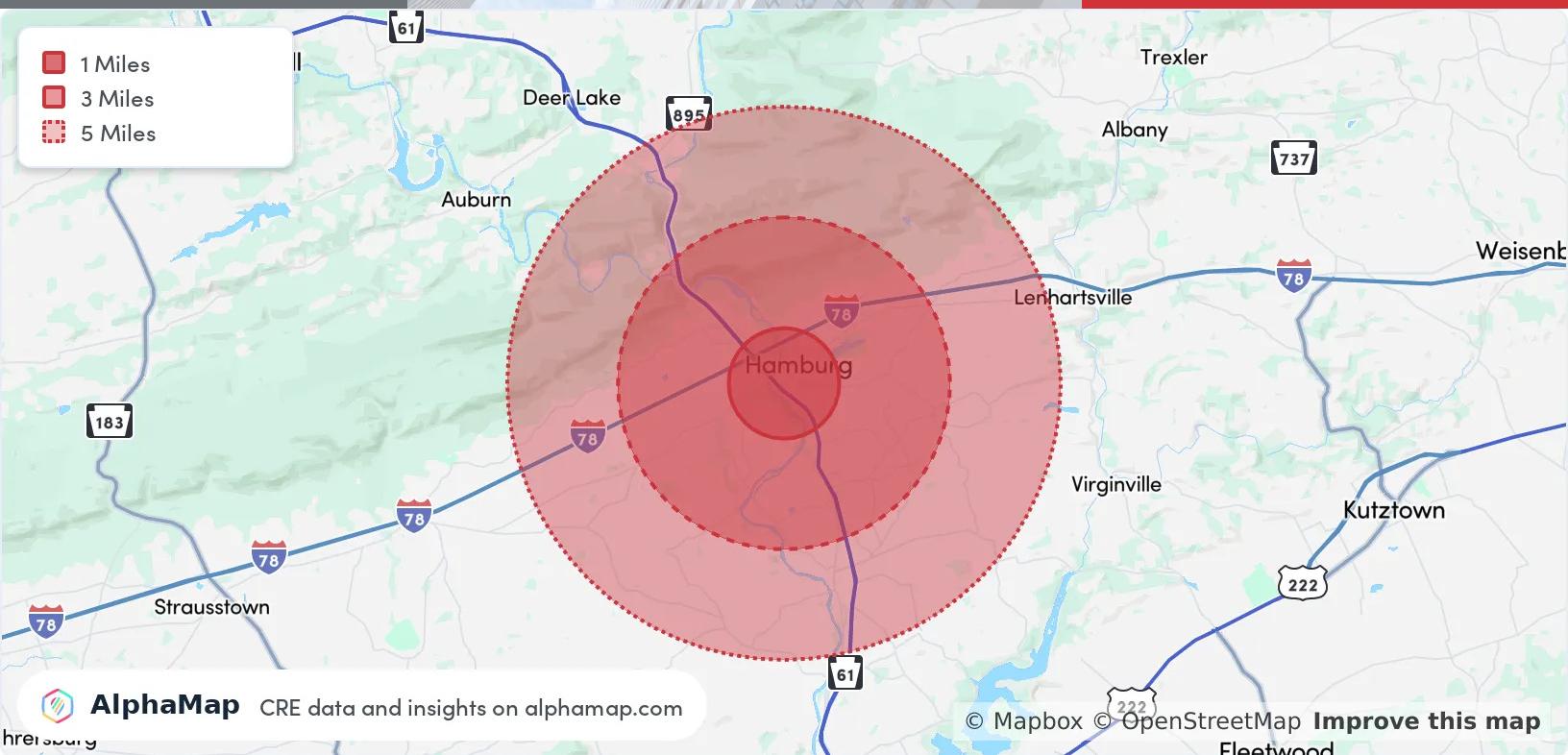


## Property Highlights

- ±2.6-acre commercial pad site at 103 Grand Street, Hamburg, PA
- 20,000 + VPD on North and Southbound Rt. 61.
- 4.5 Million SF of Warehousing within 1.5 Miles
- Adjacent to Rutters and Tower Health Family Medicine MOB
- Located within Hamburg's primary retail trade area
- Minutes from Interstate 78 with regional access to Reading, Lehigh Valley, and Harrisburg
- Proximate to major traffic drivers including Cabela's, Hamburg Village Square, and the Route 61 retail corridor
- Surrounded by established national and regional retailers, restaurants, and service uses
- Strong daily traffic generated by nearby retail, residential neighborhoods, and highway interchange
- Ideal for QSR, fast-casual, coffee, drive-thru, and service-oriented retail
- Site allows for flexible building layout, drive-thru stacking, multiple curb cuts, and ample parking
- Excellent visibility and easy ingress/egress from Grand Street
- Opportunity for monument signage and strong retail branding presence

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## Population

	1 Mile	3 Miles	5 Miles
Total Population	4,804	9,465	16,137
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	46

## Household & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,084	3,983	6,699
Persons per HH	2.3	2.4	2.4
Average HH Income	\$88,823	\$95,027	\$96,701
Average House Value	\$221,868	\$261,825	\$278,392
Per Capita Income	\$38,618	\$39,594	\$40,292

Map and demographics data derived from AlphaMap

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103 Grand St, Hamburg, PA 19526

10,229 Cars | Average Daily Volume  
Pottsville Pike, PA 61

A+B      A→B      B→A

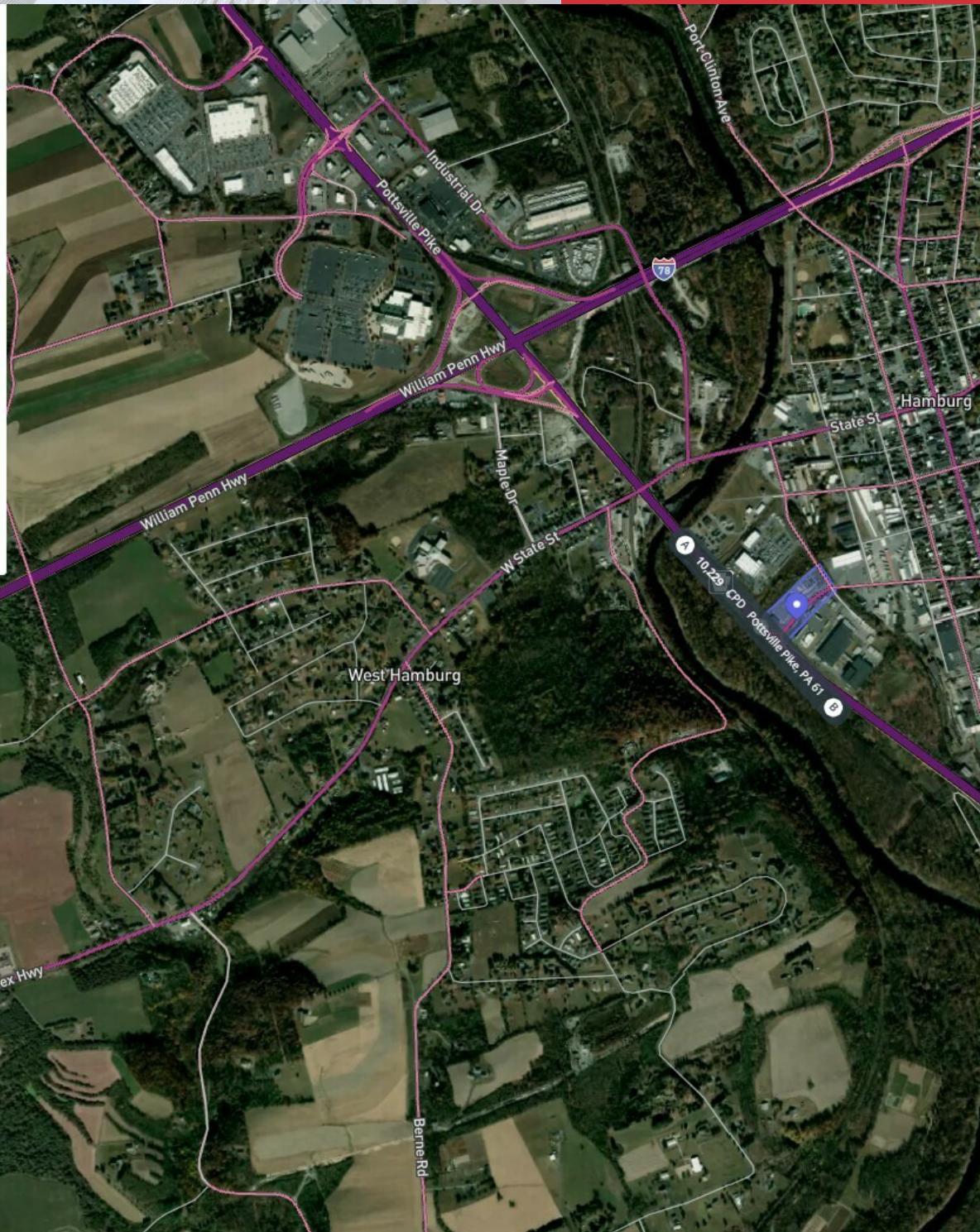


Avg. Cars/Hour



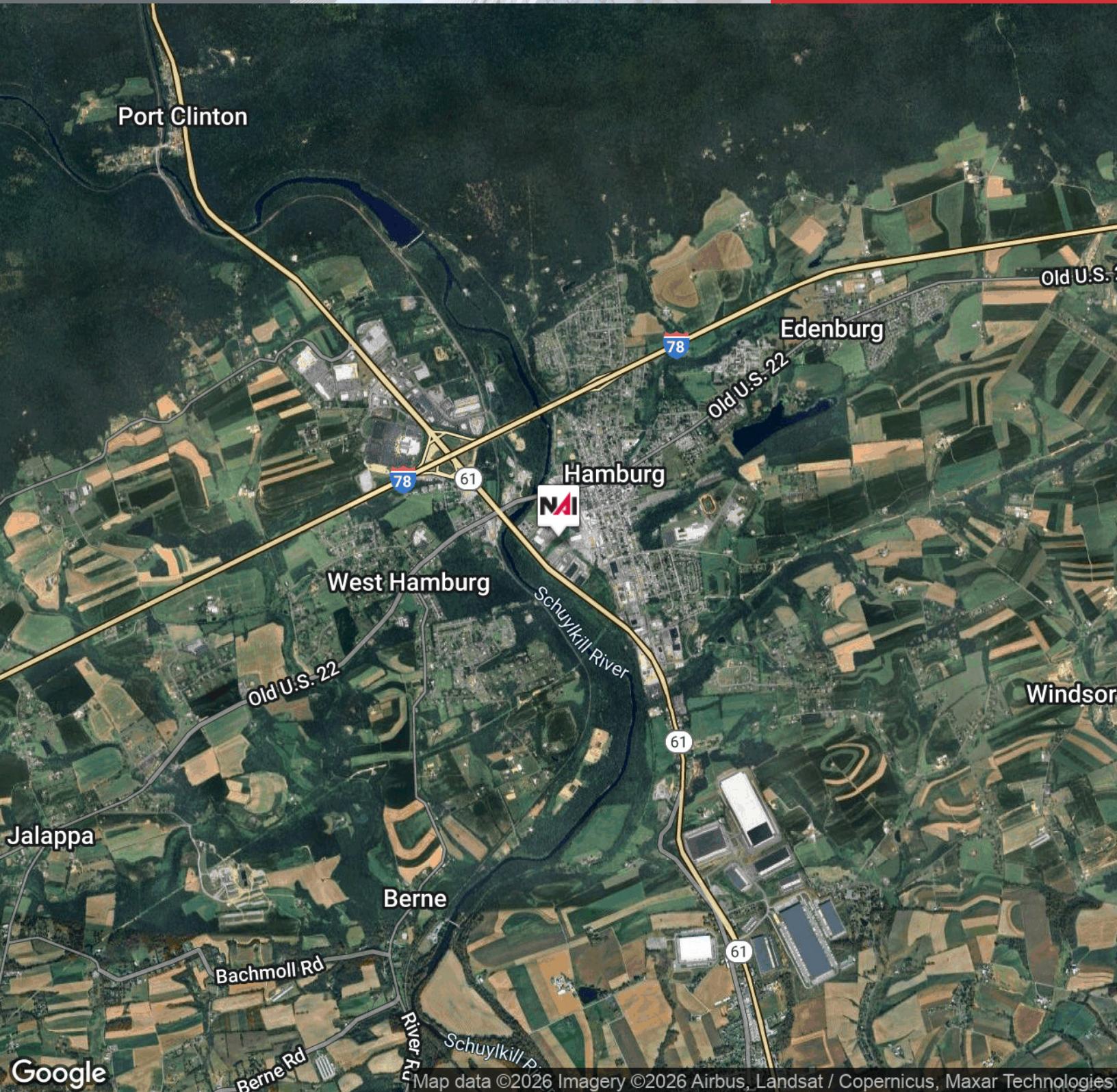
< 63      236      409      582      756 +

Cars Per Day



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