



FOR SALE | \$800,000

PAD LOT 1.2 +/- ACRE

1.1 +/- Acre
Pad Site

JOHN BUCCINNO, SIOR CCIM
610.370.8508
JBUCCINNO@NAIKEYSTONE.COM

NEW DEVELOPMENT SITE

305 N. PARK RD | WYOMISSING, PA 19610

1.2 +/- ACRE PAD SITE FOR SALE

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM



ABOUT THIS PROPERTY

- TOTAL PROPERTY IS 2.7 ACRES WITH A HIGH-END OPERATING STEAK HOUSE ON THE CORNER
- FOR SALE - APPROX. 1.2 +/- ACRE PAD SITE FOR DEVELOPMENT OPPORTUNITIES
- CAN FIT UP TO 9,800+/- SF RETAIL/COMMERCIAL ON PAD SITE
- POTENTIAL FOR REDEVELOPMENT OF ENTIRE 2.7 ACRE SITE
- DIRECTLY IN FRONT OF THE NEWLY COMPLETED 180,000 SF DREXEL UNIVERSITY COLLEGE OF MEDICINE
- IN THE HEART OF \$200 MILLION IN RECENT REDEVELOPMENT ACTIVITY
- 14,000 AVERAGE VEHICLES PER DAY
- C-3 COMMERCIAL ZONING, PLUS PART OF A REDEVELOPMENT OVERLAY DISTRICT THAT ALLOWS MIXED-USE AND OTHER EXPANDED OPPORTUNITIES

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CONCEPT PLAN

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EDUCATION & HEALTH CARE

- THE PRESENCE OF QUALITY EDUCATIONAL INSTITUTIONS AND HEALTHCARE FACILITIES CONTRIBUTES TO THE LOCAL ECONOMY.

COMMUNITY & CULTURE

- COMMUNITY ACTIVITIES AND CULTURAL AMENITIES, SUCH AS THEATERS & ART GALLERIES, ENRICH THE LIFESTYLE OF RESIDENTS.

RECREATIONAL ACTIVITIES - RECREATIONAL OFFERINGS INCLUDE PARKS, WALKING TRAILS, & SPORTS COMPLEXES, PROMOTING AN ACTIVE LIFESTYLE.

TRANSPORTATION - THIS WALKABLE COMMUNITY IS WELL-CONNECTED BY MAJOR HIGHWAYS AND ACCESS TO PUBLIC TRANSPORTATION.

LOCATED NEAR READING, PENNSYLVANIA. WYOMISSING IS KNOWN FOR ITS AFFLUENT LIFESTYLE AND STRONG ATTRIBUTES:

EMPLOYMENT OPPORTUNITIES - A MIX OF RETAIL, HEALTHCARE, AND EDUCATION SECTORS CALL WYOMISSING HOME, AS WELL AS SEVERAL CORPORATE OFFICES AND BUSINESSES, PROVIDING A RANGE OF JOB OPPORTUNITIES.

REAL ESTATE MARKET - THE AREA'S ROBUST MARKET HAS HIGHER PROPERTY VALUES DUE TO DESIRABILITY.

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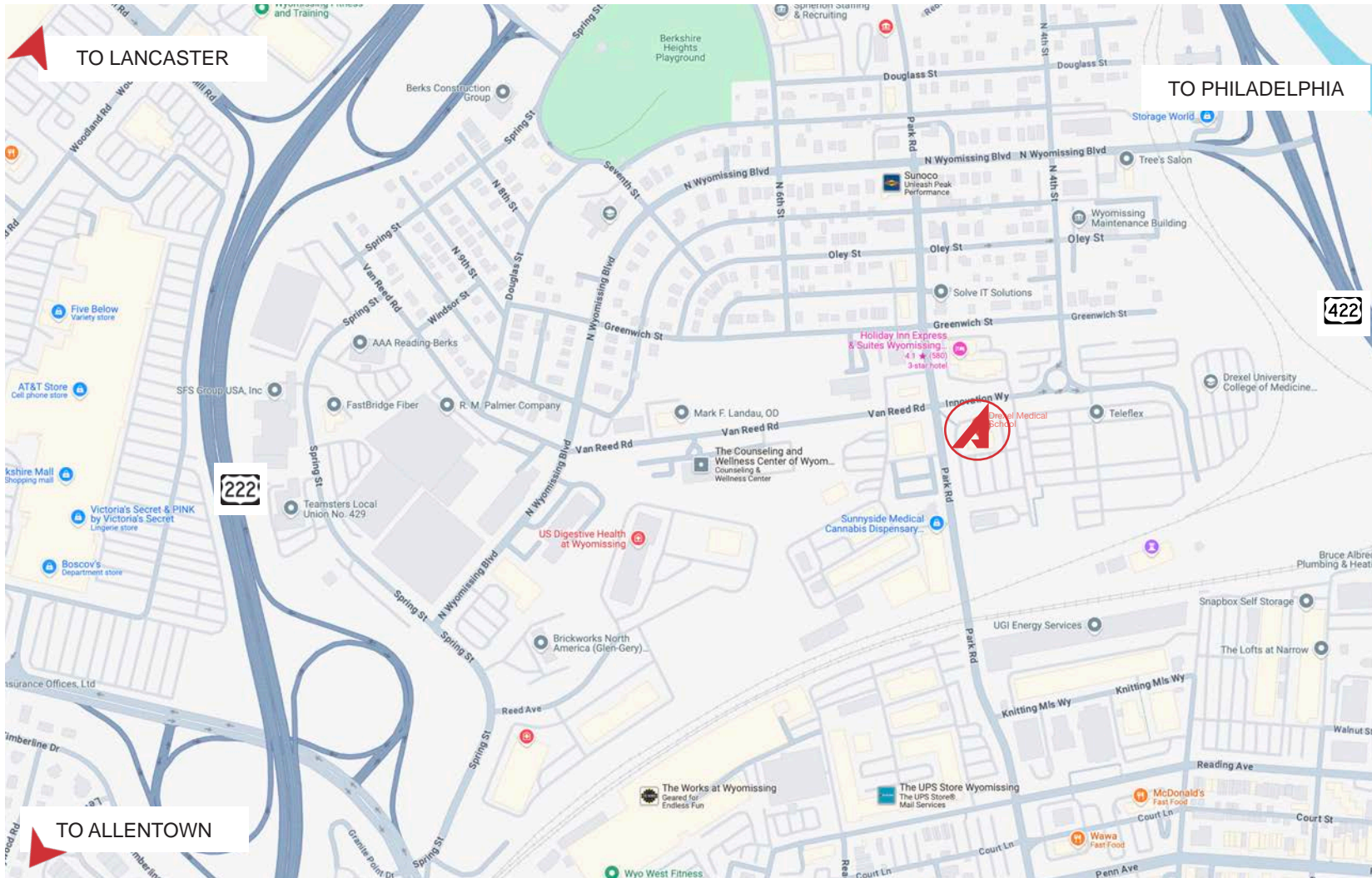
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TO LANCASTER

TO PHILADELPHIA

TO ALLENTOWN

DEMOGRAPHICS
WYOMISSING TRADE AREA

EST. POPULATION
225,984

EST AVG HH INCOME
\$112,010

EST TOTAL EMPLOYEES
87,795

EST POPULATION
1 MI | 12,702
3 MI | 134,447
5 MI | 225,984

EST TOTAL EMPLOYEES
1 MI | 20,144
3 MI | 63,431
5 MI | 87,795

EST AVG HH INCOME
1 MI | \$112,010
3 MI | \$87,655
5 MI | \$100,191

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