SIGNALIZED CORNER DEVELOPMENT OPPORTUNITY

±1.0 ACRE COMMERCIAL DEVELOPMENT SITE

401-405 Madison Ave, Reading, PA 19605

Presented By:
David Laiter & Nathan Rhodes

531 W. Germantown Pike, Suite 103 | Plymouth Meeting, PA 19462
1425 Walnut St, Floor 3 | Philadelphia, PA 19102
T: 610.645.7700 | www.equitycre.com

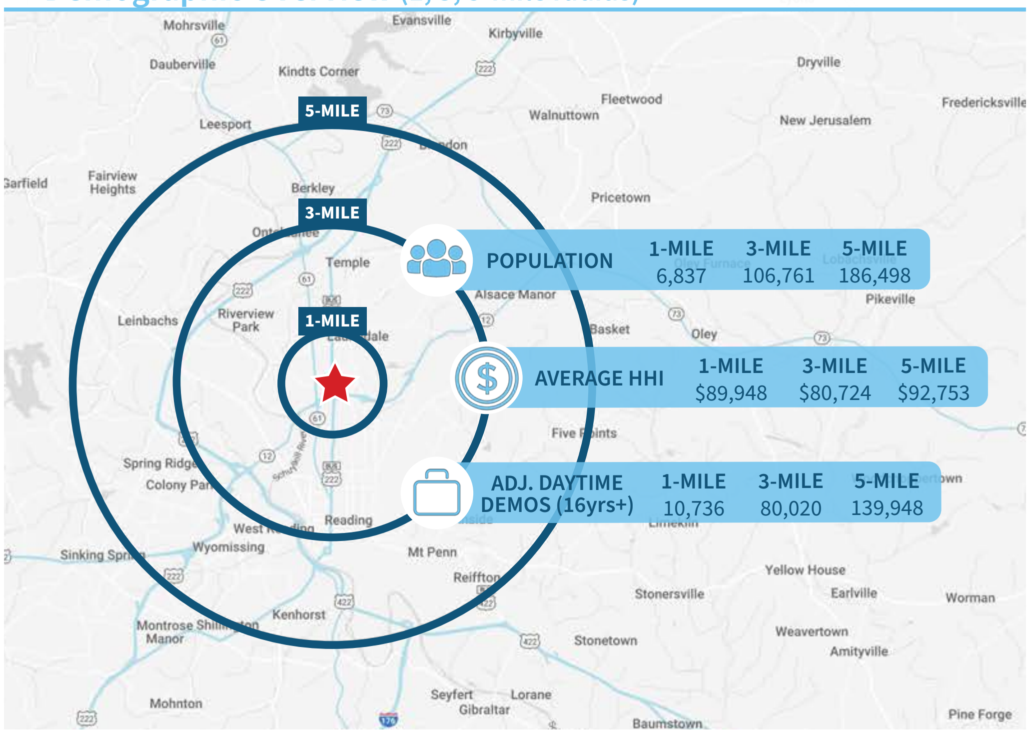
EXECUTIVE SUMMARY

Executive Summary

Equity CRE is pleased to offer the opportunity to purchase or lease +/- 1.0 acres of land with a vacant +/- 2,200 SF building in Reading, PA. Located at 401-405 Madison Ave, Reading, PA, the property consists of a former Pizza Hut and additional vacant land. It sits on the signalized intersection of Business US-222 and Madison Ave, providing excellent visibility to vehicular traffic.

Located in northern Reading, the property is about ½ mile from the interchange of Business Route 222 and Route 12, which intersects with US-422 and connects into Highway US-222, ultimately taking traffic to the PA Turnpike. The Madison Ave & Bus. 222 intersection features retailers such as Lowe's and BJ's Wholesale Club. Lowe's ranks in the top 71% of all Lowe's locations nationwide for visitation volume (Placer.ai). The BJ's Wholesale Club is their only location in a 15-mile radius.

Demographic Overview (1, 3, 5-mile radius)



Pricing Highlights

Sale
$1,500,000

Lease
Contact Broker

Property Information

SALE/LEASE PRICE	$1,500,000
ADDRESS	401-405 Madison Ave, Reading, PA 19605
BUILDINGS	Vacant Building & Land
BUILDING SIZE	±2,200 SF
LOT SIZE	±1.00 Acres
ZONING	C3 – Commercial
PARKING	26 private spaces
TRAFFIC COUNTS	Bus. US-222: 21,361 ADT (Regis) Madison Ave: 4,990 ADT (Regis)
PROPERTY TAXES	$26,224
TYPE OF OWNERSHIP	Fee Simple

Site Aerial

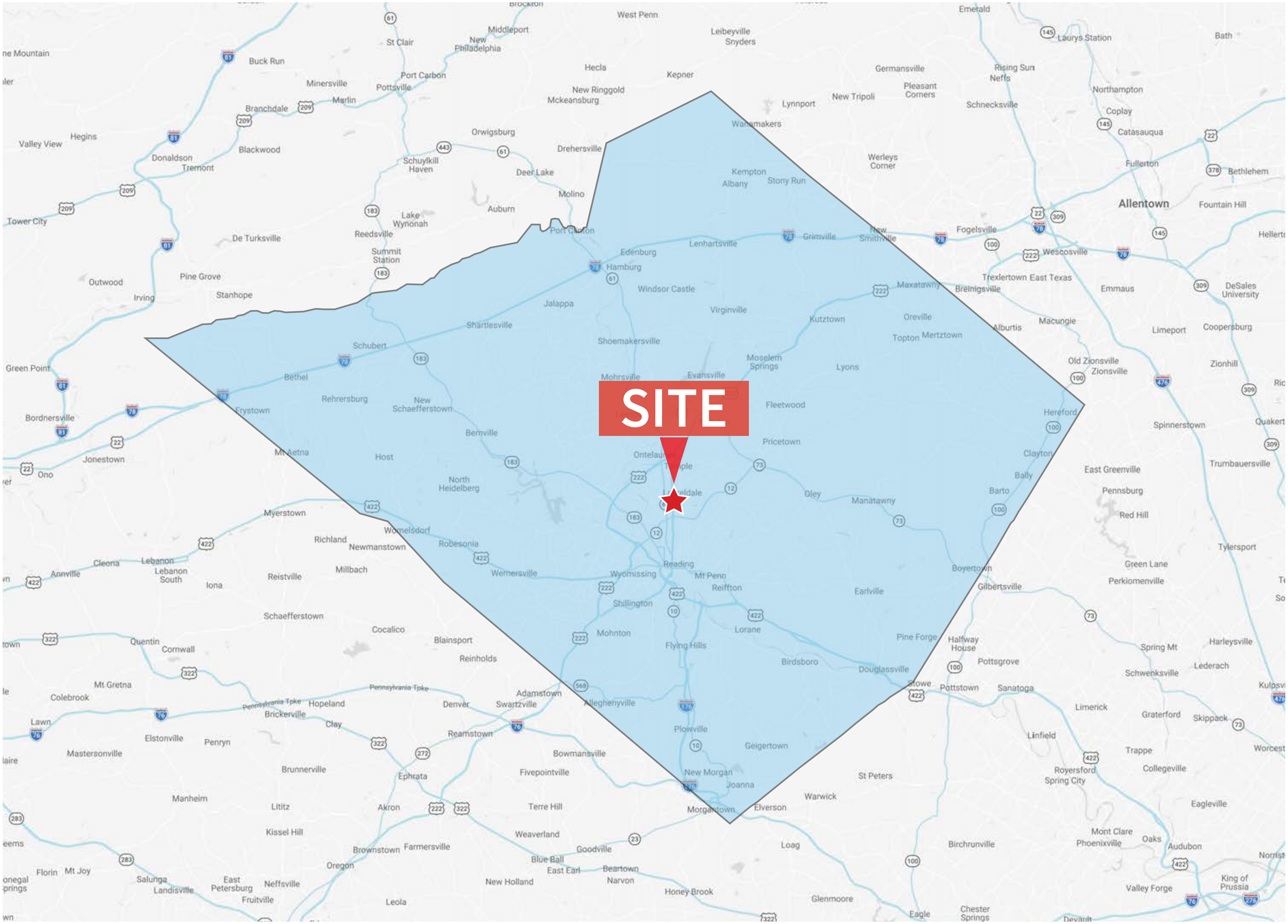
Site Plan

FRANKLIN STREET
MUHLENBERG AVENUE
MADISON AVENUE
NORTH FIFTH STREET (S.R. 2005)
(Rt 222 Business)
SITE
±1.00 AC
DUMPSTER PAD
HEIGHT BAR
PRE MENU BOARD
ORDER POINT CANOPY
MENU BOARD
PR. FREZZER ADDITION
PR. BUILDING ADDITION 535 S.F.
EXISTING PIZZA HUT BUILDING
PROPOSED BUILDING 2,200 S.F.
DRIVE-THRU WINDOW
PATIO AREA
ENTRANCE SIGN TO TOWNSHIP
C-3 District
R-4 District
I-1 District

Mini Market Aerial

Market Aerial

Location Overview



MARKET OVERVIEW

Location Overview

Reading, Pennsylvania

Located about 60 miles northwest of Philadelphia, Reading is the county seat of Berks County. Philadelphia aside, it's a roughly 2-hour drive of New York City, Baltimore, and Washington D.C., placing it firmly within the dense Northeast Corridor. Additionally, it's located almost equidistant to Allentown and Lancaster, providing residents with easy access to both the Lehigh Valley region and the Lancaster metro area. Being centrally located to multiple different markets, Reading's residents have access to multiple major roadways, including US-222, US-422, and I-176. It's the 4th most populated city in PA with an estimated 2026 population of about 96,000 residents.

Business Route 222 is the highly primary corridor running north and south through the heart of Reading. Washington St, Penn St, and Franklin St (US-422) and the primary cross streets, intersecting Bus-222. While Reading has an abundance of retail, there are multiple immediate suburbs included in the Reading metro area with their own retail pockets, including Wyomissing, Shillington, Sinking Spring and some other smaller suburbs.

Reading is home to the Philadelphia Phillies' minor league baseball team, the Reading Phillies, who play at First Energy Stadium and the Mid Atlantic Air Museum. Institutions of higher education that call Reading home include Albright College, Alvernia University, and Penn State Berks.

Highlights of Berks County, PA

- Vibrant and local economy: Per the US Census Bureau, Berks County is the 4th most populous county in PA with approximately 441,765 residents.
  - Largest employers in Berks County include:
    - East Penn Manufacturing
    - Tower Health
    - Penske Transportation Services
    - Redner's Markets
    - Boscov's Department Stores, Inc.

Easy Access to Major Cities:

- Philadelphia – 63 Miles Southeast
- Allentown – 36 Miles Northeast
- Lancaster – 35 Miles Southwest
- Harrisburg – 64 Miles West

Transportation

- Philadelphia International Airport – 1 hour and 40-minute drive
- Lehigh Valley International Airport – 1 hour drive
- Trenton-Mercer Airport – 1 hour and 30-minute drive
- 30th St Train Station – 1 hour and 40-minute drive

First Energy Stadium

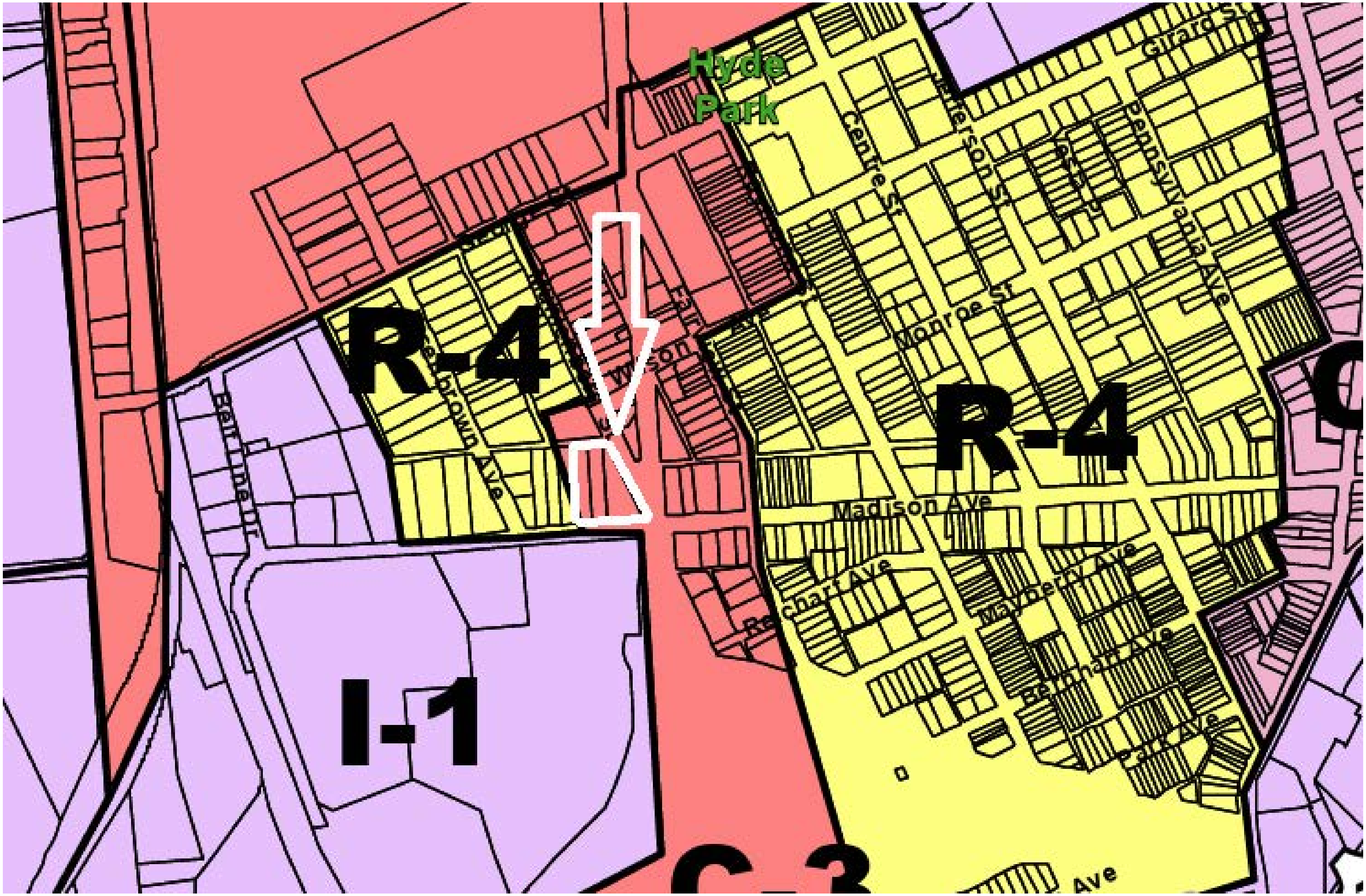
Albright College

Alvernia University

Mid Atlantic Air Museum

Penn State Berks Campus

Zoning Map


Hyde Park
Girard St
Centre St
Pennsylvania Ave
Monroe St
R-4
R-4
Madison Ave
I-1
C-3

Township of Muhlenberg

C-3 Zoning District
Utility and Dimensional Requirements (Supplemental Matrix Chart)
[Amended 11-21-2016 by Ord. No. 563]

Permitted Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements			Maximum Height (feet)	Maximum Coverage	
		Sewer	Water			Front (feet)	Side (each) (feet)	Rear (feet)		Building	Lot
Single-family detached units	By right	Public	Public	20,000 square feet	100	40	10	20	35	20%	30%
Public utilities	By right	Optional	Optional	Variable	Refer to § 355-82 for additional requirements.						
Municipal use	By right	Optional	Optional	Variable	Refer to § 355-94 for additional requirements.						
Category 1 and 2 home occupation	By right	Public	Public	Variable	Refer to § 355-92 for additional requirements.						
Retail business establishments	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Business and professional office	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Restaurant	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Taverns/taprooms	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Club or lodge	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Theater or family entertainment complex	By right	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Community greenhouse or nursery	By right	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Personal service establishment	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Banks/financial institutions	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Funeral home	By right	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%

MUHLENBERG CODE

Permitted Use	Procedural Requirement	Utility Requirements: Sewer	Utility Requirements: Water	Minimum Net Lot Area	Minimum Lot Width (feet)	Minimum Yard Requirements: Front (feet)	Minimum Yard Requirements: Side (each) (feet)	Minimum Yard Requirements: Rear (feet)	Maximum Height (feet)	Maximum Coverage: Building	Maximum Coverage: Lot
Equipment rental business	By right	Public	Public	50,000 square feet	200	40	20	40	35	40%	60%
Mini malls	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Convenience stores or mini markets	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Commercial drive-through establishments	Conditional use	Public	Public	25,000 square feet	125	40	20	30	35	40%	60%
Recreational use	Conditional use	Public	Public	2 acres	Refer to § 355-80 for additional requirements.						
Hotels or motels	Conditional use	Public	Public	2 acres	200	60	30	60	35	40%	60%
Adaptive reuse	Conditional use	Public	Public	Variable	Refer to § 355-37 for additional requirements.						
Telecommunications facilities	Conditional use	Optional	Optional	Variable	Refer to § 355-83 for additional requirements.						
Medical marijuana dispensary	Conditional use	Public	Public	20,000 square feet	100	40	10	20	35	40%	60%
Child day care	Special exception	Public	Public	40,000 square feet	200	50	20	20	35	30%	50%
Adult day care	Special exception	Public	Public	40,000 square feet	200	50	20	20	35	30%	50%
Automobile service stations	Special exception	Public	Public	2 acres	200	60	25	50	35	25%	40%
Automobile sales	Special exception	Public	Public	5 acres	250	60	25	50	35	25%	40%
Adult business and entertainment use	Special exception	Public	Public	1 acre	Refer to § 355-68 for additional requirements.						
Commercial campgrounds	Special exception	Public	Public	10 acres	Refer to § 355-69 for additional requirements.						
Educational use	Special exception	Public	Public	3 acres	250	60	25	50	50	30%	50%
Religious use	Special exception	Public	Public	3 acres	250	60	25	50	50	30%	50%
Veterinary hospital or animal clinic	Special exception	Public	Public	2 acres	200	60	25	50	35	30%	50%
Wagering or gambling establishment	Special exception	Public	Public	2 acres	200	60	25	50	35	30%	40%

DEMOGRAPHICS

Summary Profile

2010-2020 Census, 2026 Estimates with 2031 Projections

Calculated using weighted block centroid from block groups

401-405 Madison Ave, Reading, PA 19602		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	2026 Estimated Population	6,837	106,761	186,498
	2031 Projected Population	6,881	107,541	187,786
	2020 Census Population	6,443	102,277	178,545
	2010 Census Population	5,859	94,089	166,703
	Projected Annual Growth 2026 to 2031	0.1%	0.1%	0.1%
	Historical Annual Growth 2010 to 2020	-	0.7%	0.7%
	2026 Median Age	36.2	33.9	35.7
Households	2026 Estimated Households	2,508	38,547	68,948
	2031 Projected Households	2,546	39,202	70,075
	2020 Census Households	2,386	36,427	65,473
	2010 Census Households	2,265	33,598	61,313
	Projected Annual Growth 2026 to 2031	0.3%	0.3%	0.3%
	Historical Annual Growth 2010 to 2026	0.7%	0.9%	0.8%
Race & Ethnicity	2026 Estimated White	59.5%	53.8%	58.9%
	2026 Estimated Black or African American	10.6%	14.0%	12.7%
	2026 Estimated Asian or Pacific Islander	1.3%	1.4%	1.6%
	2026 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.7%
	2026 Estimated Other Races	16.7%	18.6%	15.5%
	2026 Estimated Hispanic	34.9%	39.2%	34.4%
Income	2026 Estimated Average Household Income	$89,948	$80,724	$92,753
	2026 Estimated Median Household Income	$82,804	$62,067	$70,217
	2026 Estimated Per Capita Income	$33,119	$29,374	$34,551
Education (Age 25+)	2026 Estimated Elementary (Grade Level 0 to 8)	7.5%	10.0%	7.3%
	2026 Estimated Some High School (Grade Level 9 to 11)	6.4%	10.1%	8.6%
	2026 Estimated High School Graduate	44.4%	39.9%	37.8%
	2026 Estimated Some College	15.2%	14.5%	14.5%
	2026 Estimated Associates Degree Only	8.6%	7.9%	8.4%
	2026 Estimated Bachelors Degree Only	12.5%	11.7%	14.4%
	2026 Estimated Graduate Degree	5.5%	5.9%	9.0%
Business	2026 Estimated Total Businesses	533	3,370	6,051
	2026 Estimated Total Employees	8,790	44,811	78,293
	2026 Estimated Employee Population per Business	16.5	13.3	12.9
	2026 Estimated Residential Population per Business	12.8	31.7	30.8

CONSUMER NOTICE

THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- **Licensees may enter into the following agency relationships with consumers:**

Seller Agent
As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

Buyer Agent
As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

Dual Agent
As a dual agent, the licensee works for both the seller/landlord and the buyer/tenant. A dual agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

Designated Agent
As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licens ees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- **In addition, a licensee may serve as a Transaction Licensee.**

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- **Regardless of the business relationship selected, all licensees owe consumers the duty to:**
  - Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived by the seller where the seller's property is under contract and the waiver is in writing.
  - Comply with Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.
  - Disclose financial interest in a service, such as financial, title transfer and

CONSUMER NOTICE

CONTINUED-

preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.

- **The following contractual terms are negotiable between the licensee and the consumer and must be addressed in an agreement/disclosure statement:**
  - The duration of the licensee's employment, listing agreement or contract.
  - The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
- **All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.**
- **The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.**

Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.

ACKNOWLEDGMENT

I acknowledge that I have received this disclosure.

DATE: SIGNATURE:

DATE: SIGNATURE:

I certify that I have provided this document to the above consumer during the initial interview.

DATE: ________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

DATE: ________

(Licensee's PRINTED NAME) (Licensee's SIGNATURE)

Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.

CONFIDENTIALITY & DISCLAIMER

401-405 Madison Ave, Reading, PA 19605

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Subject Property and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Equity CRE.

The information in this prospectus has been compiled from sources deemed to be reliable. However, neither the information nor the reliability of their sources are guaranteed by Equity CRE or the Seller. Neither Equity CRE nor the Seller have verified, and will not verify, any of the information contained herein, nor has Equity CRE or the Seller conducted any investigation regarding the information contained herein. Neither Equity CRE nor the Seller makes any representation or warranty whatsoever regarding the accuracy or completeness of the information provided herein.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this or any other confidential information, written or verbal, from Equity CRE or the Seller. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Confidential Offering Memorandum does not constitute an offer of security.

Prospective purchasers are recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility.

The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller and Equity CRE reserve the right to negotiate with one or more prospective purchasers at any time.

Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the Property. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against the Seller or Equity CRE or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Each prospective purchaser and/or broker proceeds at its own risk.

Equity CRE, Inc is licensed in PA, NJ, & DE.

Agents

DAVID LAITER

Equity CRE, Inc
531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA

Office 610.645.7700 x150
Fax 610.645.5454

dlaiter@equitycre.com

David Laiter is a licensed real estate salesperson in PA & NJ.

NATHAN RHODES

Equity CRE, Inc
531 W. Germantown Pike, Suite 103
Plymouth Meeting, PA

Office 610.645.7700 x137
Fax 610.645.5454

nrhodes@equitycre.com

Nathan Rhodes is a licensed real estate salesperson in PA.