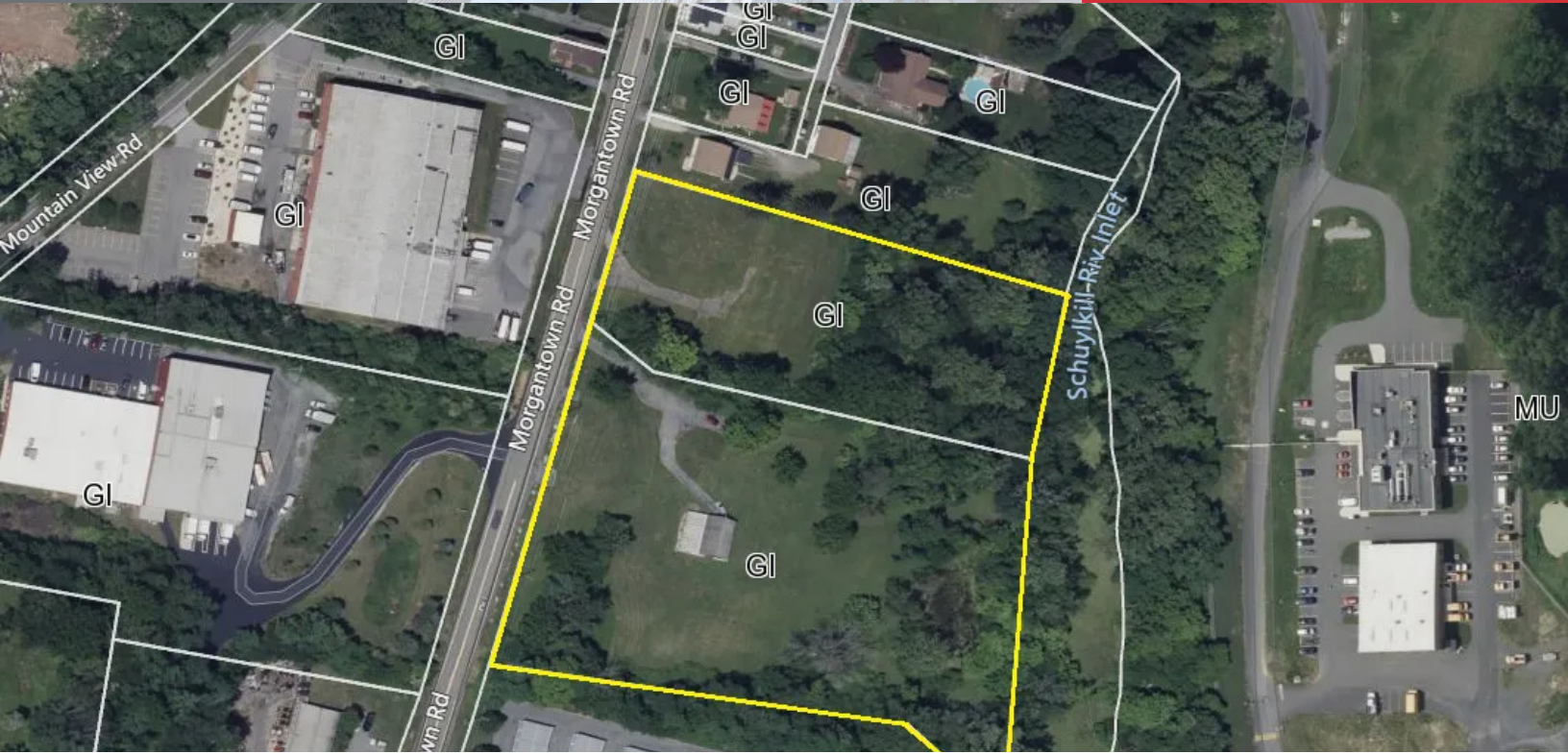




946 & 970 Morgantown Road

946 & 970 Morgantown Road
Reading, Pennsylvania 19607

Property Highlights

- Industrial Zoning
- Cumru Township
- 5.5 Acres
- Central Berks location

Property Overview

Presenting an exceptional opportunity to acquire two contiguous industrial parcels in Cumru Township, Berks County. With a strategic location and General Industrial zoning, these parcels offer a versatile canvas for industrial and commercial development. Public utilities are

Offering Summary

Sale Price:	Contact Broker for Details
Available SF:	
Lot Size:	5.51 Acres

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	55	227	1,798
Total Population	262	1,094	5,674
Average HH Income	\$90,666	\$86,111	\$94,525

For More Information

Brian McCahon, SIOR

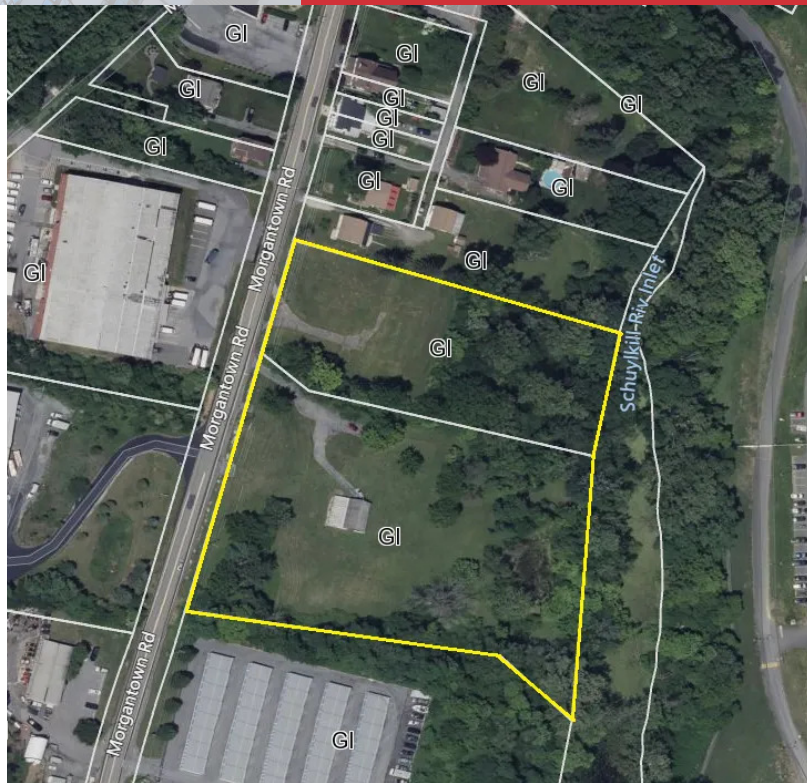
O: 610 370 8510
bmccahon@naikeystone.com

BROCHURE

946 & 970 Morgantown Road, Reading, PA 19607

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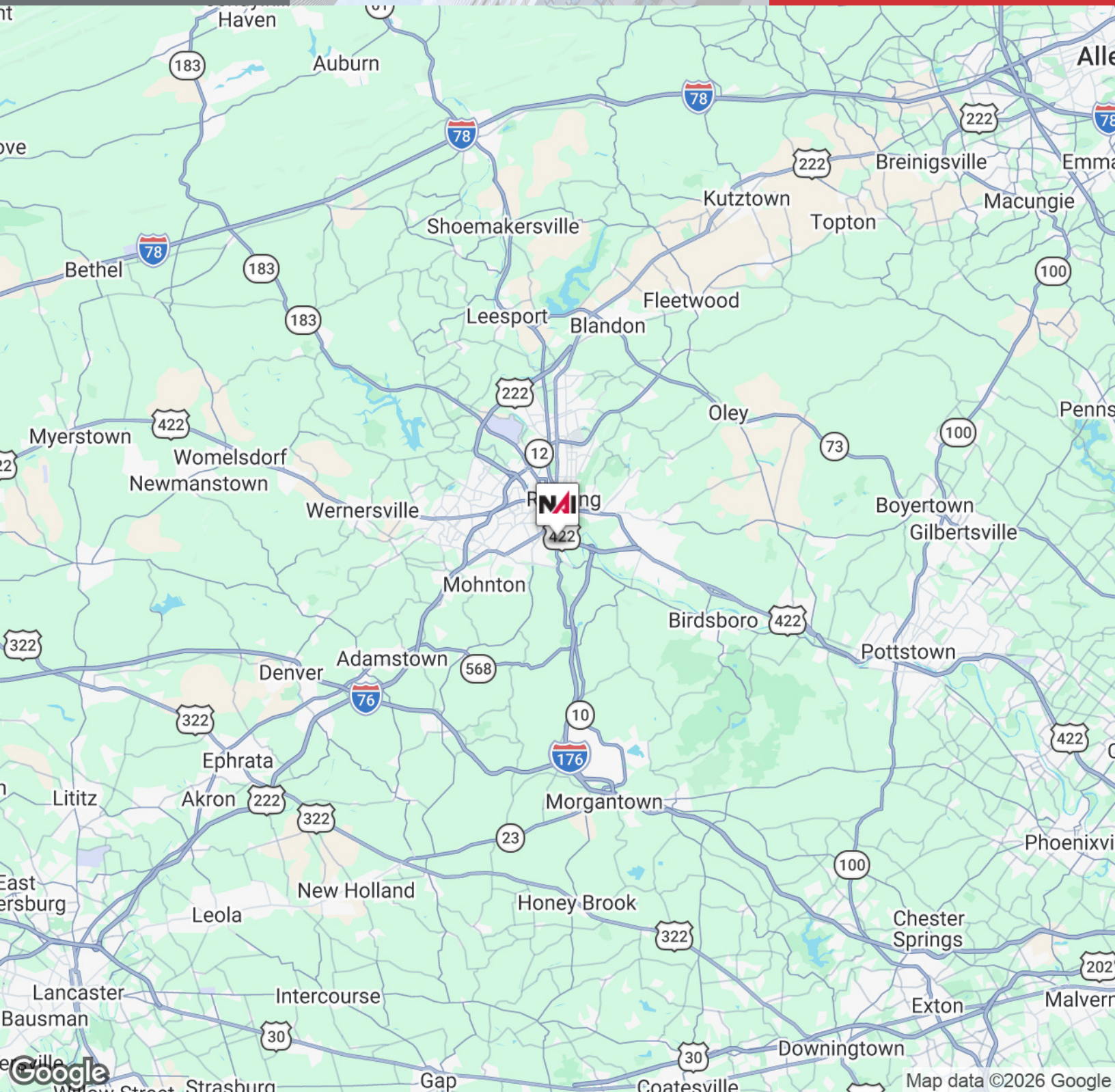
GI Zoning District: Utility and Dimensional Requirements (Supplemental Matrix Chart 9)												
Use	Procedural Requirement	Utility Requirements		Minimum Net Lot Area	Minimum Lot Width	Minimum Yard Requirements				Maximum Height	Maximum Coverage	
		Sewer	Water			Front	Side (each)	Rear			Building	Lot
Conservation Uses	By Right	Optional	Optional	1 acre	Refer to Article 5 and Section 804.7 for additional requirements							
Forestry	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements							
Business and Professional Offices	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %		60 %
Business/Professional Office Parks	By Right	Public	Public	10 acres	Refer to Section 809 for additional requirements							
Construction Services	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Fabrication and Finishing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Food Processing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Home Center	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Industrial Parks	By Right	Public	Public	10 acres	Refer to Section 830 for additional requirements							
Manufacturing	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Municipal Uses	By Right	Optional	Optional	Variable	Refer to Section 838.1 for additional requirements							
Printing or Publishing Establishment	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %		60 %
Commercial Recreation Use	By Right	Public	Public	1 acre	150 feet	40 feet	40 feet	40 feet	50 feet	40 %		60 %
Restaurants	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %		60 %
Retail Business Use	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %		60 %
Research Facility	By Right	Public	Public	1 acre	150 feet	60 feet	40 feet	40 feet	50 feet	40 %		60 %
Truck Service and Washing Facility	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %
Public Utilities	By Right	Optional	Optional	Variable	Refer to Section 852.3 for additional requirements							
Warehouse and Freight Terminal	By Right	Public	Public	2 acres	200 feet	60 feet	50 feet	50 feet	50 feet	40 %		60 %



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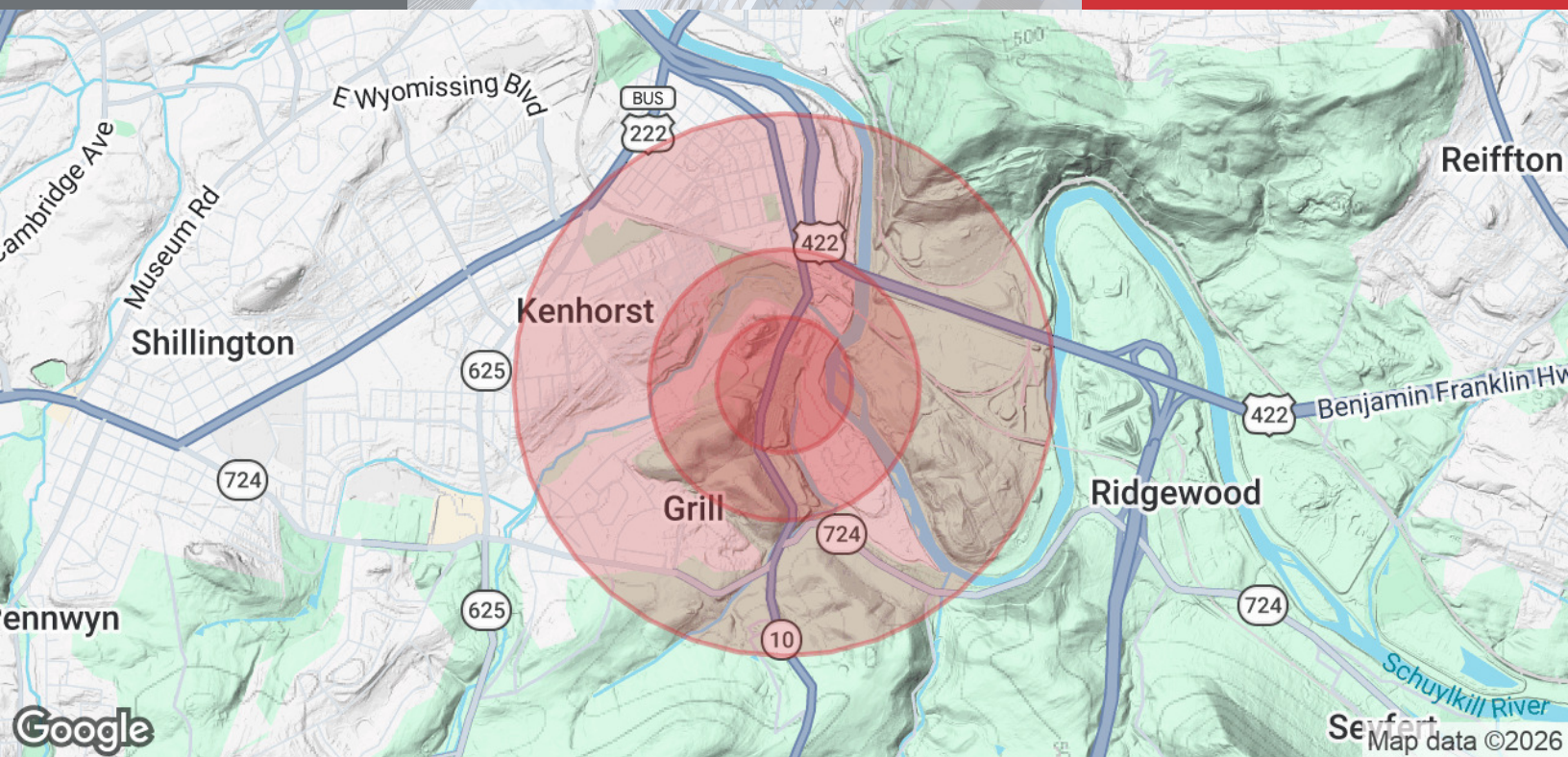
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	262	1,094	5,674
Average Age	27.1	26.4	32.9
Average Age (Male)	25.5	25.0	30.2
Average Age (Female)	27.4	26.7	33.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	55	227	1,798
# of Persons per HH	4.8	4.8	3.2
Average HH Income	\$90,666	\$86,111	\$94,525
Average House Value	\$216,075	\$209,891	\$199,683

2023 American Community Survey (ACS)

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