

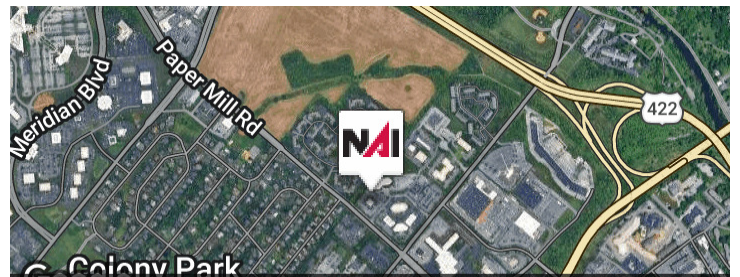


985 Berkshire Boulevard

Wyomissing, Pennsylvania 19610

Property Overview

Turnkey 2,225 SF first-floor dental suite available in the heart of Wyomissing. This well-located space offers an efficient, patient-friendly layout with existing dental infrastructure in place—ideal for dentists or medical users looking to plug-and-play.



Offering Summary

Lease Rate:	\$15.50 SF/yr (NNN)
Building Size:	20,589 SF
Available SF:	2,225 SF

For More Information

Patrick Zerbe

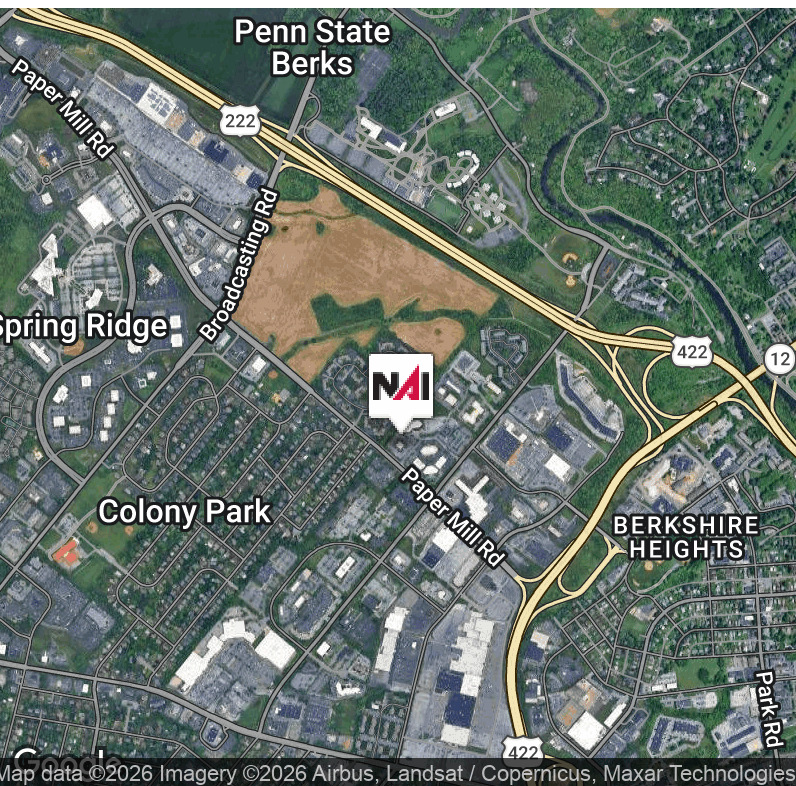
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BROCHURE

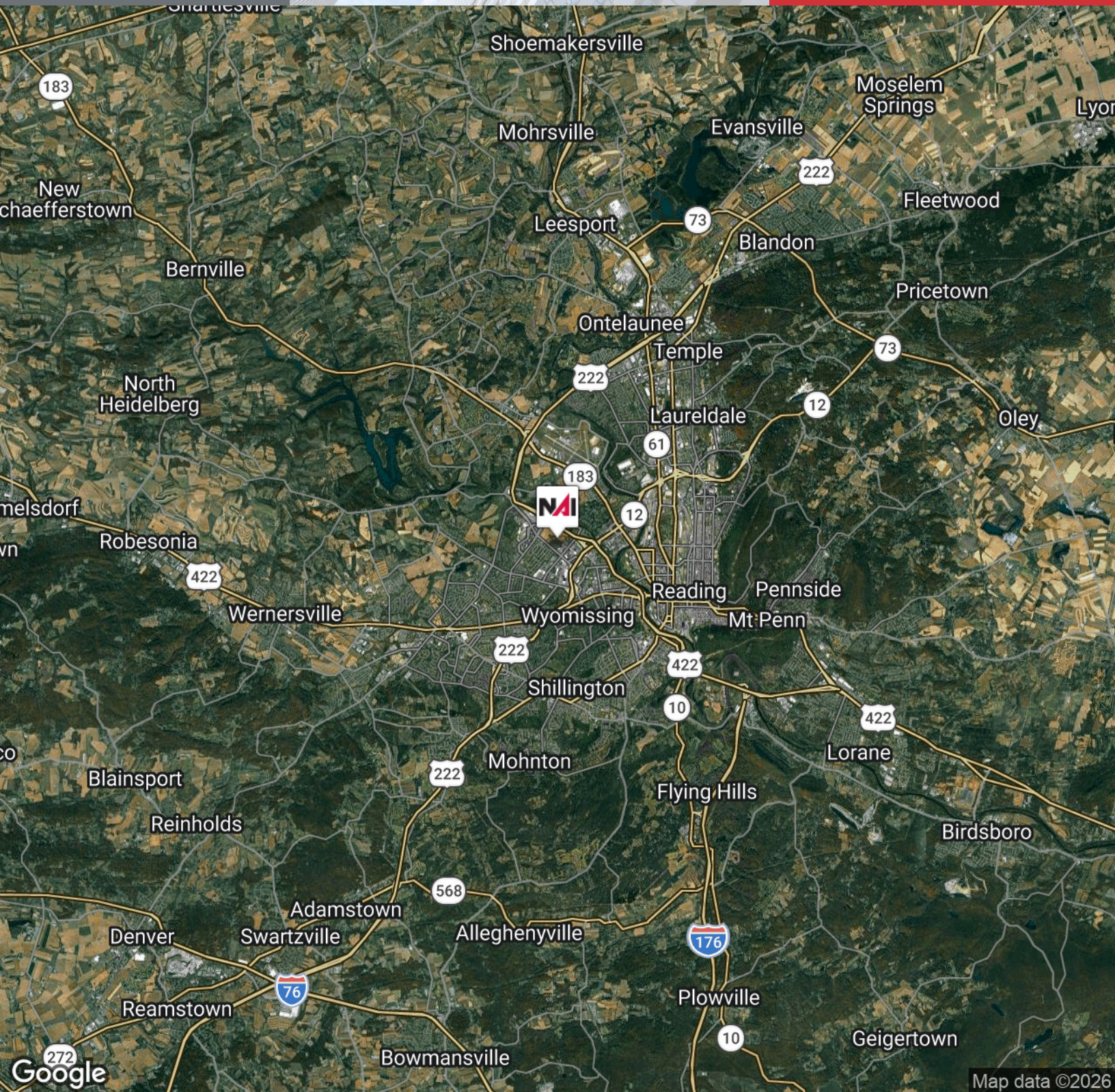
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- Fully built-out dental office with operatories, reception, and private offices
- First-floor access with strong visibility
- Ample on-site parking
- Prime location along Berkshire Blvd retail/medical corridor
- Easy access to Routes 222 & 422
- Surrounded by dense residential and strong daytime population

BROCHURE

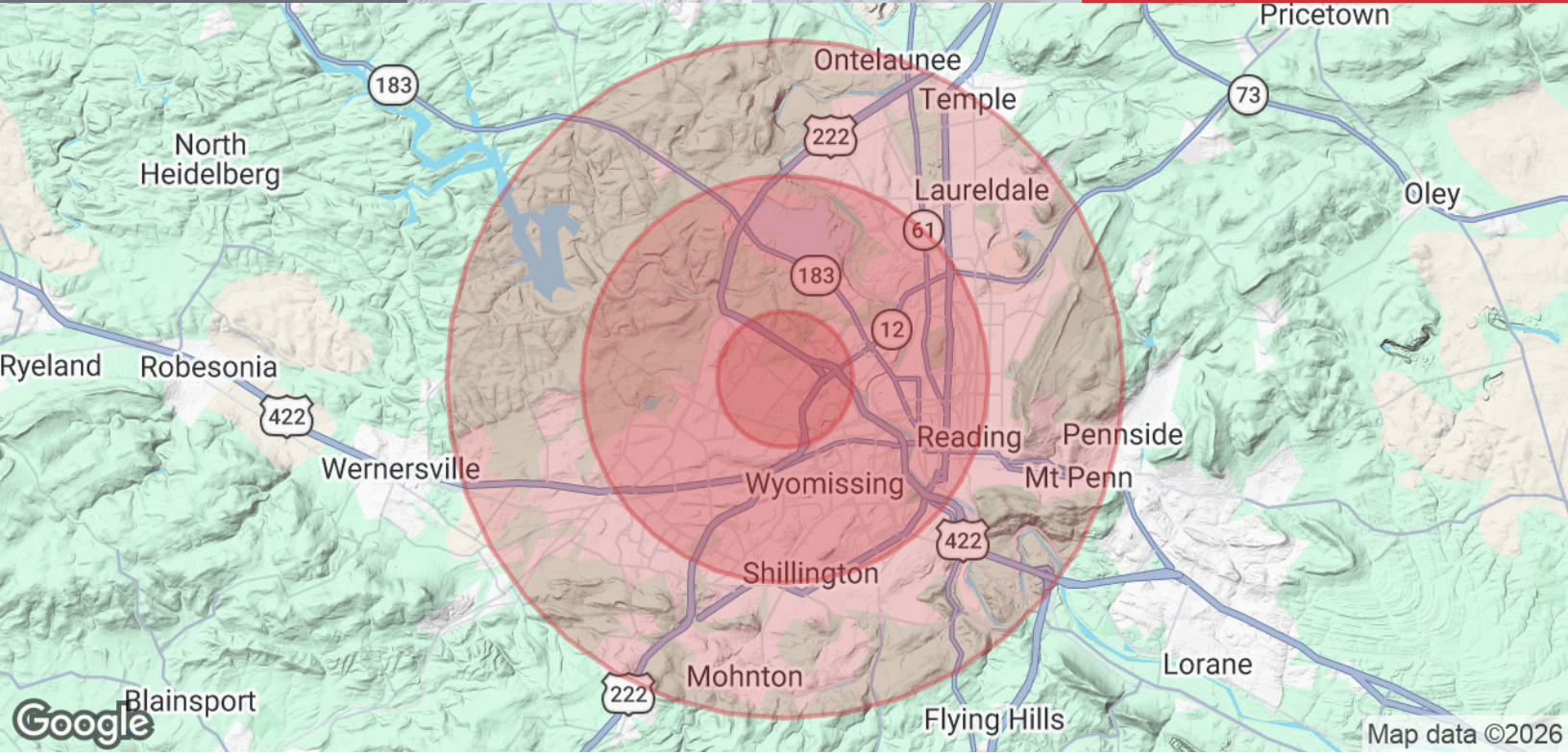
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BROCHURE

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Population

	1 Mile	3 Miles	5 Miles
Total Population	6,434	101,569	201,315
Average Age	45.8	37.5	37.4
Average Age (Male)	40.2	36.3	35.9
Average Age (Female)	50.4	39.0	39.6

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,900	38,687	74,600
# of Persons per HH	2.2	2.6	2.7
Average HH Income	\$103,311	\$86,851	\$89,309
Average House Value	\$281,220	\$223,999	\$220,066

2023 American Community Survey (ACS)