

PROPERTY SUMMARY

This former Citizens Bank site, offering 2,730 SF of space on 1.37 acres, sits at a lighted intersection on the main thoroughfare into Kutztown. Zoned C-1 Commercial, the property presents a versatile opportunity for retail or other commercial uses in the vibrant Berks County area. With its ample parking and strategic location just off Rt 222, this property is tailor-made for a retail establishment seeking high visibility. Its history as a bank, prime location, and ample parking make it an exceptional investment opportunity for Retail investors looking to capitalize on a sought-after location in Kutztown.

PROPERTY HIGHLIGHTS

- 2,730 SF free-standing building on 1.37 acres
- Ideal retail location on Main St off Rt 222 Kutztown exit
- Zoned C-1: Commercial
- High visibility (7,136 VPD) at a lighted corner
- Situated near retail: Weis Markets, Planet Fitness, Verizon, former Rite Aid

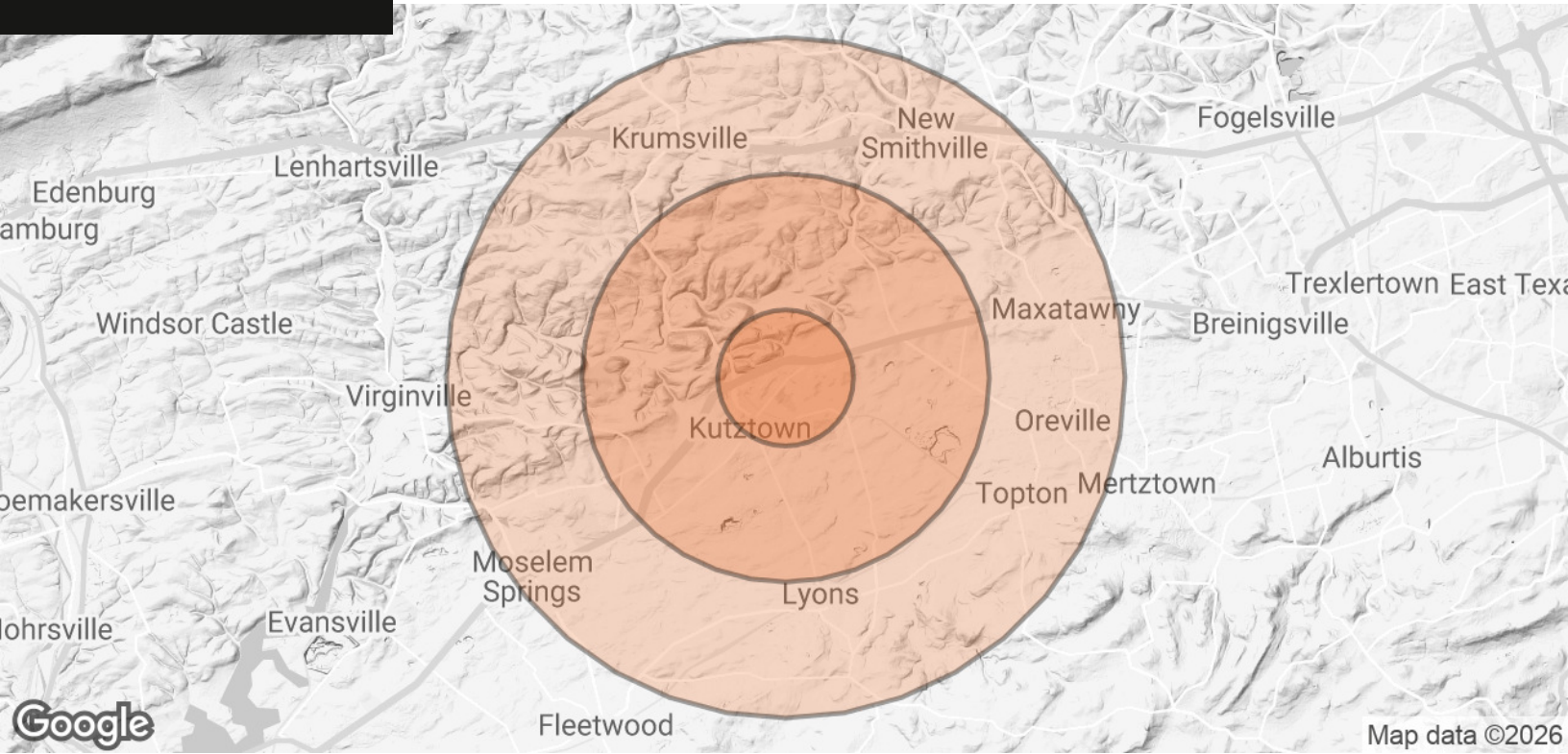
Asking Price	\$1,600,000
Site Size	1.37 Acres
Existing Building Size	2,730 SF
2026 Taxes	\$16,415
Zoning	C-1 Commercial
Market/Submarket	Berks County/Kutztown



For Sale

Retail Opportunity on 1.37 AC

601-605 East Main Street, Kutztown, PA 19530



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,587	12,574	22,627
AVERAGE AGE	42.6	32.6	38.6
AVERAGE AGE (MALE)	35.3	30.4	35.8
AVERAGE AGE (FEMALE)	55.5	37.4	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,286	3,554	7,544
# OF PERSONS PER HH	2.0	3.5	3.0
AVERAGE HH INCOME	\$75,181	\$82,115	\$94,437
AVERAGE HOUSE VALUE	\$235,870	\$264,610	\$279,093

2023 American Community Survey (ACS)

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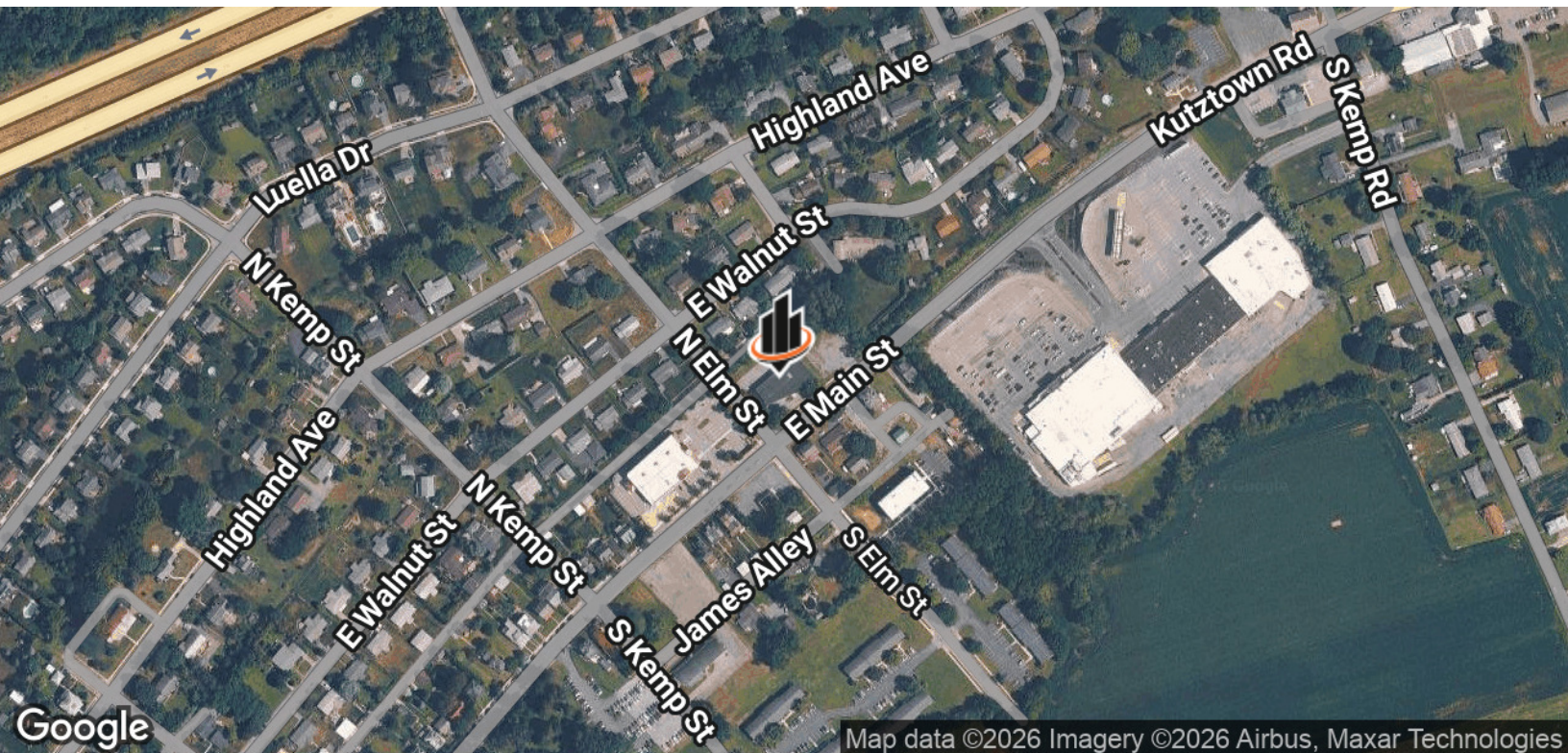
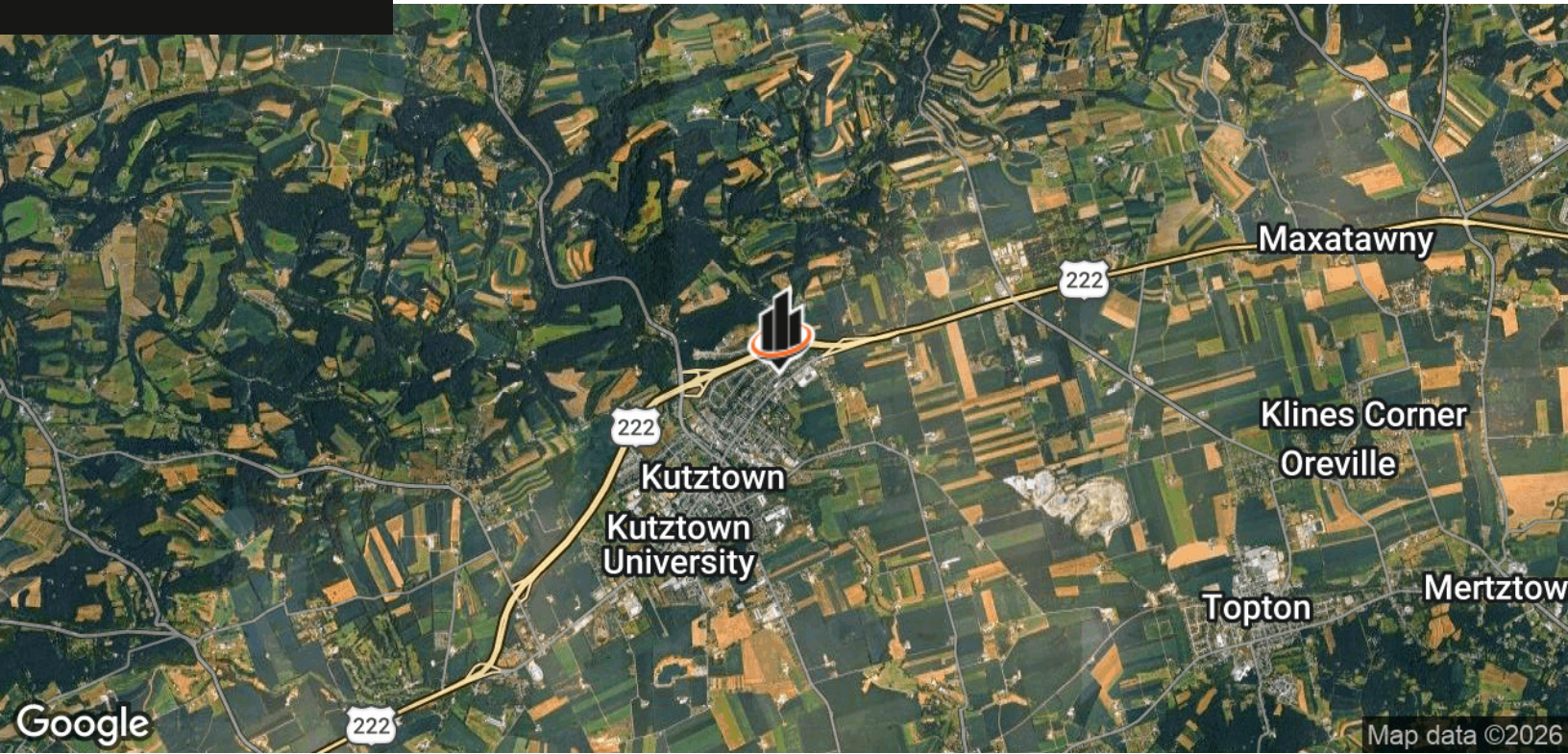




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