


RETAIL PROPERTY
FOR SALE

400 W LANCASTER AVE
SHILLINGTON, PA 19607



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 1015 Mumma Road
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400 W LANCASTER AVE

PROPERTY DETAILS

FOR SALE

CONTACT AGENT

OFFERING SUMMARY

Sale Price	Contact Agent
Lot Size	0.5 Acres
Building Size	+/- 12,500 SF

PROPERTY SUMMARY

Address	400 W Lancaster Ave Shillington, PA 19607
County	Berks County
Tax Parcel #	77-4395-07-58-0956
Year Built	1970
Building Class	B

PROPERTY DESCRIPTION

400 W Lancaster Avenue is a 12,500 SF retail building prominently fronting Route 222, featuring approximately 9,500 SF of commercial space complemented by 3,000 SF of warehouse/storage space with dock access. The current fit out lends to medical users. Positioned just off a signalized intersection with full turning movements, the property offers exceptional visibility, ease of access, and on-site circulation.

The site is strategically located within two (2) miles of Reading Hospital and less than one (1) mile from Governor Mifflin High School, making it well-suited for medical, retail, or service-oriented users seeking high exposure and convenient regional access. The surrounding trade area is anchored by national retailers including Wawa, Dunkin', Walgreens, and KFC, reinforcing the corridor's strong traffic counts and established commercial presence.

PROPERTY HIGHLIGHTS

- 12,500 SF commercial building fronting Route 222
- 9,500 SF commercial space + 3,000 SF warehouse/storage with dock
- Just off a signalized corner with full turning access
- Excellent visibility and convenient ingress/egress
- Two (2) miles from Reading Hospital and one (1) mile from Governor Mifflin High School
- Surrounded by national retailers including Wawa, Dunkin', Walgreens, and KFC

BUILDING INFORMATION

# of Floors	One (1)
Business ID Sign	Yes
Parking Spaces	+/-25
Docks	One (1)
Roof	Flat, Rubber
Water & Sewer	Public
Zoning	Commercial



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EXTERIOR PHOTOS


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INTERIOR PHOTOS

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LOCATION MAP

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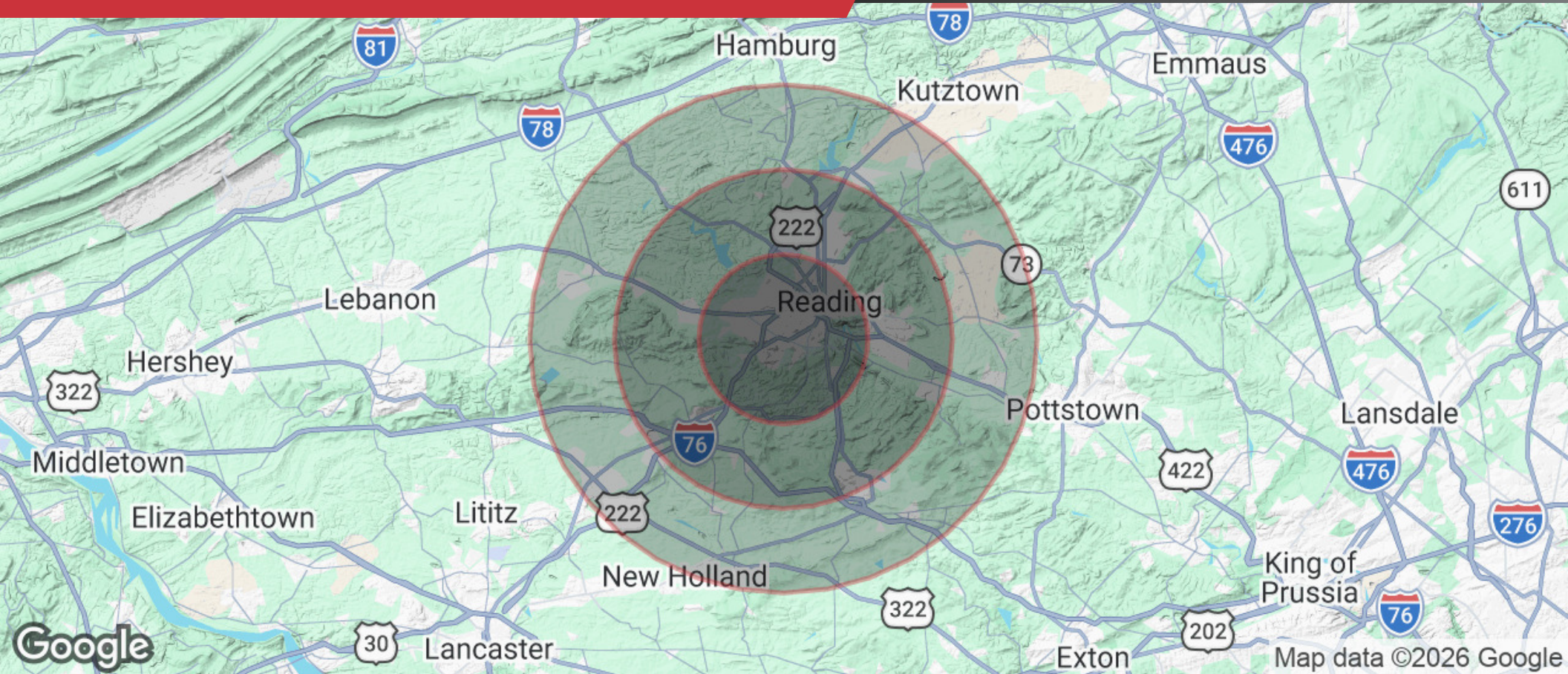
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DEMOGRAPHICS

FOR SALE
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POPULATION

5 MILES	10 MILES	15 MILES
187,513	318,792	439,963



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
69,655	118,518	163,839



INCOME

5 MILES	10 MILES	15 MILES
\$86,256	\$96,994	\$101,201

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