

4631 Penn Avenue Unit 102
Sinking Spring, PA

FOR LEASE



3000+ SF OF RETAIL SPACE ON RT 422 AVAILBALE

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LIEBERMAN EARLEY & COMPANY

The Meadows - 485 Devon Park Drive, Suite 110, Wayne, PA 19087

Disclaimer

Information contained herein has been obtained from the owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, change, withdrawal without notice and any special listing conditions of the owner.

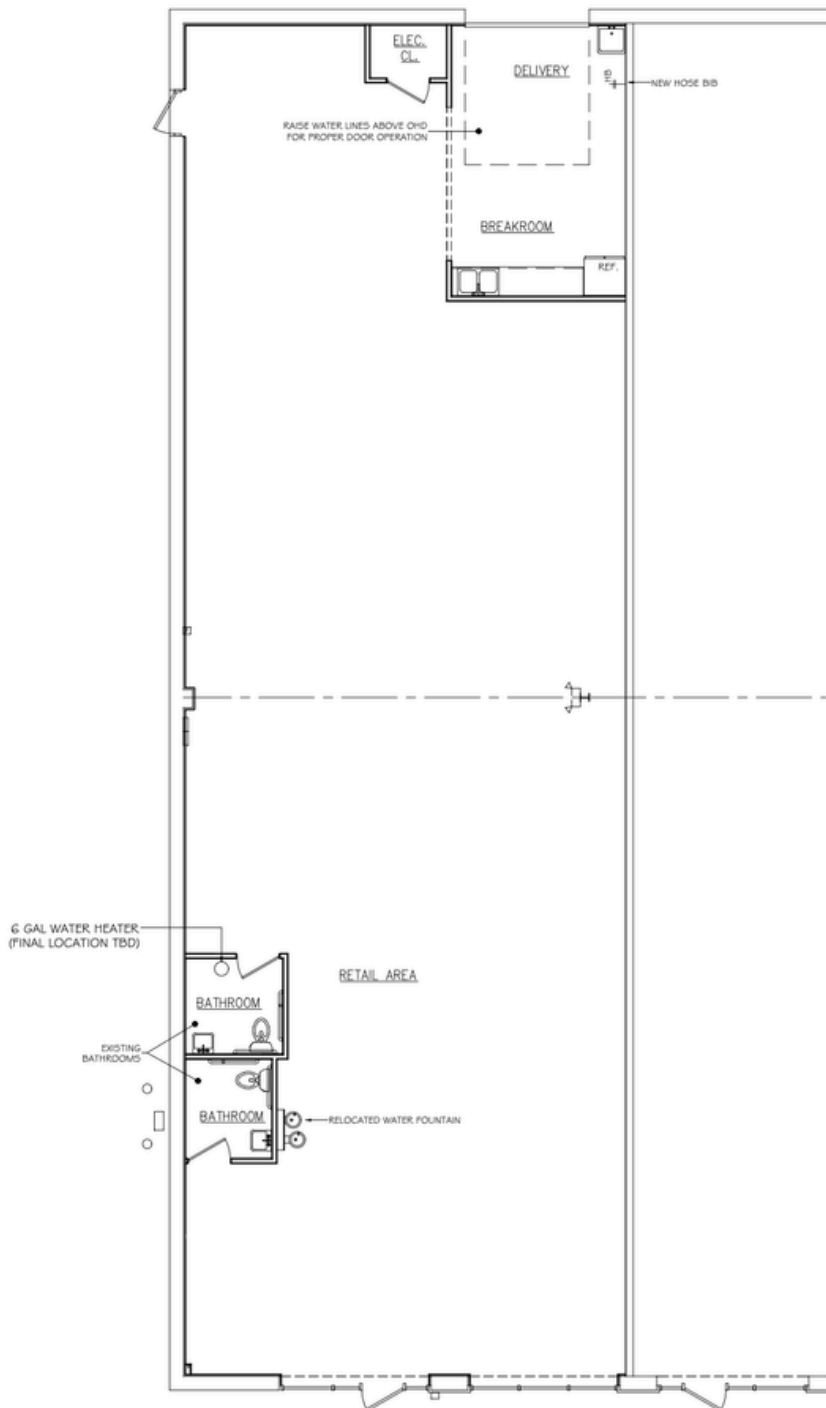
FEATURES

SUITE FEATURES - 3,103 SF

- 2 private ADA restrooms
- End-cap unit
- Open floor plan for retail space
- Electrical closet in the back
- Breakroom
- 9'x10' aluminum insulated overhead door for deliveries in the rear of the unit

BUILDING FEATURES

- One story building
- 100% wet sprinklered system
- Taxes are included in the NN fees
- Monument signage on Rt. 422
- Gas heat and central air
- Turnkey space available
- C-2 Zoning
- ADA compliant
- Recently renovated space



Lease Price: \$17.50 NNN

NNN fees: \$5.75

LOCATION HIGHLIGHTS / SITE MAP



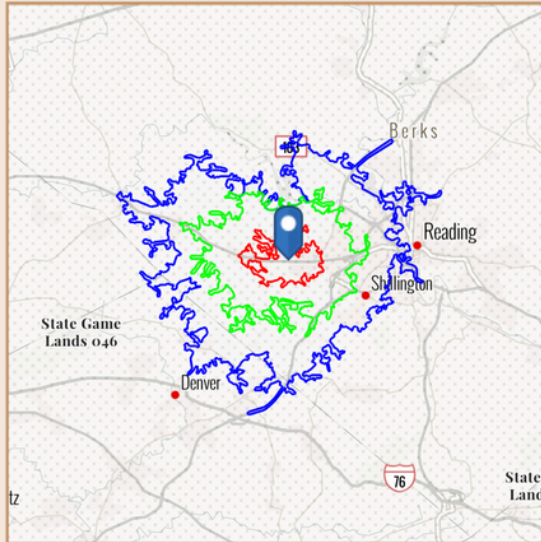
- ▶▶▶ Monument signage available along Route 422
- ▶▶▶ Surrounded by existing and upcoming retail centers
- ▶▶▶ Close to amenities such as restaurants, shops, sport facilities, and convenience stores
- ▶▶▶ Join Sherwin Williams, Stereo Barn, Head Spa Wellness, and Amy Nails and Spa

DEMOGRAPHICS

BENCHMARK DEMOGRAPHICS

4631 Penn Ave, Reading, Pennsylvania, 19608

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY				
	5 mins	10 mins	15 mins	Counties Berks County	CBSAs Reading, PA Metropolitan Area	States Pennsylvania	USA	
0 - 4	5.09%	4.98%	5.07%	5.34%	5.34%	4.98%	5.39%	
5 - 9	5.50%	5.58%	5.54%	5.73%	5.73%	5.36%	5.75%	
10 - 14	6.14%	6.10%	5.95%	5.97%	5.97%	5.60%	5.98%	
15 - 19	6.66%	5.96%	6.17%	6.72%	6.72%	6.21%	6.47%	
20 - 34	18.82%	17.20%	18.57%	19.13%	19.13%	19.32%	20.33%	
35 - 54	25.02%	25.10%	24.43%	23.80%	23.80%	24.27%	25.20%	
55 - 74	23.83%	24.74%	23.85%	24.40%	24.40%	24.85%	22.82%	
75+	8.93%	10.39%	10.39%	8.89%	8.89%	9.38%	8.05%	
HOUSEHOLD INCOME								
<\$15,000	5.3%	5.2%	7.6%	7.5%	7.5%	8.6%	8.3%	
\$15,000-\$24,999	3.8%	3.7%	5.5%	6.9%	6.9%	6.4%	5.9%	
\$25,000-\$34,999	6.7%	5.8%	6.1%	6.1%	6.1%	6.7%	6.3%	
\$35,000-\$49,999	6.6%	9.5%	9.9%	10.1%	10.1%	10.2%	9.8%	
\$50,000-\$74,999	14.5%	15.3%	16.9%	16.9%	16.9%	16.4%	15.6%	
\$75,000-\$99,999	12.1%	11.2%	11.8%	12.8%	12.8%	12.6%	12.5%	
\$100,000-\$149,999	21.9%	22.3%	19.4%	20.2%	20.2%	17.9%	17.8%	
\$150,000-\$199,999	13.7%	13.9%	11.7%	10.4%	10.4%	9.3%	9.8%	
\$200,000+	15.3%	13.1%	11.0%	9.3%	9.3%	11.9%	14.0%	
KEY FACTS								
Population	11,660	48,532	111,255	433,897	433,897	13,074,028	339,887,819	
Daytime Population	10,323	39,733	124,545	409,124	409,124	12,950,460	338,218,372	
Employees	6,583	26,062	55,469	216,738	216,738	6,532,367	167,630,539	
Households	4,455	18,713	43,404	165,030	165,030	5,279,915	132,422,916	
Average HH Size	2.59	2.56	2.46	2.55	2.55	2.39	2.50	
Median Age	41.7	43.2	41.9	40.8	40.8	41.7	39.6	
HOUSING FACTS								
Median Home Value	356,171	334,746	321,576	309,929	309,929	303,362	370,578	
Owner Occupied %	74.4%	78.7%	70.6%	71.2%	71.2%	68.5%	64.2%	
Renter Occupied %	25.6%	21.3%	29.4%	28.8%	28.8%	31.5%	35.8%	
Total Housing Units	4,619	19,472	45,357	174,174	174,174	5,844,993	146,800,552	
INCOME FACTS								
Median HH Income	\$101,649	\$98,089	\$81,985	\$79,040	\$79,040	\$77,579	\$81,624	
Per Capita Income	\$48,449	\$48,044	\$43,274	\$39,136	\$39,136	\$43,706	\$45,360	
Median Net Worth	\$372,740	\$381,588	\$278,304	\$262,948	\$262,948	\$246,001	\$228,144	

