



2300 N 5th Street Highway

2300 N 5TH STREET HWY, READING, PA 19605

Marcus & Millichap

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Activity ID #ZAH0300032

Marcus & Millichap

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**2300 N 5TH
STREET HIGHWAY**

Marcus & Millichap

Broker of Record

TIMOTHY STEPHENSON, JR.

Lic. #: RMR006104

Firm Lic. #: RB062197C

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Marcus & Millichap



EMERSON LABOR
FOR RENT

6

STOP

PROPERTY SUMMARY

2300 N 5th Street Highway



TENANTS	GLA	EASE EXP.
Crown Premier Appliances, LLC	450	9/14/30
Cerroni Landscaping	326	4/30/27
Richard Rutherford-Suite 3A	432	7/31/26
Richard Rutherford-Suite 3B	0	7/31/26
Baute De Ciel	150	2/28/27
Heavenly Blessed Care	199	3/31/27
Berks Books & Bargains	135	7/31/26
Envision Property	798	12/6/26
Johnstone Supply	4,797	3/31/30
Johnstone Supply	9,200	3/31/30
Parking Dental	20 Parking Spots	6/30/27

OFFERING SUMMARY	
Sale Price:	\$1,615,000
Number of Units:	10
Lot Size:	1.47 Acres
Rentable Built Area:	16,687 SF
NOI:	\$142,813
Cap Rate:	8.92%

2300 N 5TH STREET HWY

2300 N 5th Street Hwy, Reading, PA 19605

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively offer 2300 N 5th Street Highway, a multi-tenant commercial/flex property positioned along one of Berks County's most active and established commercial corridors. The asset offers stable, diversified income supported by a well-balanced tenant mix and sustained market demand from service, trade, and light-industrial users. The property is anchored by Johnstone Supply, a nationally recognized HVAC/R distributor with approximately \$4.5 billion in annual sales, providing strong credit quality and consistent customer traffic. Strategically located directly off U.S. Route 222, the site benefits from excellent visibility, strong traffic counts, and efficient access throughout the greater Reading region, reinforcing its long-term appeal.

INVESTMENT HIGHLIGHTS

- Multi-Tenant Commercial/Flex Property Located in Reading, Pennsylvania
- Anchored by Johnstone Supply with Approximately \$2 Billion in Annual Sales
- Diversified Tenant Mix Supporting Stable Income
- Located Along One of Berks County's Most Active Commercial Corridors
- Direct Access to U.S. Route 222 Providing Excellent Connectivity
- Strong Visibility and Traffic Exposure
- Flexible Layout Supporting Service, Trade, and Light-Industrial Uses
- Stable Cash Flow Backed by National and Local Tenancy

TENANT SUMMARY



A PROVEN, CREDITWORTHY TENANT DELIVERING STABILITY AND VALUE.



JOHNSTONE SUPPLY

HVAC/R WHOLESALER DISTRIBUTION

Johnstone Supply is a leading national distributor of HVAC/R equipment, parts, and supplies, serving contractors and commercial clients. With a strong reputation and established customer base, the tenant provides essential products that support ongoing maintenance and repair demand.



450+
LOCATIONS
IN THE UNITED STATES
AND CANADA



\$2 BILLION
IN ANNUAL SALES
IN 2025



PROUDLY SERVING THIS LOCATION
SINCE 1995

TENANCY OVERVIEW



OCCUPANCY
84%
OF THE BUILDING
Anchor Tenant



TENURE
SINCE 1995
30+ YEARS AT
THIS LOCATION



LEASE TYPE
NNN
TRIPLE NET LEASE



LEASE TERM
5 YEARS
ORIGINAL LEASE TERM



REMAINING TERM
4 YEARS
REMAINING ON LEASE

INVESTMENT HIGHLIGHTS



LONG-TERM, STABLE
TENANT WITH
DECADES OF
OPERATING HISTORY
AT THE PROPERTY



ANCHOR TENANT
OCCUPYING MAJORITY
OF THE BUILDING,
PROVIDING CONSISTENT
FOOT TRAFFIC
AND STABILITY



NNN LEASE STRUCTURE
MINIMIZES LANDLORD
RESPONSIBILITIES
AND EXPENSES



ESSENTIAL SERVICE-
BASED BUSINESS
RESISTANT TO
ECONOMIC
DOWNTURNS

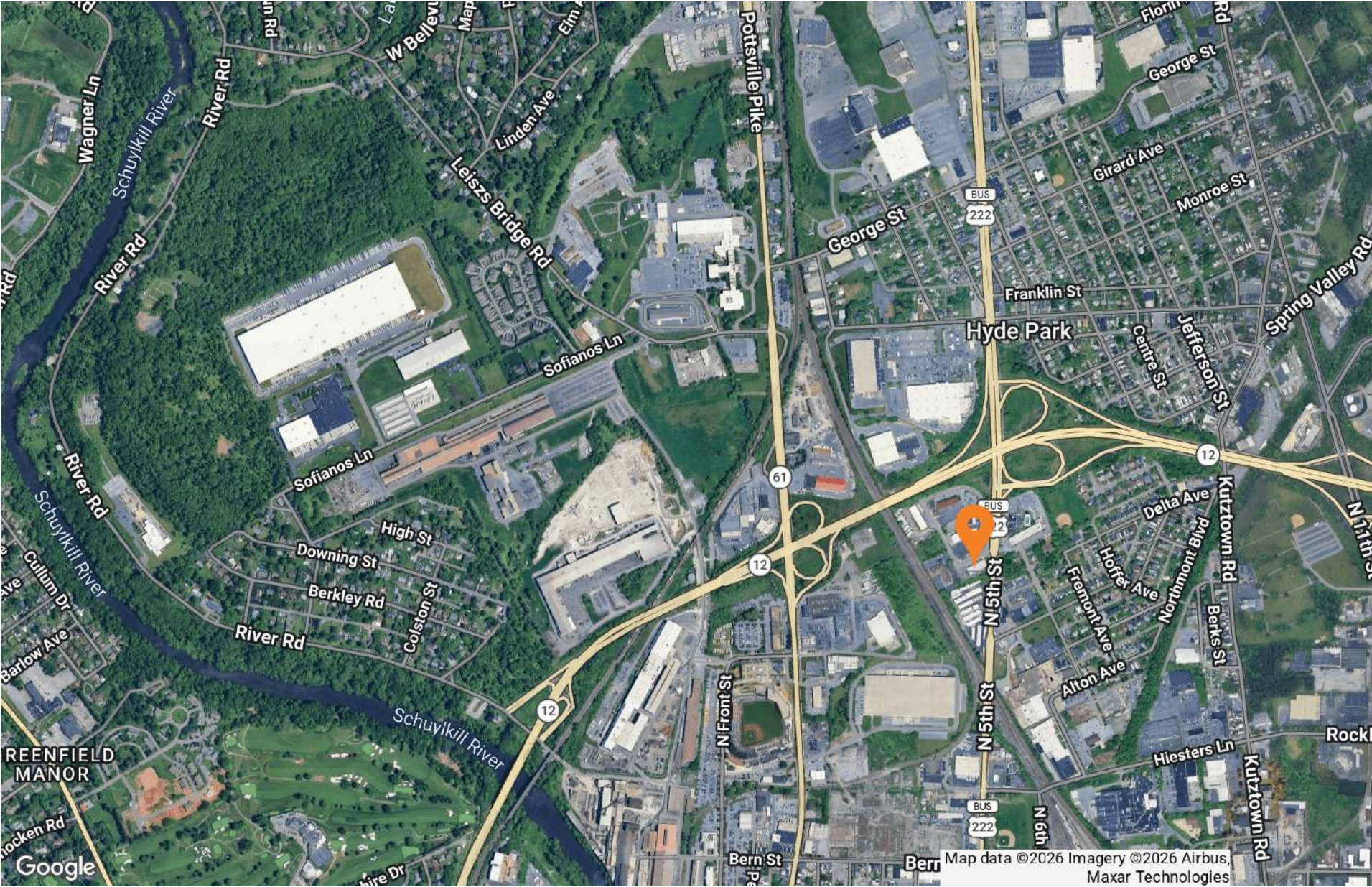


STRONG INDUSTRY
POSITIONING WITHIN
HVAC/R DISTRIBUTION
SECTOR



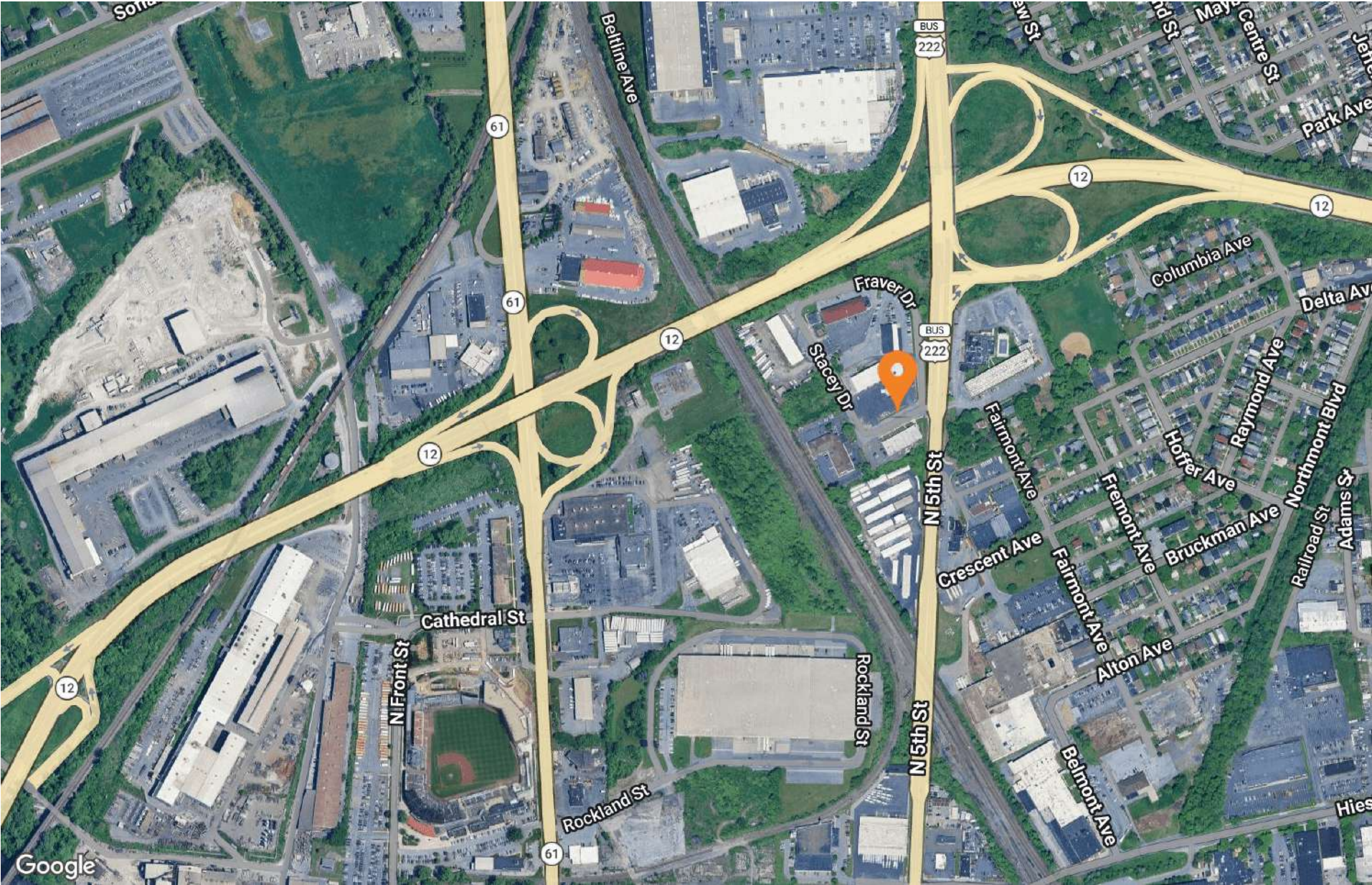
REGIONAL MAP

2300 N 5th Street Highway



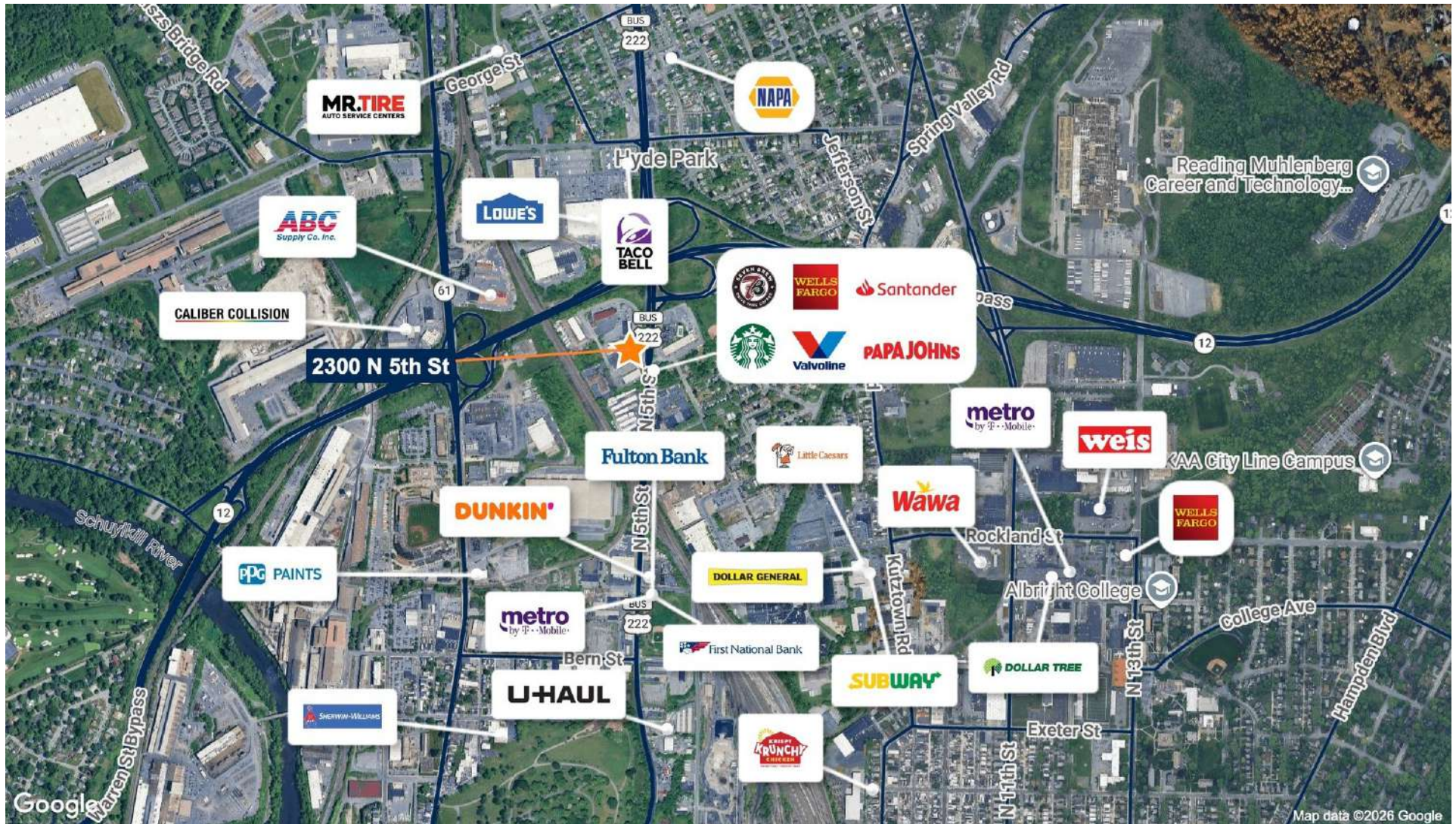
LOCAL MAP

2300 N 5th Street Highway



RETAILER MAP

2300 N 5th Street Highway







TENANT SUMMARY

2300 N 5th Street Highway

As of June,2026

Tenant Name	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase	Renewal Options and Option Year Rental Information
			Comm.	Exp.							
Crown Premier Appliances,LLC	450	2.7%	9/15/25	9/14/30	\$17.33	\$650	\$7,800	\$7,800	Aug-2026	\$650	
Cerroni Landscaping	326	2.0%	4/1/25	4/30/27	\$12.52	\$340	\$4,080	\$4,243	Apr-2027	\$354	1-1year @ 4% Increase YOY
Richard Rutherford-Suite 3A	432	2.6%	8/1/24	7/31/26	\$17.25	\$621	\$7,452	\$7,750	Aug-2026	\$646	1-1Year @ 4% increase YOY
Richard Rutherford-Suite 3B	0	0.0%	8/1/24	7/31/26	\$0.00	\$300	\$3,600	\$3,744	Aug-2026	\$312	1-1year @ 4% Increase YOY
Vacant		0.0%		#N/A	\$0.00	\$0					
Kaylene Perez	150	0.9%	7/1/26	7/1/28	\$28.00	\$350	\$4,200	\$4,368	Jul-2027	\$364	MTM-4% Increase YOY
Heavenly Blessed Care	199	1.2%	4/1/24	3/31/26	\$21.41	\$355	\$4,260	\$4,430	Apr-2027	\$369	MTM-4% Increase YOY
Berks Books & Bargains	135	0.8%	8/1/24	7/31/26	\$21.33	\$240	\$2,880	\$2,995	Jul-2026	\$250	1-1Year @ 4% Increase YOY
Envision Property	798	4.8%	12/7/23	12/6/26	\$15.68	\$1,043	\$12,516	\$15,516	Nov-2026	\$1,293	\$250.00 Increase each year
Johnstone Supply	4,797	28.7%	4/1/25	3/31/30	\$6.24	\$2,496	\$29,952	\$31,776	Mar-2027	\$2,571	
Johnstone Supply	9,200	55.1%	4/1/25	3/31/30	\$8.70	\$6,673	\$80,076	\$82,476	Mar-2027	\$6,873	
Parking Dental	0	0.0%	7/1/25	6/30/27	\$0.00	\$600	\$7,200	\$7,200	Jun-2026	\$600	1-1Year @-10% Increase
			Total Current Rents: \$164,916		Occupied Current Rents: \$164,916		Unoccupied Current Rents: \$0				

Notes:All leases besides Johnstone Supply are considered gross leases.

OPERATING STATEMENT

2300 N 5th Street Highway

INCOME	In Place	Per SF	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	164,016	9.83	164,916	9.88	172,299	10.33
Expense Reimbursement Income CAM	33,199	1.99	34,198	2.05	34,198	2.05
Total Reimbursement Income	\$33,199	60.3%	\$34,198	62.1%	\$34,198	60.3%
Effective Gross Revenue	\$197,215	\$11.82	\$199,114	\$11.93	\$206,497	\$12.37
OPERATING EXPENSES	In Place	Per SF	Current	Per SF	Pro Forma	Per SF
Water	907	0.05	907	0.05	934	0.06
Maintenance Contract	280	0.02	280	0.02	288	0.02
Trash Removal	2,446	0.15	2,446	0.15	2,519	0.15
Landscaping	4,245	0.25	4,245	0.25	4,373	0.26
Operating Expenses - Pest Control	601	0.04	601	0.04	619	0.04
Operating Expenses - UGI	1,603	0.10	1,603	0.10	1,651	0.10
Operating Expenses - Electric	3,480	0.21	3,480	0.21	3,584	0.21
Operating Expenses - Comcast	1,529	0.09	1,529	0.09	1,575	0.09
Insurance	9,120	0.55	9,120	0.55	9,394	0.56
Real Estate Taxes	30,890	1.85	30,890	1.85	31,817	1.91
Total Expenses	\$55,102	\$3.30	\$55,102	\$3.30	\$56,755	\$3.40
Expenses as % of EGR	27.9%		27.7%		27.5%	
Net Operating Income	\$142,113	\$8.52	\$144,013	\$8.63	\$149,743	\$8.97

PRICING DETAIL

2300 N 5th Street Highway

SUMMARY	
Price	\$1,615,000
Down Payment	\$484,500
Down Payment %	30%
Number of Suites	12
Price Per SqFt	\$96.78
Rentable Built Area (RBA)	16,687 SF
Occupancy	98.80%

RETURNS	Current	Pro Forma
CAP Rate	8.92%	9.27%
Cash-on-Cash	9.66%	10.85%
Debt Coverage Ratio	1.48	1.54

Financing	1st Loan
Loan Amount	\$1,130,500
Loan Type	New
Interest Rate	6.00%
Amortization	20 Years
Year Due	2032

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA				
INCOME		Current	Pro Forma	
Scheduled Base Rental Income		\$164,916	\$172,299	
Total Reimbursement Income	20.7%	\$34,198	19.8%	\$34,198
Potential Gross Revenue		\$199,114	\$206,497	
Effective Gross Revenue		\$199,114	\$206,497	
Less: Operating Expenses	27.7%	(\$55,102)	27.5%	(\$56,755)
Net Operating Income		\$144,013	\$149,743	
Cash Flow		\$144,013	\$149,743	
Debt Service		(\$97,191)	(\$97,191)	
Net Cash Flow After Debt Service	9.66%	\$46,822	10.85%	\$52,552
Principal Reduction		\$30,182	\$32,044	
Total Return	15.89%	\$77,004	17.46%	\$84,595

OPERATING EXPENSES	Current	Pro Forma
CAM	\$15,091	\$15,544
Insurance	\$9,120	\$9,394
Real Estate Taxes	\$30,890	\$31,817
Total Expenses	\$55,102	\$56,755
Expenses/Suite	\$4,592	\$4,730
Expenses/SF	\$3.30	\$3.40

MARKET OVERVIEW

2300 N 5th Street Highway

Reading, PA

The investment property is in Reading, Pennsylvania, the seat of Berks County and one of the largest cities in the state. Reading is an optimal target market for industrial investors thanks to the city's strong economic fundamentals and abundant logistics and transportation infrastructure. Approximately 183,672 residents live within a five-mile radius of the property, and this population is projected to experience moderate growth over the next five years. This growing population, combined with Reading's below-average household incomes, reflects the city's identity as a cost-effective market for industrial users seeking an alternative to larger markets in the region. Overall, Reading's economy is anchored by manufacturing, healthcare, and logistics; with major employers including East Penn Manufacturing, Carpenter Technology, Penske Truck Leasing, and Tower Health. The region has experienced continued expansion in transportation and warehousing users, driven by proximity to Interstate 78, U.S. Highway 222, and U.S. Highway 422. Major East Coast markets are readily accessible, including Philadelphia, Allentown, and New York City, positioning Reading within a critical distribution corridor serving millions of consumers. Additionally, Reading is within 50 miles of Lehigh Valley International Airport and the broader I-78 industrial corridor, one of the fastest-growing warehouse and e-commerce distribution regions in the Northeast. Thanks to its strategic location and established industrial base, Reading remains a competitive and attractive market for logistics, manufacturing, and distribution-oriented real estate investment.



HIGHLIGHTS

- **Strategically Located Within The I-78 Corridor Providing Access to Major East Coast Markets**
- **Strong Industrial Fundamentals Supported by Manufacturing, Logistics, And Healthcare Employers**
- **Cost-Effective Market with a Large Workforce and Below-Average Household Income**
- **Proximity To Lehigh Valley International Airport and Major Highways Driving Distribution Demand**

DEMOGRAPHICS

2300 N 5th Street Highway

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	9,375	116,280	184,149
2025 Estimate			
Total Population	9,374	116,070	183,672
2020 Census			
Total Population	9,598	118,745	187,082
2010 Census			
Total Population	8,977	109,393	174,299
Daytime Population			
2025 Estimate	10,500	122,192	193,923
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	3,045	42,785	69,739
2025 Estimate			
Total Households	3,048	42,636	69,409
Average (Mean) Household Size	2.8	2.7	2.6
2020 Census			
Total Households	3,048	42,310	68,720
2010 Census			
Total Households	2,872	38,998	64,563

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	1.4%	2.6%	5.3%
\$150,000-\$199,999	3.5%	4.6%	6.3%
\$100,000-\$149,999	16.2%	11.6%	14.7%
\$75,000-\$99,999	13.8%	11.5%	12.4%
\$50,000-\$74,999	21.9%	19.1%	18.9%
\$35,000-\$49,999	16.2%	13.0%	12.1%
\$25,000-\$34,999	8.6%	9.4%	8.2%
\$15,000-\$24,999	10.4%	13.3%	10.5%
Under \$15,000	8.0%	14.8%	11.6%
Average Household Income	\$69,624	\$65,435	\$79,187
Median Household Income	\$57,917	\$52,894	\$64,950
Per Capita Income	\$23,966	\$24,135	\$30,422
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	9,374	116,070	183,672
Under 20	30.5%	29.5%	27.3%
20 to 34 Years	22.7%	22.1%	20.9%
35 to 39 Years	6.7%	6.6%	6.6%
40 to 49 Years	11.6%	11.5%	11.5%
50 to 64 Years	16.2%	16.7%	17.3%
Age 65+	12.4%	13.6%	16.4%
Median Age	32.0	34.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	5,694	73,147	120,703
Elementary (0-8)	11.7%	10.6%	7.6%
Some High School (9-11)	11.6%	12.7%	9.9%
High School Graduate (12)	41.7%	38.3%	36.6%
Some College (13-15)	13.5%	15.4%	15.9%
Associate Degree Only	6.8%	7.3%	8.4%
Bachelor's Degree Only	10.2%	10.4%	13.6%
Graduate Degree	4.5%	5.2%	8.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	23.0	26.0	25.0

DEMOGRAPHICS

2300 N 5th Street Highway



POPULATION

In 2025, the population in your selected geography is 183,672. The population has changed by 5.38 percent since 2010. It is estimated that the population in your area will be 184,149 five years from now, which represents a change of 0.3 percent from the current year. The current population is 49.0 percent male and 51.0 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,335 people per square mile.



HOUSEHOLDS

There are currently 69,409 households in your selected geography. The number of households has changed by 7.51 percent since 2010. It is estimated that the number of households in your area will be 69,739 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$64,950, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 50.24 percent since 2010. It is estimated that the median household income in your area will be \$73,978 five years from now, which represents a change of 13.9 percent from the current year.

The current year per capita income in your area is \$30,422, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$79,187, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 85,356 people in your selected area were employed. The 2010 Census revealed that 51.1 percent of employees are in white-collar occupations in this geography, and 28.1 percent are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$193,437 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 39,331.00 owner-occupied housing units and 25,236.00 renter-occupied housing units in your area.



EDUCATION

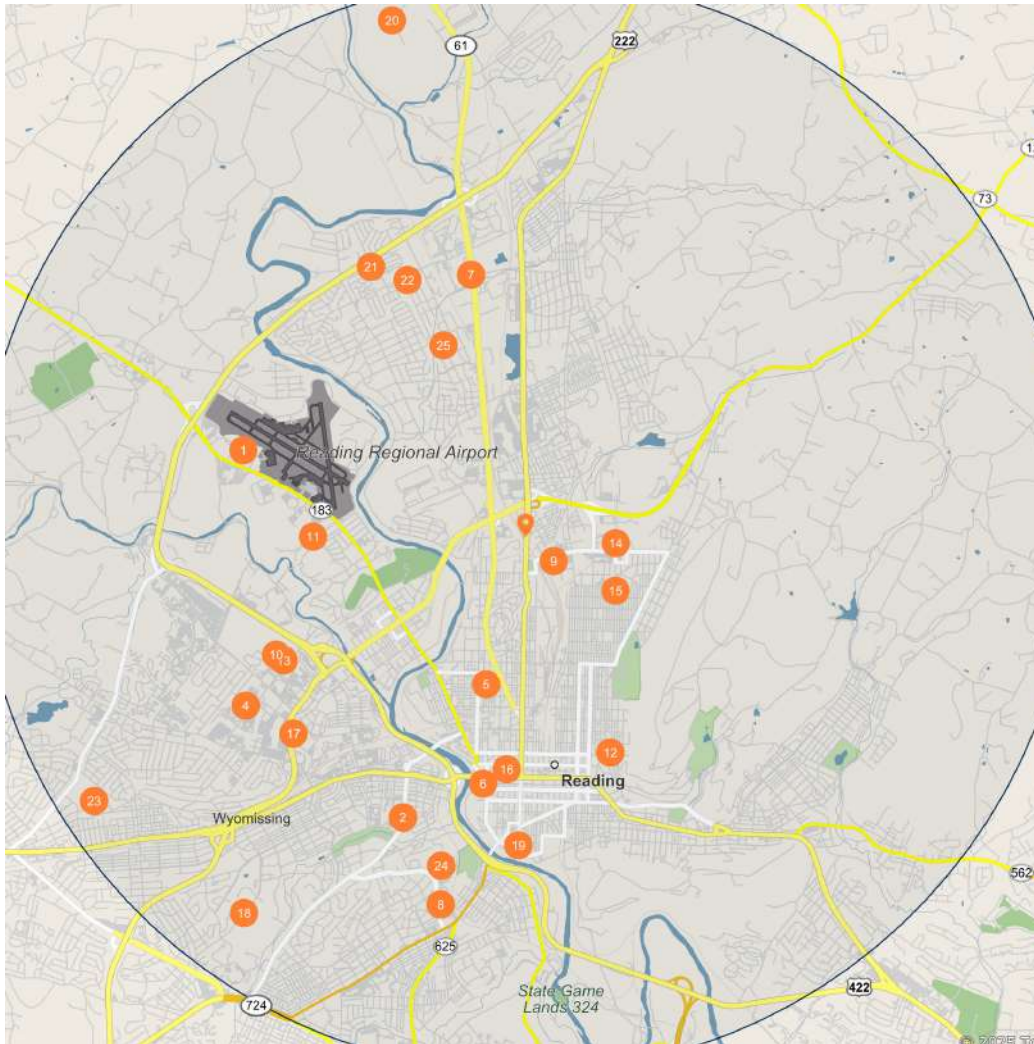
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 20.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 42.5 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

2300 N 5th Street Highway



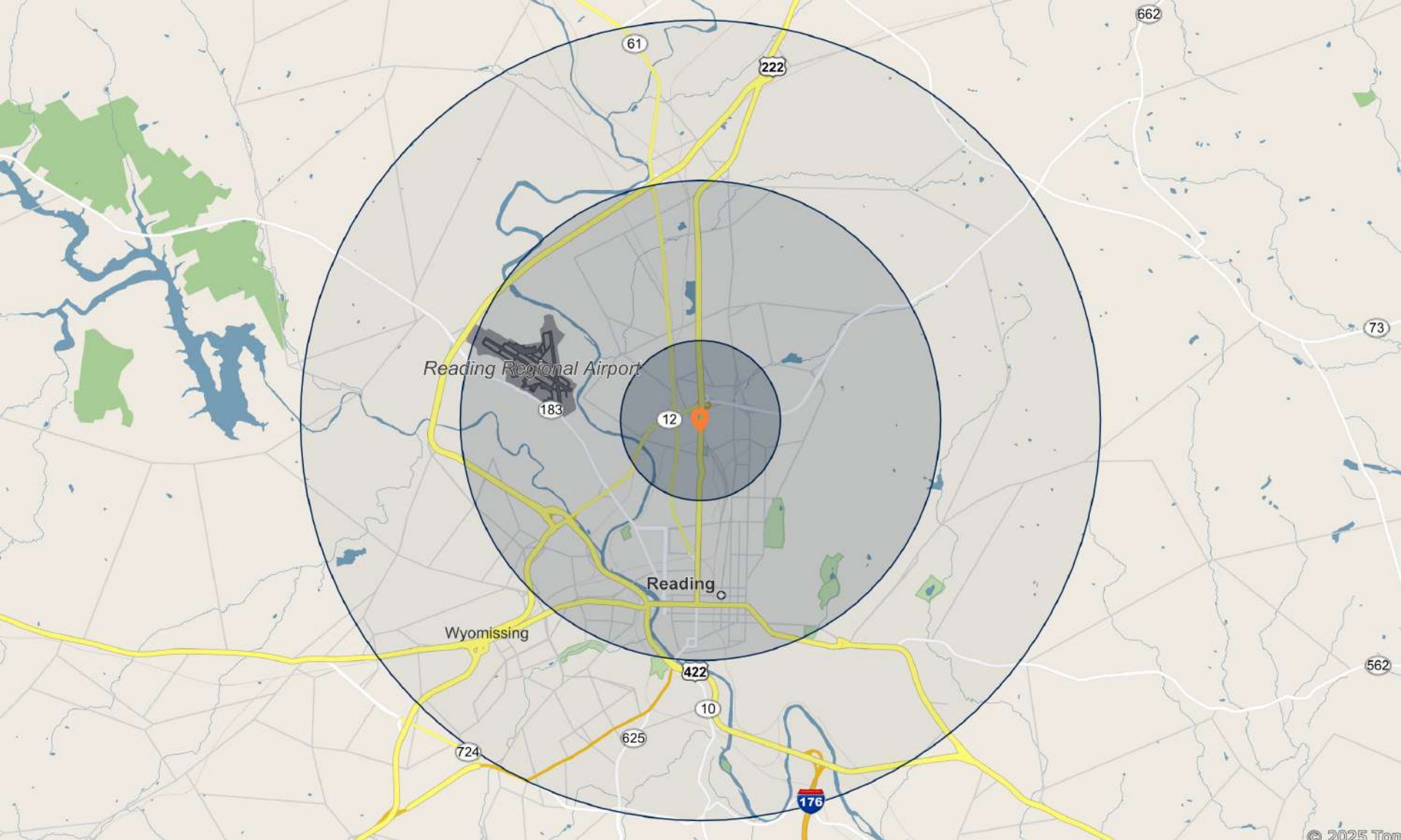
Major Employers

Employees

1	Penn State Health-	5,741
2	Tower Health-Reading Medical Center	3,600
3	Reading Hospital-	3,500
4	Travelers Property Cslty Corp-Travelers Insurance	2,050
5	County of Berks-Berks County Clerk of Courts	1,000
6	Reading Area Community College-	991
7	UGI Hvac Enterprises Inc-Servicemark	915
8	Reading Truck Body LLC-	700
9	Sweet Street Desserts Inc-	690
10	Gold Merger Sub LLC-	593
11	Enersys-	564
12	St Jseph Regional Hlth Netwrk-	505
13	Penn Entertainment Inc-PENN	412
14	Voya Retirement Insur Annuity-	412
15	Albright College-	389
16	Radio Liquidation Corp-	350
17	Sfs Group Usa Inc-Fastening Systems	350
18	Highlands At Wyomissing-	350
19	Richelieu America Ltd-Richelieu Reading	342
20	New Enterprise Stone Lime Inc-	325
21	Berks Cnty Intrmediate Unit 14-Bciu	323
22	Reading Hospital-Occupational Health Service	312
23	Wilson School District-	300
24	Reading Asset I LLC-	300
25	Carrols Corporation-Burger King	286

DEMOGRAPHICS

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