

**CONTACT:**  
**James DePetris**  
 jdepetris@lpre.com  
 610-941-4034 Ext. 108

**Jamar Gordon**  
 jagordon@lpre.com  
 610-941-4034 Ext. 126

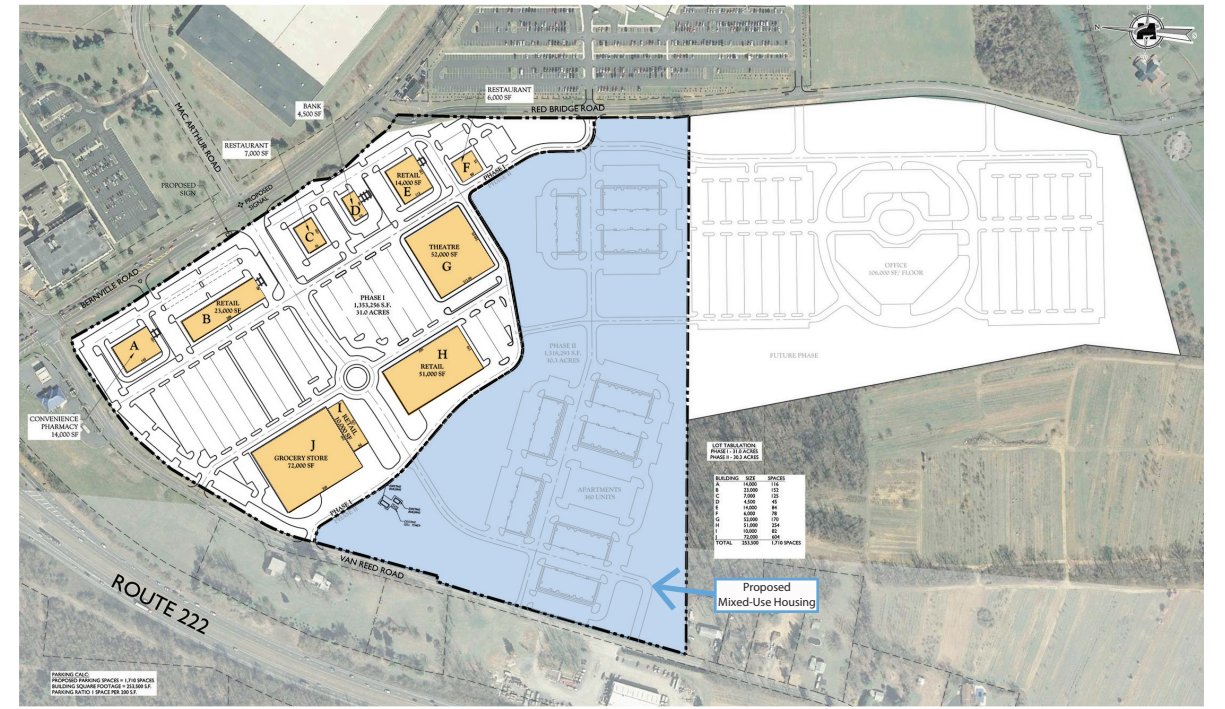
**LEGEND PROPERTIES INC.**  
 COMMERCIAL REAL ESTATE



Berks County | Pennsylvania  
**GATEWAY AT BERN**  
 Routes 222 & 183 | Bern Township

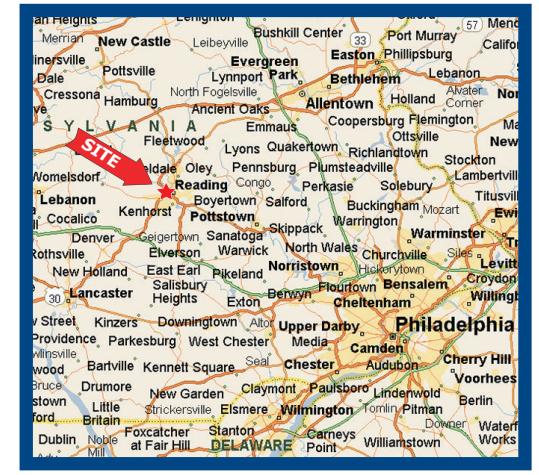
# LEGEND PROPERTIES, INC.

Berks County | Pennsylvania  
**GATEWAY AT BERN**  
 Routes 222 & 183 | Bern Township



### PROPERTY HIGHLIGHTS

- New mixed-use development
- Located at the southeast corner of Routes 222 & 183 in Bern Township, Berks County
- 61 acre development including 291,000 SF of retail 72,000 SF supermarket 106,000 SF office space and 250 apartments
- Minutes from Reading Regional Airport, St. Joseph's Medical Center, Industrial Parks and Downtown Reading
- Ideal location for supermarket, restaurants, medical office, and many other retail uses



### DEMOGRAPHICS (\*)

	1 Mile	3 Miles	5 Miles
Population	600	28,373	164,989
Average HH Income	\$73,819	\$74,247	\$63,193
Total Businesses	521	1,937	129,323
Number of Employees	3,601	35,293	110,427

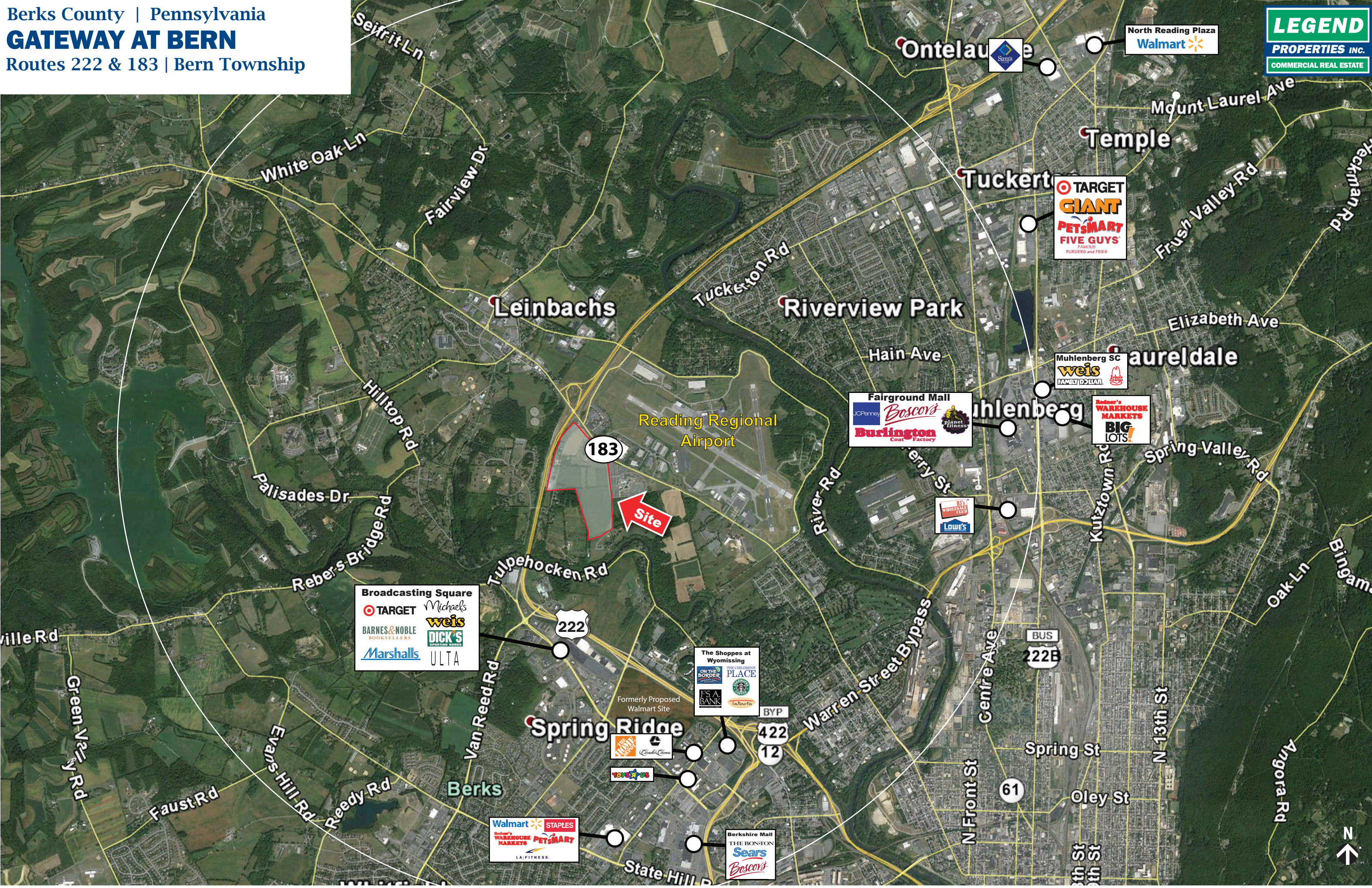
\*Data Source: AGS™

**T: 610-941-4034 | F: 610-941-4038 | LPRE.COM**  
 1000 Fayette Street | Conshohocken, Pennsylvania 19428

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**Broadcasting Square**

- TARGET
- Michaels
- BARNES & NOBLE BOOKSELLERS
- weis
- DICK'S SPORTING GOODS
- Marshall's
- ULTA

**Walmart**

- STAPLES
- Home Depot
- WAREHOUSE MARKETS
- PETSMART
- LA FITNESS

**The Shoppes at Wyomissing**

- ON THE BORDER
- THE CHILDREN'S PLACE
- STARBUCKS
- IS A BANK
- Fallouts

**Fairground Mall**

- JCPenney
- Boscov's
- Burlington Coat Factory
- planet fitness

**TARGET**

- GIANT
- PETSMART
- FIVE GUYS
- FAMOUS BURGERS and FRIES

**Muhlenberg SC**

- weis
- FAMILY DOLLAR
- Home Depot

**Home Depot**

- WAREHOUSE MARKETS
- BIG LOTS!

**Berkshire Mall**

- THE BON-TON
- Sears
- Boscov's