

# Downtown Reading Land Available

401-405 Madison Avenue, Reading, PA 19605

±0.5 Acre of Land Available For Sale



±0.5 ACRE AVAILABLE

**Questions? Contact Us.**

**Greg Jones**

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## Highlights

- High visibility from busy N 5th Street Highway with 17,570 AADT
- Close proximity to Route 12 with 33,479 AADT
- Surrounded by high performing national and regional tenants
- Zoned C: Commercial

### JOIN THESE MAJOR LOCAL AREA RETAILERS



| Demographic       | West Reading 1 Mile | 3 Miles  | 5 Miles  |
|-------------------|---------------------|----------|----------|
| Population        | 6,804               | 106,503  | 185,842  |
| Households        | 2,470               | 38,121   | 68,105   |
| Avg HH Income     | \$89,361            | \$78,362 | \$90,124 |
| Daytime Employees | 8,395               | 41,876   | 74,235   |



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# Zoom Aerial



# Local Aerial



# Market Aerial