

# Former Boston Market For Lease

140 Wilderness Trail - Hamburg, PA 19526

±5,426 SF Available on ±1.30 AC For Lease



**Questions? Contact Us.**

**Greg Jones**

GJones@jcbarprop.com

p. 610-234-6491

c. 484-948-5217

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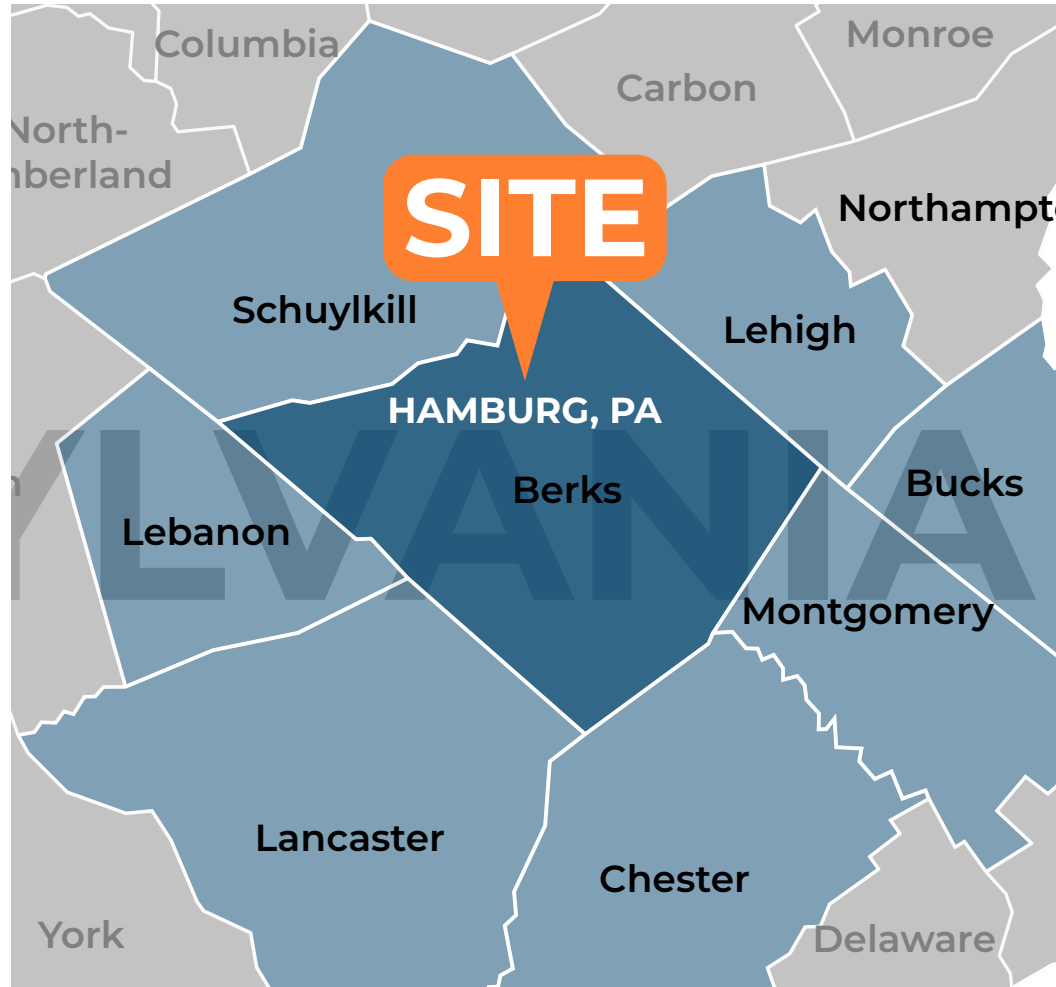
## Highlights

- Free Standing Former Boston Market located with high-profile visibility on Route 61 with 23,949 AADT
- Located minutes from the major intersection Route 61 and I-78, the East-West Interstate Highway
- Rare opportunity for development in Berks County with ample parking and excellent site lines to roadways
- Taxes estimated 2023: \$38,904.42

### JOIN THESE MAJOR LOCAL AREA RETAILERS



Demographic	1 Mile	3 Miles	5 Miles
Population	1,486	9,082	15,501
Households	582	3,733	6,380
Avg HH Income	\$126,547	\$108,357	\$112,351
Daytime Employees	1,977	4,264	5,324



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# Zoom Aerial





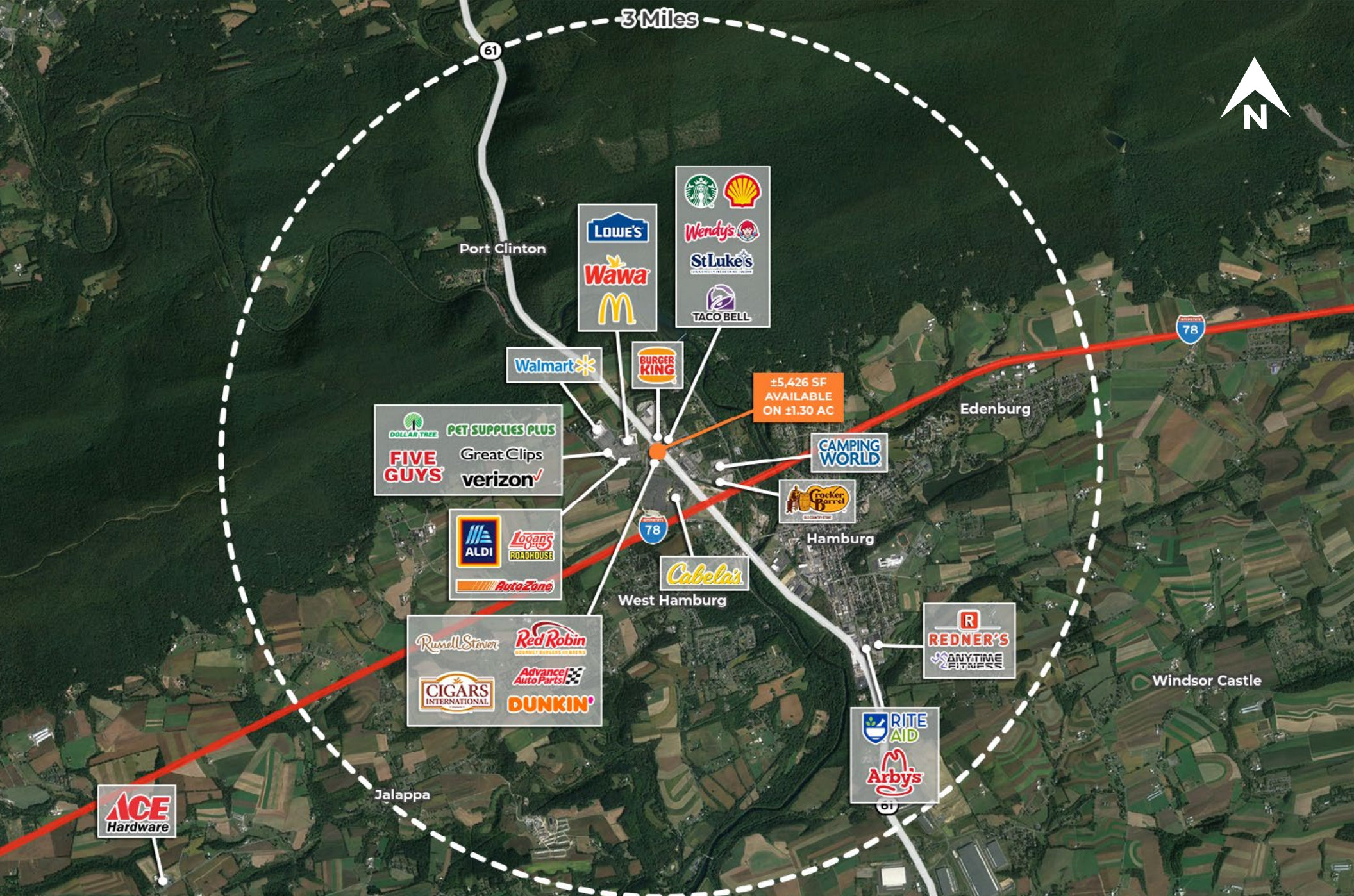
# Zoom Aerial





# Local Aerial





# Market Aerial





# Site Photos