

PRE-DEVELOPMENT OPPORTUNITY

READING, PA

PROPERTY SUMMARY

Location: Business Route 222 and Route 222 by-pass, Ontelaunee Township, Reading, PA.

Description: Proposed 150,000 square foot Shopping Center located at the Route 222/222 by-pass on the North side of Reading, PA. Level site with high visibility, high traffic counts and major highway access in a high growth corridor. Site is zoned highway commercial.

Traffic Counts:	Business 222 (South of the interchange)	19,595 vehicles per day
	Route 222 (North of the interchange)	21,100 vehicles per day
	Route 222 Bypass (West of interchange)	27,098 vehicles per day



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EXECUTIVE DEMOGRAPHIC SUMMARY

2010 Population	1 Mile	3 Mile	5 Mile	7 Mile
Total Population	2,336	26,460	67,181	181,670
Male Population	1,139	12,900	32,832	89,211
Female Population	1,197	13,560	34,348	92,460
Median Age	44.2	42.47	38.81	37.01
Average Age	43.91	41.65	39.1	38.12

Population	1 Mile	3 Mile	5 Mile	7 Mile
1990 Population	2,126	18,607	53,659	62,621
2000 Population	2,149	22,623	61,024	65,784
2010 Population	2,336	26,460	67,181	67,800
2015 Population	2,448	28,454	70,635	69,266

2010 Income	1 Mile	3 Mile	5 Mile	7 Mile
Median HH Income	\$48,316	\$58,989	\$51,574	\$43,802
Per Capita Income	\$23,173	\$26,991	\$24,099	\$21,917
Average HH Income	\$55,120	\$68,513	\$62,940	\$57,173

Households	1 Mile	3 Mile	5 Mile	7 Mile
1990 Census	862	7,385	21,121	42,315
2000 Census	893	9,017	23,501	43,680
2010 Estimate	972	10,389	25,483	45,015
2015 Projection	1,018	11,095	26,595	45,998
Average Household Size	2.35	2.51	2.57	2.57

2010 Housing	1 Mile	3 Mile	5 Mile	7 Mile
Owner Occupied Housing Units	793	8,960	20,216	46,486
Renter Occupied Housing Units	178	1,429	5,267	21,315



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