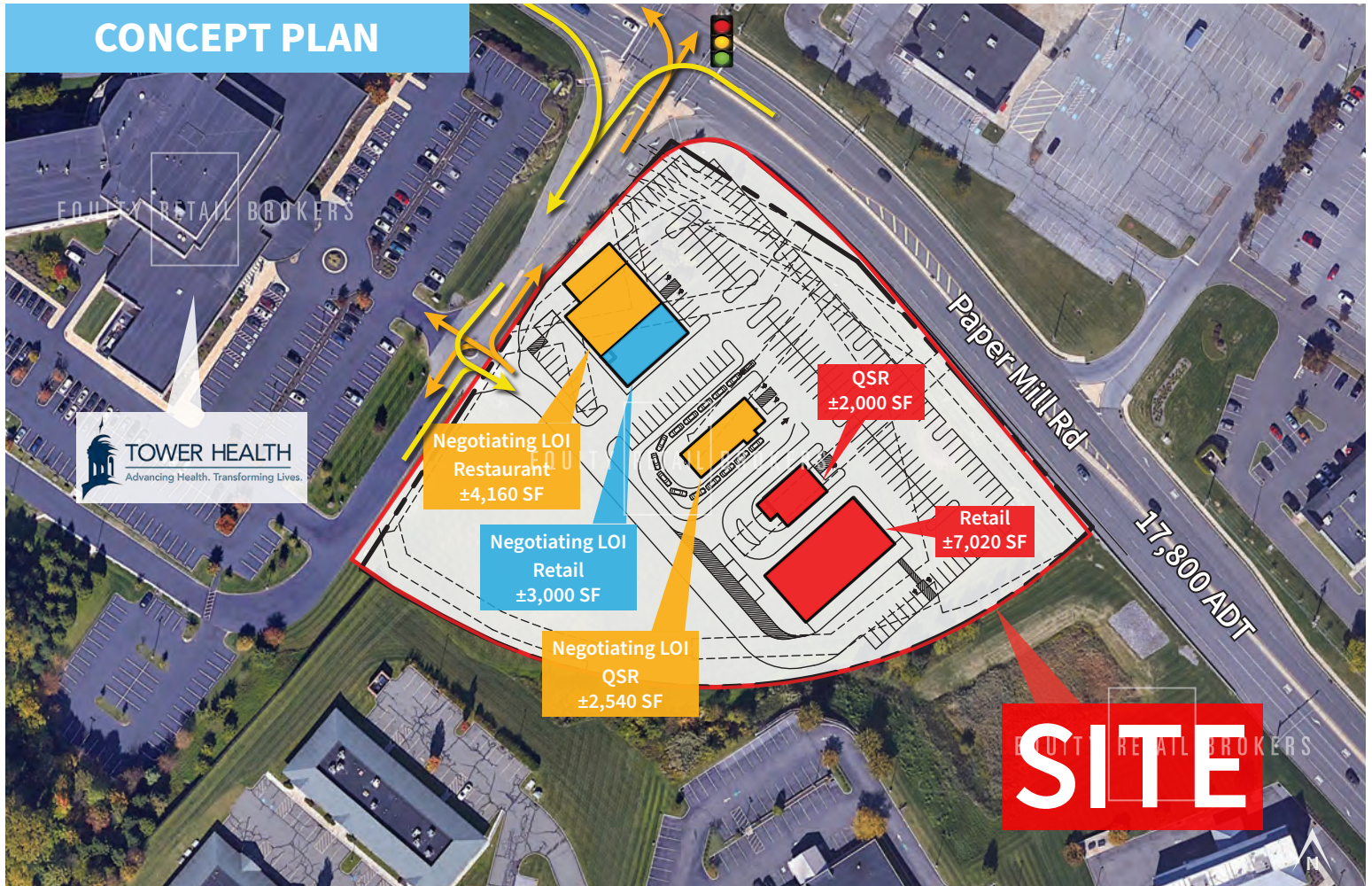


PAD, ENDCAP, AND INLINE OPPORTUNITIES AVAILABLE
For Ground Lease or Build to Suit on ± 5.21 AC
2802 Paper Mill Rd, Reading, PA 19610

CONCEPT PLAN



PROPERTY FEATURES

- Rare development site in Wyomissing retail trade area
- Pad, endcap, and inline opportunities on ± 5.21 acres available
- Seeking national tenants
- Great opportunity for c-store w/ gas, QSR, specialty soft/hard goods, “med-tail” and daycare
- Full site ingress/egress via signalized intersection at Paper Mill and Access Roads

LOCATION DETAILS

- Area Tenants include Target, Marshall’s, Home Depot, Petco, Honeygrow, Chipotle, Chick-fil-a, Panera Bread and More!
- Site is proximate to Routes 22 and 422
- Area traffic drivers include Penn State Berks Campus, Tower Health, Hotels, and corporate offices located on Meridian Drive

CONTACT

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DIRECT 484.417.2249

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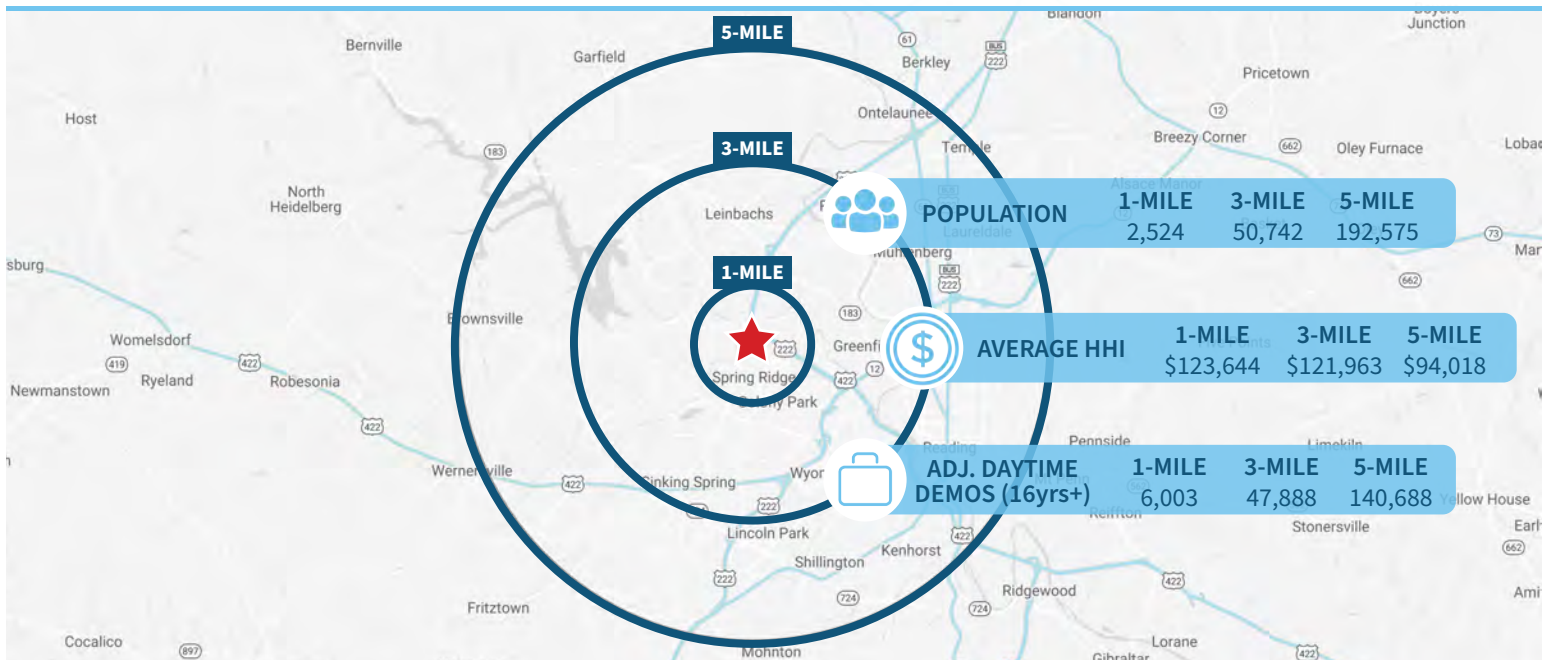
EQUITY RETAIL BROKERS

SITE AERIAL



Broadcasting Square

Demographic Overview (1, 3, 5-mile radius)



The right space. The right move.



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MARKET AERIAL

READING-WYOMISSING MARKET AERIAL

2802 Paper Mill Rd | Berks County, PA



Aerial Source: Google Earth Pro & Traffic Count Source: PA DOT ('22-'23) Regis ('23)