

RETAIL SPACE FOR LEASE

1,650 SF - 18,000 SF



BRIAN MCCAHERN, SIOR
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ANTIETAM PLAZA

3100 ST. LAWRENCE AVE. | READING, PA 19606

1,650-18,000 SQ FT AVAILABLE FOR LEASE

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM

ANTIETAM PLAZA IS LOCATED IN SOUTHERN SUBURBAN READING, PA, AT THE INTERSECTION OF BUSINESS 422 (PERKIOMEN AVENUE) AND 562 (ST. LAWRENCE AVENUE/BOYERTOWN PIKE). THE IMMEDIATE AREA FEATURES DENSE RESIDENTIAL DEVELOPMENT WITH 30,000+ CARS PER DAY AND PROVIDES EXCELLENT EXPOSURE AND A STRONG CUSTOMER BASE. WITH A STRONG RESIDENTIAL PRESENCE AND CONVENIENT AMENITIES, THIS AREA PRESENTS AN EXCELLENT OPPORTUNITY FOR BUSINESSES LOOKING TO THRIVE IN A DYNAMIC RETAIL ENVIRONMENT.

VISIT NAIKEYSTONE.COM FOR MORE DETAILS.



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PROPERTY DESCRIPTION

EMBRACE THE OPPORTUNITY TO LEASE A SPACE AT OUR EXCEPTIONAL PROPERTY ON ST. LAWRENCE AVENUE IN READING, PA. BOASTING MULTIPLE AVAILABLE SUITES AND THE POSSIBILITY OF TENANT IMPROVEMENT ALLOWANCES FOR QUALIFYING AGREEMENTS, THIS IS A PRIME LEASING OPTION FOR BUSINESSES SEEKING CUSTOMIZATION AND FLEXIBILITY. SITUATED IN A SOUGHT-AFTER SUBURBAN READING LOCATION, OUR FREESTANDING 3,034 SF PAD PRESENTS A RARE OPPORTUNITY FOR BUSINESSES TO ESTABLISH A STANDOUT PRESENCE. WITH A COMMITMENT TO PROVIDING A TAILORED LEASING EXPERIENCE, THIS PROPERTY OFFERS AN UNMATCHED CHANCE TO SECURE A STRATEGIC BUSINESS LOCATION TAILORED TO YOUR UNIQUE NEEDS.

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GENERAL DATA	
Lot Size:	15.22 Acres with 1485' of frontage
Zoning:	C-8 Shopping Center Commercial
PIN#:	81532605270911
Year Built:	1961/Renovations completed in 2025.

DESCRIPTION	
Size (SF):	109,870 SF Total
Availabilities:	Various suites available from 1,670 SF to 15,000 SF: Space 3 - 9,547 SF Space 5 - 3,611 SF Space 7 - 11,400 SF Space 8 - 1,992 SF Space 11A - +/-1,600 SF Suite 11B - +/-1,600 SF Space 12 - 1,670 SF Space 14 - 15,000 SF Space 15 - 6,082 SF Space 16 - 18,000 SF Space 18 - 3,000 SF Space 23 - 4,682 SF PAD - 3,034 SF
Suite Finishes:	Vanilla shell delivery
HVAC:	Individual units in each suite
Parking:	409 Spaces; 3.72/1,000 SF
Utilities:	Electric, Gas, Public Sewer and Water available on site
CAM / Taxes:	\$2.94 SF (Estimated)
Lease Terms:	Minimum 5-year terms.

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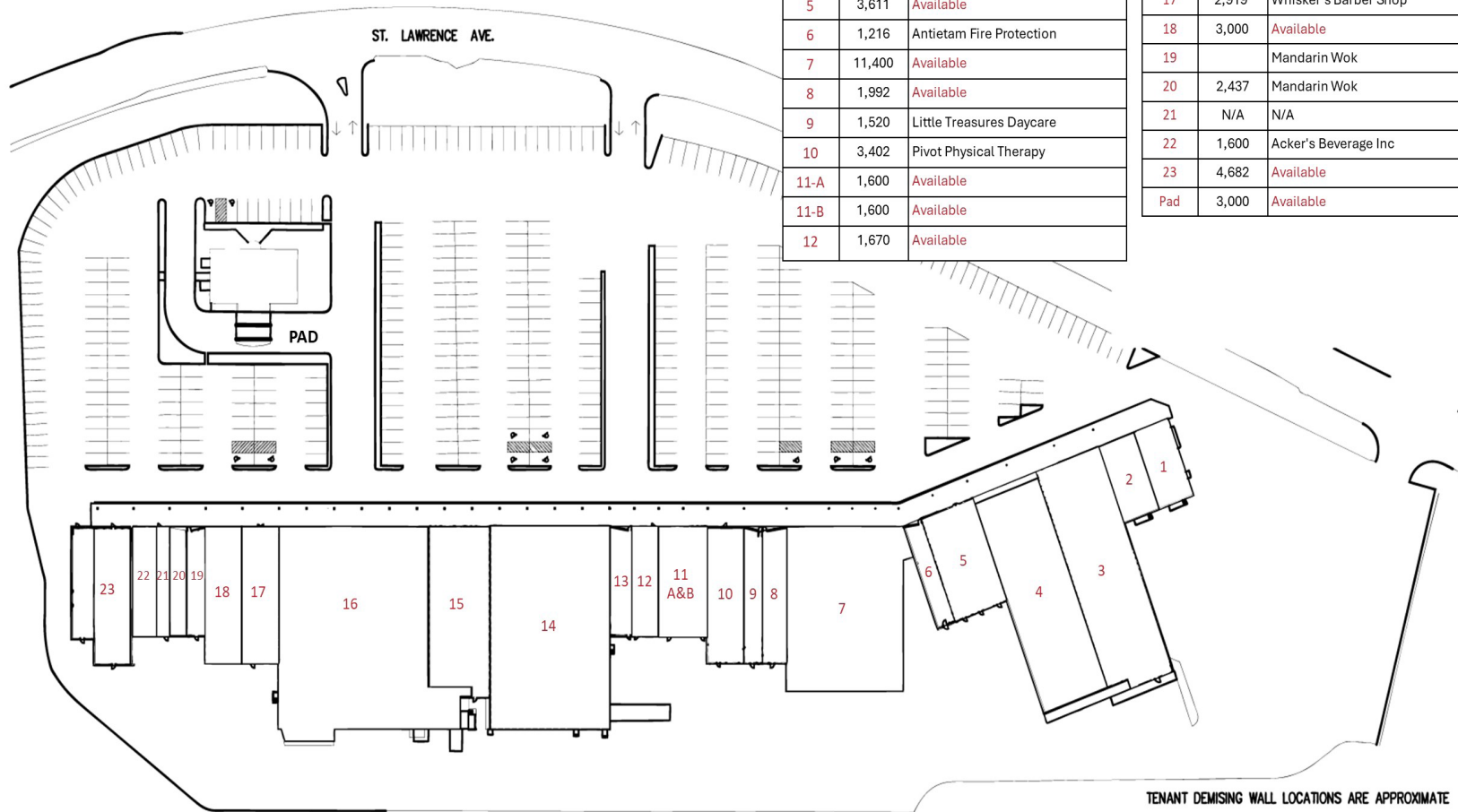


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Space	SF	Tenant
1	1,800	Antietam Valley Laundromat
2	1,800	Relaxing Hair & Nail
3	9,547	Available
4	9,625	Dollar General
5	3,611	Available
6	1,216	Antietam Fire Protection
7	11,400	Available
8	1,992	Available
9	1,520	Little Treasures Daycare
10	3,402	Pivot Physical Therapy
11-A	1,600	Available
11-B	1,600	Available
12	1,670	Available

Space	SF	Tenant
13	1,464	Mount Penn Sports Cards
14	15,000	Available
15	6,082	Available
16	18,000	Available
17	2,919	Whisker's Barber Shop
18	3,000	Available
19		Mandarin Wok
20	2,437	Mandarin Wok
21	N/A	N/A
22	1,600	Acker's Beverage Inc
23	4,682	Available
Pad	3,000	Available



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DEMOGRAPHICS
ANTIETAM PLAZA
SHOPPING CENTER

EST. POPULATION
 35,153

EST AVG HH INCOME
 \$56,714

EST POPULATION
 1 MI | 5,851
 3 MI | 72,067
 5 MI | 171,342

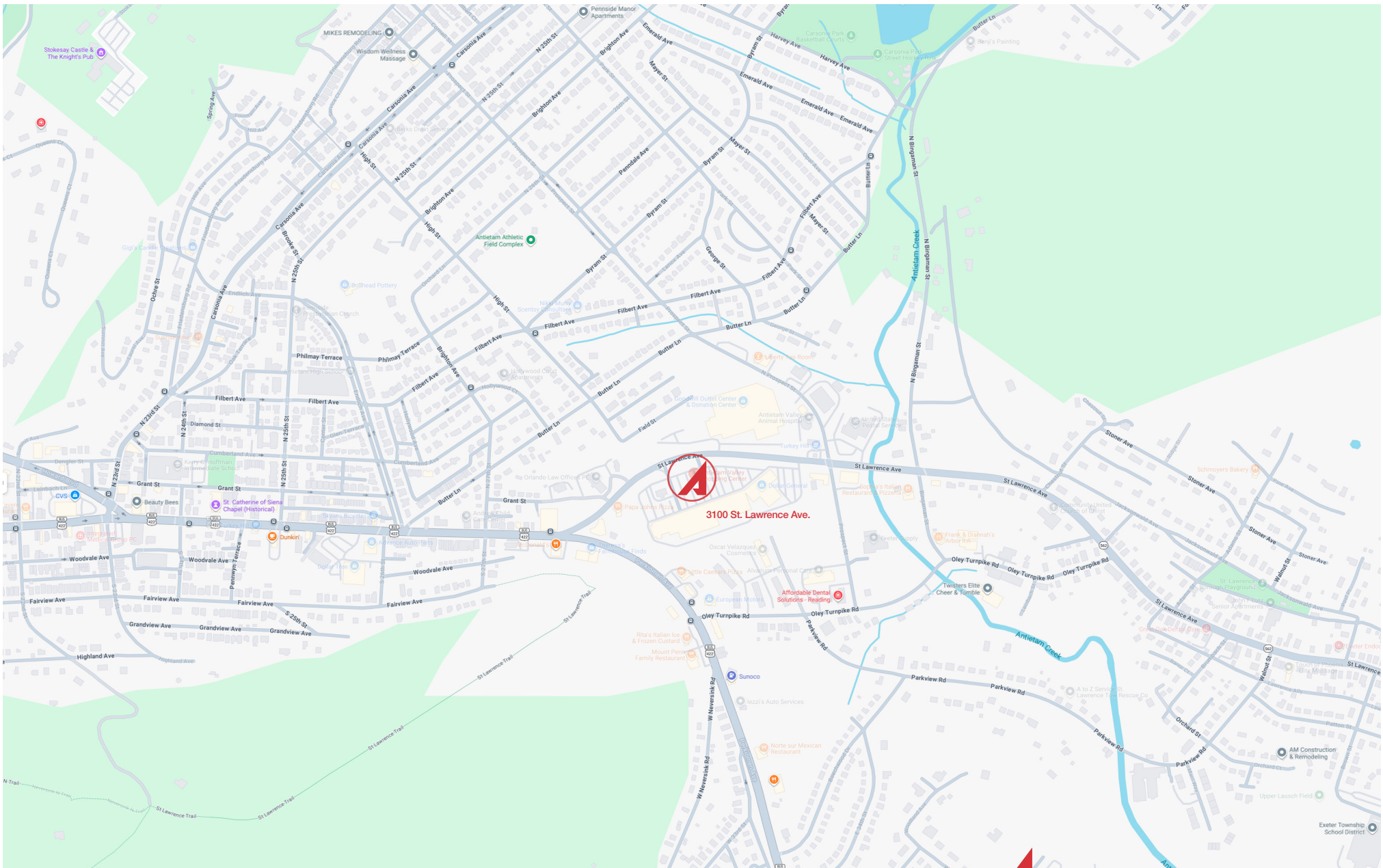
EST AVG HH INCOME
 1 MI | \$67,094
 3 MI | \$56,714
 5 MI | \$50,717

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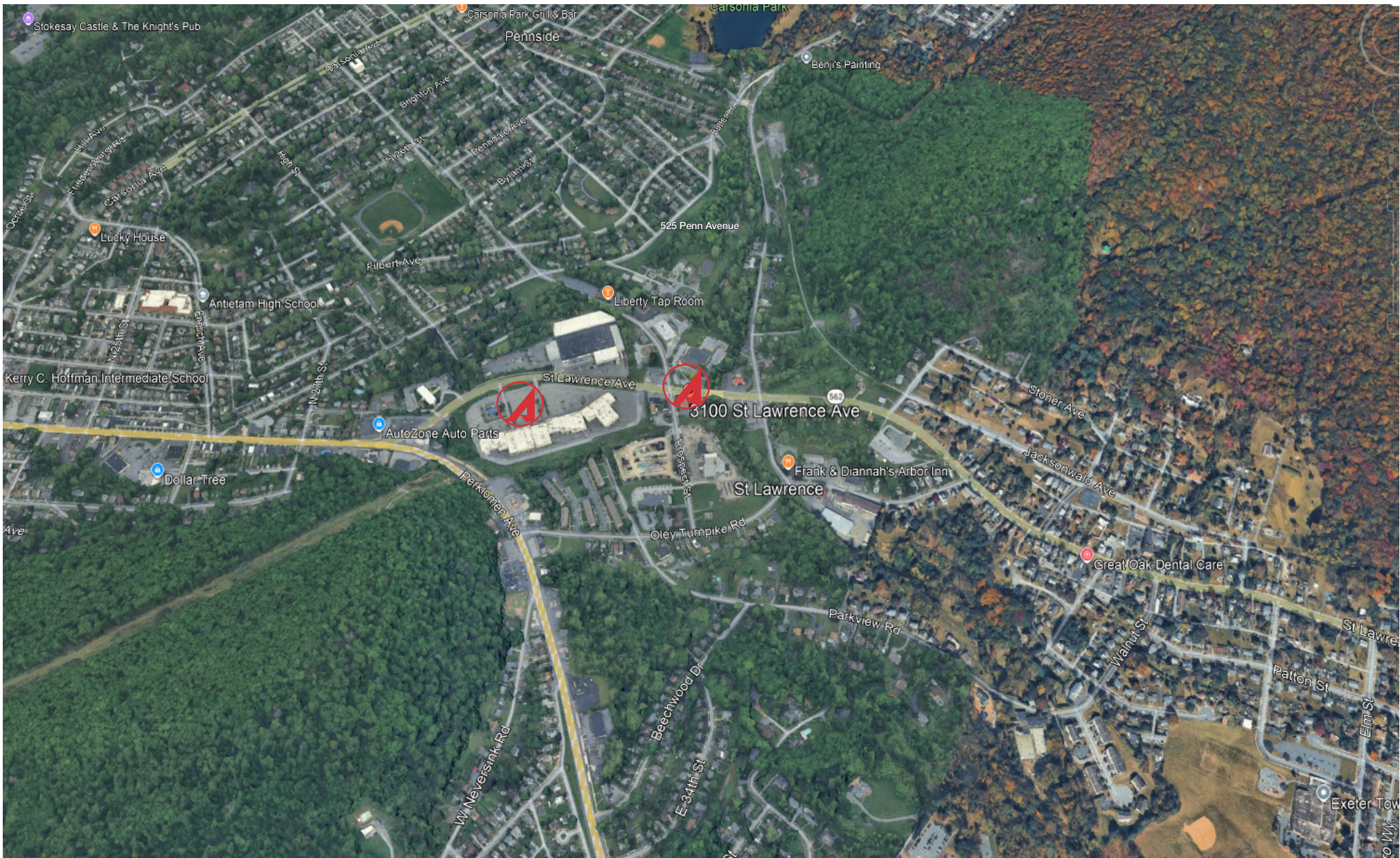
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