

30 ACRE COMMERCIAL DEVELOPMENT | LEASING OPPORTUNITIES

GATEWAY AT BERN | Routes 222 & 183 | Bern Township, PA | Berks County

LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

**GATEWAY AT BERN
LOCATED 1 MILE NORTH
OF WYOMISSING RETAIL
SHOPPING AREA**

READING AIRPORT

READING AIRPORT

TRAVEL CENTER

READING INDUSTRIAL PARK

READING INDUSTRIAL PARK

COMING SOON

PENSKE

**PENNSYLVANIA HEALTH
ST. JOSEPH MEDICAL CENTER**

RETAIL
RESTAURANT
QSR
MEDICAL
Ground Floor

30 ACRE
Parcel Size

SALE/RENT
Upon Request

PROPERTY INFORMATION

- 30 acre development
- Minutes from Reading Regional Airport, St. Joseph's Medical Center, Industrial Parks and Downtown Reading
- Ideal location for Retail, Restaurants/QSR, Medical Office, and many other uses

Demographics	3 Miles	5 Miles	10 Miles
Population	29,074	173,419	303,929
Average HH Income	\$111,968	\$93,438	\$103,329
Total Businesses	1,758	5,755	8,935
Number of Employees	28,181	72,229	101,883
Traffic Counts	Route 183: 12,124 VPD Route 222: 57,593 VPD		

*Data Source: Sites USA REGIS™ 2024

Developed by:



FOR MORE INFORMATION: JAMES DEPETRIS 610-941-4034 x108
PLEASE CONTACT: JDEPETRIS@LPRE.COM 610-304-4478 CELL



SCAN FOR
WEB SITE
LPRE.COM

LEGEND PROPERTIES | 100 W 3rd Ave., Suite 200 | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 082726

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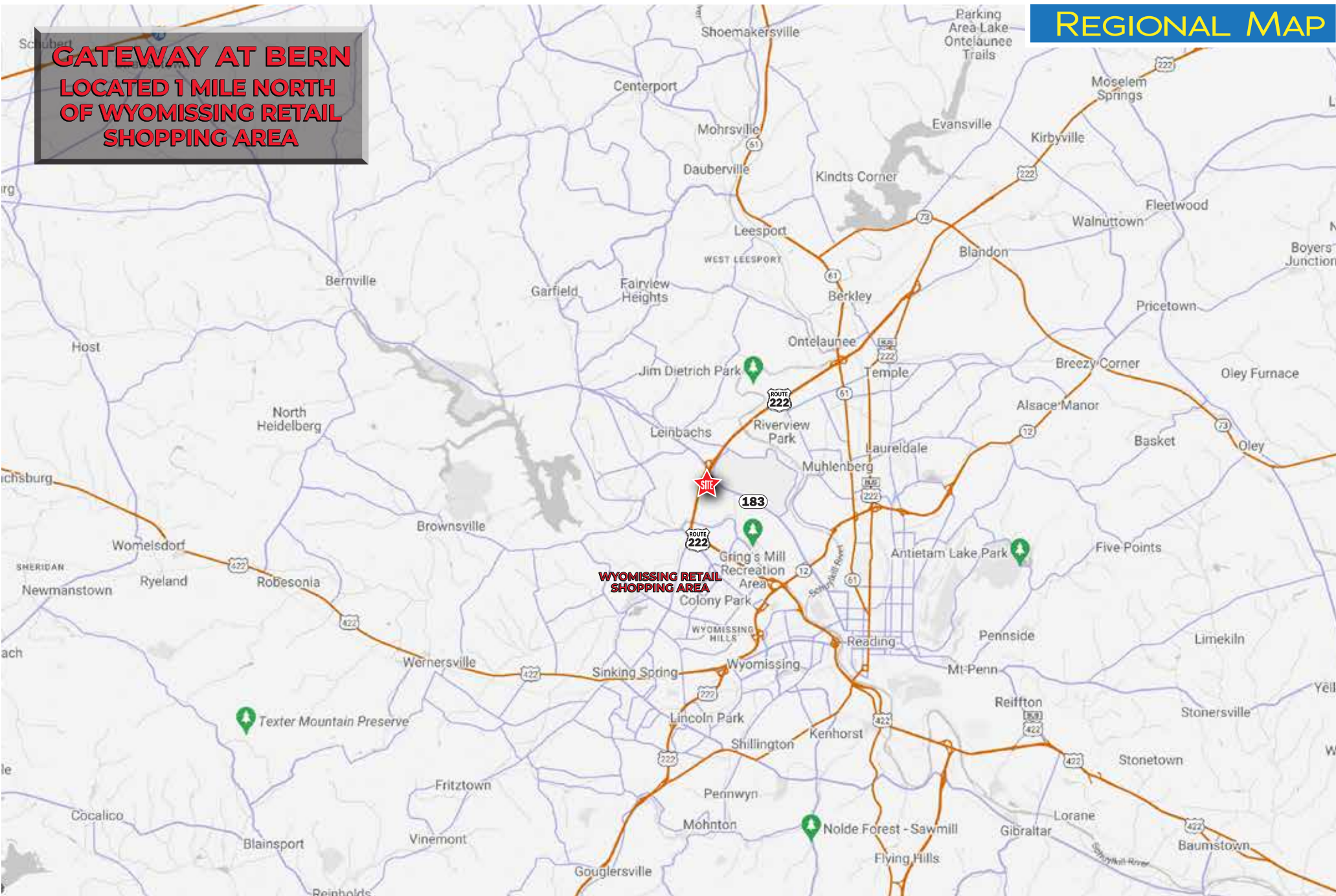
LEGEND

PROPERTIES INC.

COMMERCIAL REAL ESTATE

REGIONAL MAP

**GATEWAY AT BERN
LOCATED 1 MILE NORTH
OF WYOMISSING RETAIL
SHOPPING AREA**



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RETAILER AERIAL

**GATEWAY AT BERN
LOCATED 1 MILE NORTH
OF WYOMISSING RETAIL
SHOPPING AREA**

1 mi Radius

READING AIRPORT

READING INDUSTRIAL PARK

**PENN ST. HEALTH
ST. JOSEPH MEDICAL CENTER**

**WYOMISSING RETAIL
SHOPPING AREA**

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COMMERCIAL REAL ESTATE

SITE PLAN

READING AIRPORT

READING INDUSTRIAL PARK

READING INDUSTRIAL PARK

COMING SOON

PENSKE

Hospital Helipad

**PENN STATE HEALTH
ST. JOSEPH MEDICAL CENTER**

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DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
Population (Est. 2024)	29,074	173,419	303,929
Projected Population (2029)	29,438	175,330	307,139
Projected Annual Growth (2024 to 2029)	0.3%	0.2%	0.2%

Daytime Population

Total Businesses (2024)	1,758	5,755	8,935
Number of Employees (2024)	28,181	72,229	101,883

Income

Average HH Income (Est. 2024)	\$111,968	\$93,438	\$103,329
Median HH Income (2024)	\$83,380	\$70,558	\$80,270

Households & Growth

Households	11,355	64,231	115,279
Projected HH (2029)	11,577	65,400	117,310
HH Growth with Children (2024 to 2029)	24.2%	33.6%	31.0%

Education

High School Graduate	33.9%	34.2%	35.0%
Some College	16.0%	15.7%	15.8%
Bachelor Degree	19.5%	16.2%	17.6%
Graduate	13.0%	9.6%	10.5%

Traffic Counts: Route 183: 12,124 VPD • Route 222: 57,593 VPD

KEY DEMO DATA & MAP

