


RETAIL PROPERTY
FOR LEASE

400 W LANCASTER AVE
SHILLINGTON, PA 19607



Casey Khuri
ckhuri@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

400 W LANCASTER AVE

PROPERTY DETAILS

FOR LEASE

CONTACT AGENT

OFFERING SUMMARY

Lease Rate	Contact Agent
Available SF	Up to +/- 12,500 SF
Lot Size	0.5 Acres

PROPERTY SUMMARY

Address	400 W Lancaster Ave Shillington, PA 19607
County	Berks County
Tax Parcel #	77-4395-07-58-0956
Property Taxes	\$32,387
Year Built	1970
Building Class	B

PROPERTY DESCRIPTION

400 W Lancaster Avenue is a ±12,500 SF retail building prominently fronting Route 222, featuring approximately 9,500 SF of commercial space complemented by 3,000 SF of warehouse/storage space with dock access. The space can be designed to accommodate several users. Positioned just off a signalized intersection with full turning movements, the property offers exceptional visibility, ease of access, and on-site circulation.

The site is strategically located within two (2) miles of Reading Hospital and less than one (1) mile from Governor Mifflin High School, making it well-suited for medical, retail, or service-oriented users seeking high exposure and convenient regional access. The surrounding trade area is anchored by national retailers including Wawa, Dunkin', Walgreens, and KFC, reinforcing the corridor's strong traffic counts and established commercial presence.

PROPERTY HIGHLIGHTS

- 12,500 SF commercial building fronting Route 222
- 9,500 SF commercial space + 3,000 SF warehouse/storage with dock
- Just off a signalized corner with full turning access
- Excellent visibility and convenient ingress/egress
- Two (2) miles from Reading Hospital and one (1) mile from Governor Mifflin High School
- Surrounded by national retailers including Wawa, Dunkin', Walgreens, and KFC

BUILDING INFORMATION

# of Floors	One (1)
Business ID Sign	Yes
Parking Spaces	+/- 25
Docks	One (1)
Roof	Flat, Rubber
Water And Sewer	Public
Zoning	Commercial



Casey Khuri

ckhuri@naicir.com | 717 761 5070

Andrés Godoy

agodoy@naicir.com | 717 761 5070 x213

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

400 W LANCASTER AVE

EXTERIOR PHOTOS

FOR LEASE


CONTACT AGENT



Casey Khuri
ckhuri@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

400 W LANCASTER AVE

INTERIOR PHOTOS

FOR LEASE

CONTACT AGENT



Casey Khuri

ckhuri@naicir.com | 717 761 5070

Andrés Godoy

agodoy@naicir.com | 717 761 5070 x213

Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A



1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

400 W LANCASTER AVE

LOCATION MAP


FOR LEASE

CONTACT AGENT



Casey Khuri
ckhuri@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

 1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

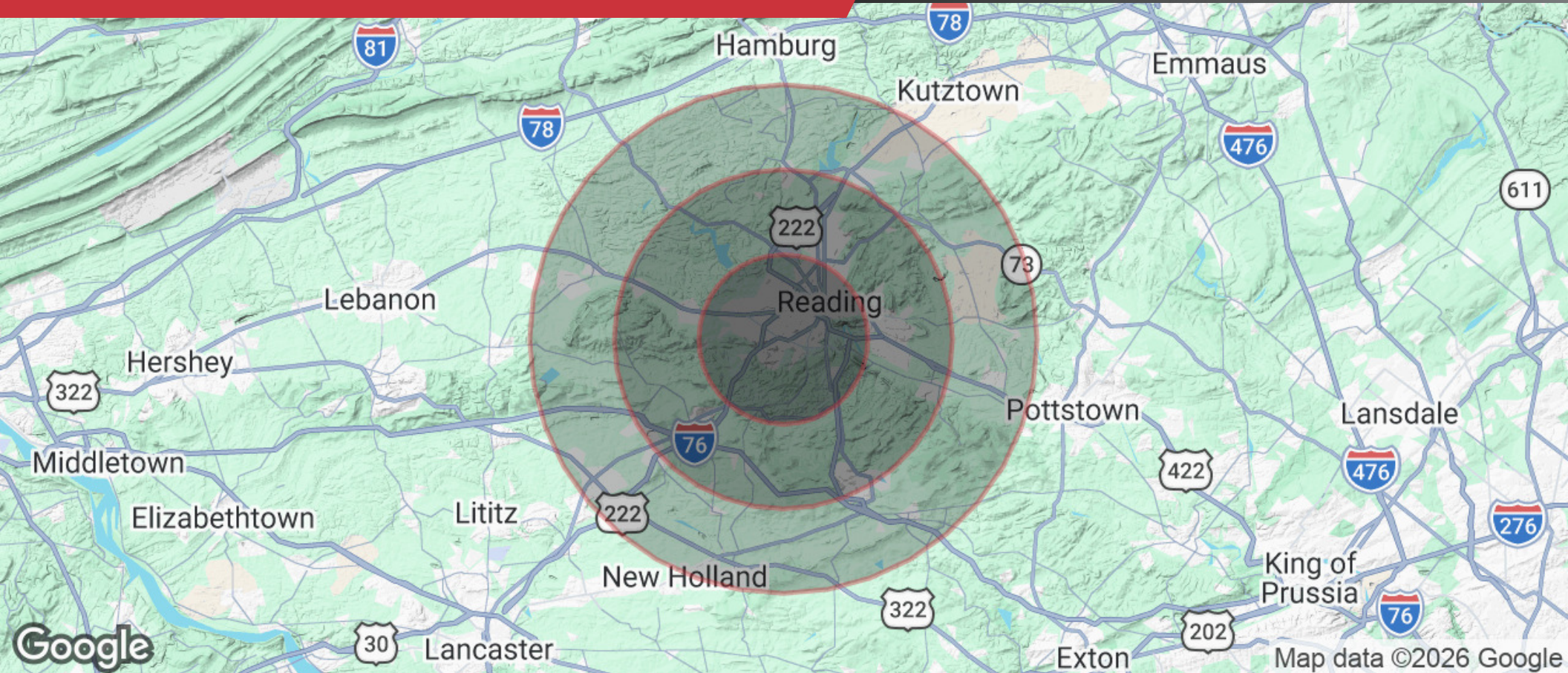
Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

400 W LANCASTER AVE

DEMOGRAPHICS

FOR LEASE

CONTACT AGENT



POPULATION

5 MILES	10 MILES	15 MILES
187,513	318,792	439,963



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
69,655	118,518	163,839



INCOME

5 MILES	10 MILES	15 MILES
\$86,256	\$96,994	\$101,201

Casey Khuri
ckhuri@naicir.com | 717 761 5070

Andrés Godoy
agodoy@naicir.com | 717 761 5070 x213

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

