

SHILLINGTON PLAZA
READING, BERKS COUNTY, PA

1 PARKSIDE AVENUE

±1,200 SF – 29,231 SF AND PAD SITE AVAILABLE FOR LEASE

GLA: 145,601 SF



±29,231 SF AVAILABLE AT REDEVELOPED OCEAN STATE JOB LOT ANCHORED CENTER



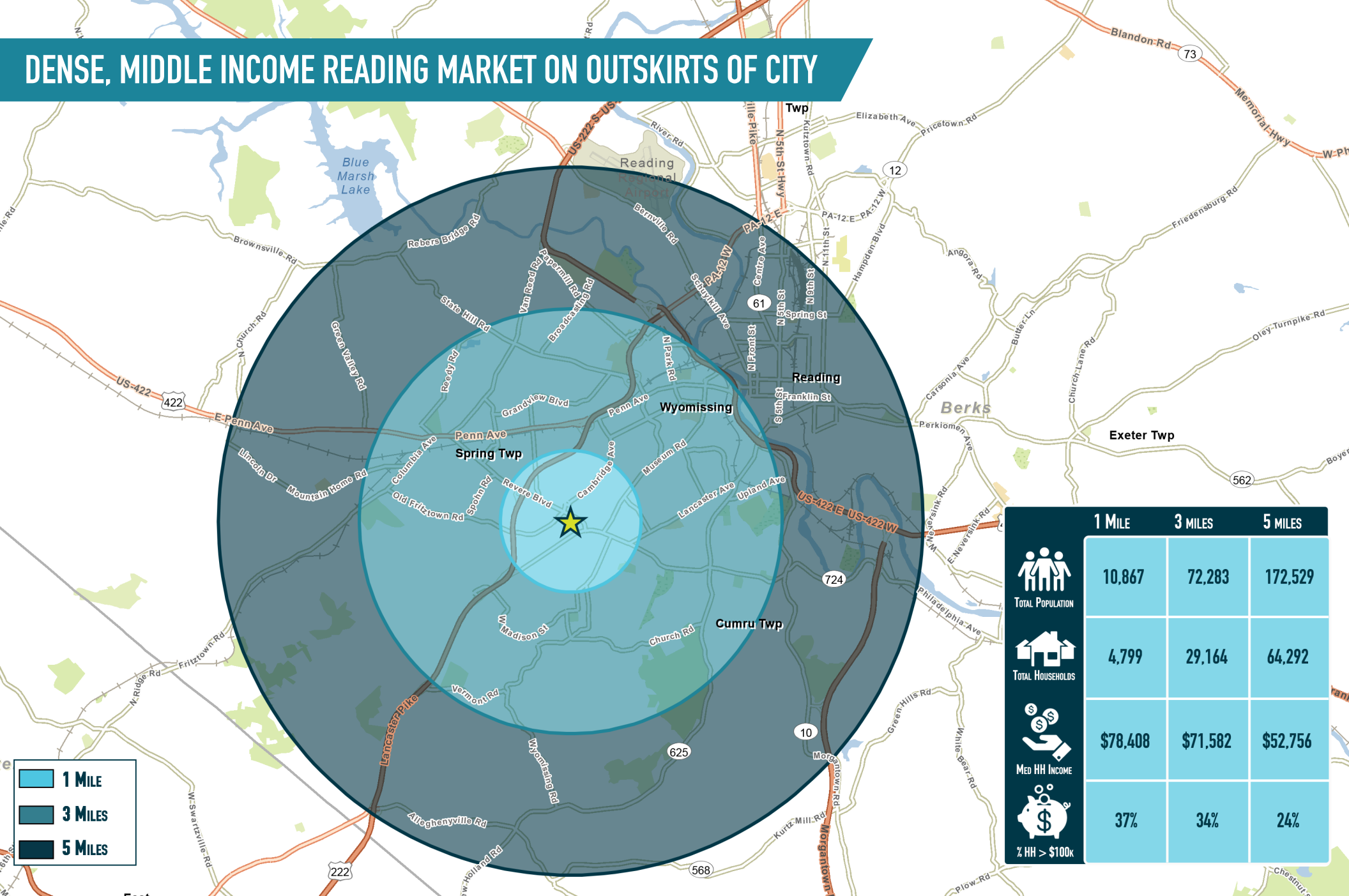
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DENSE, MIDDLE INCOME READING MARKET ON OUTSKIRTS OF CITY



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,867	72,283	172,529
TOTAL HOUSEHOLDS	4,799	29,164	64,292
MED HH INCOME	\$78,408	\$71,582	\$52,756
% HH > \$100K	37%	34%	24%

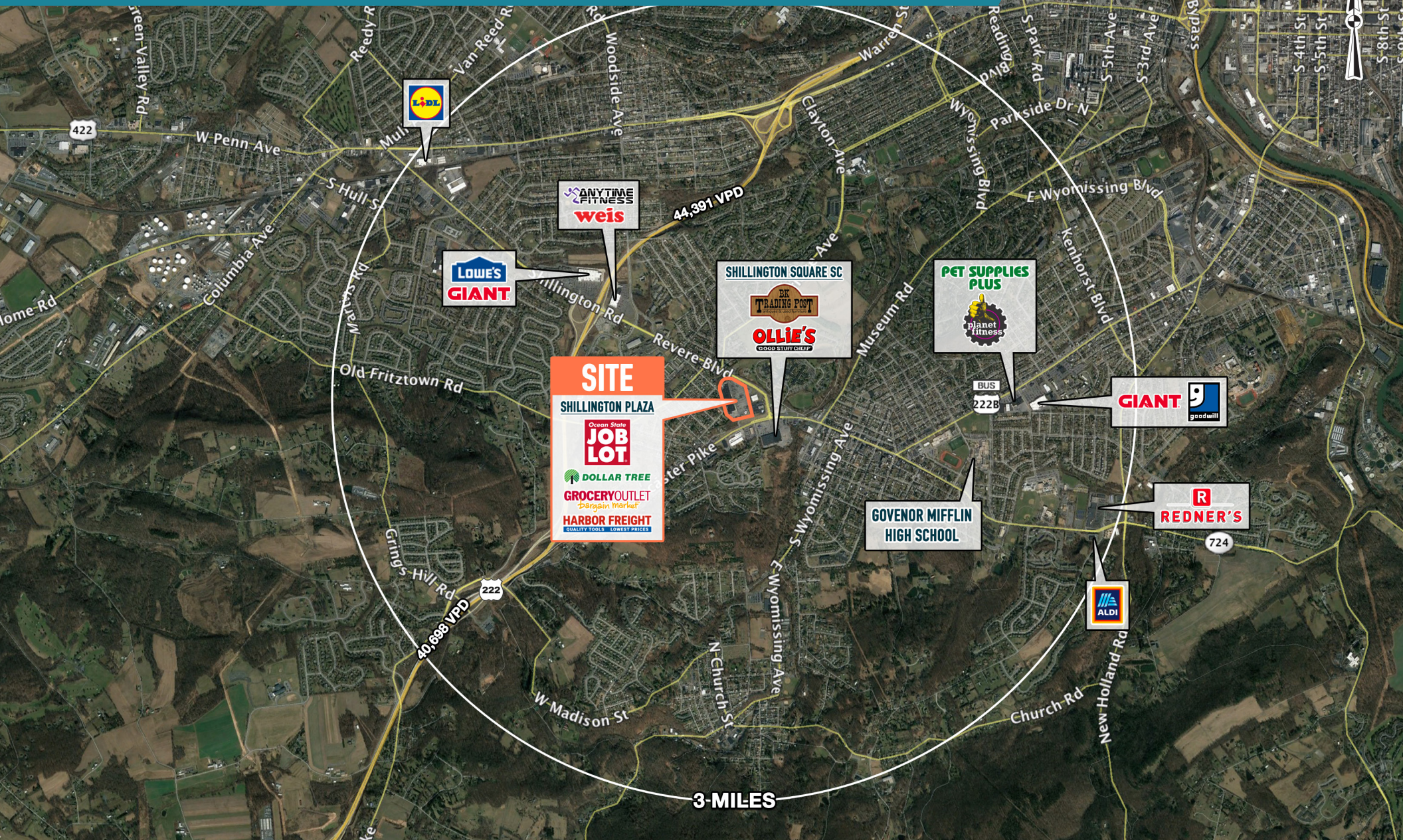
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LOCATED IN THE HEART OF SOUTHWEST READING'S MAJOR GROWTH POCKET



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ACCESS INTO THE SHOPPING CENTER FROM BOTH ROUTE 724 AND LANCASTER PIKE



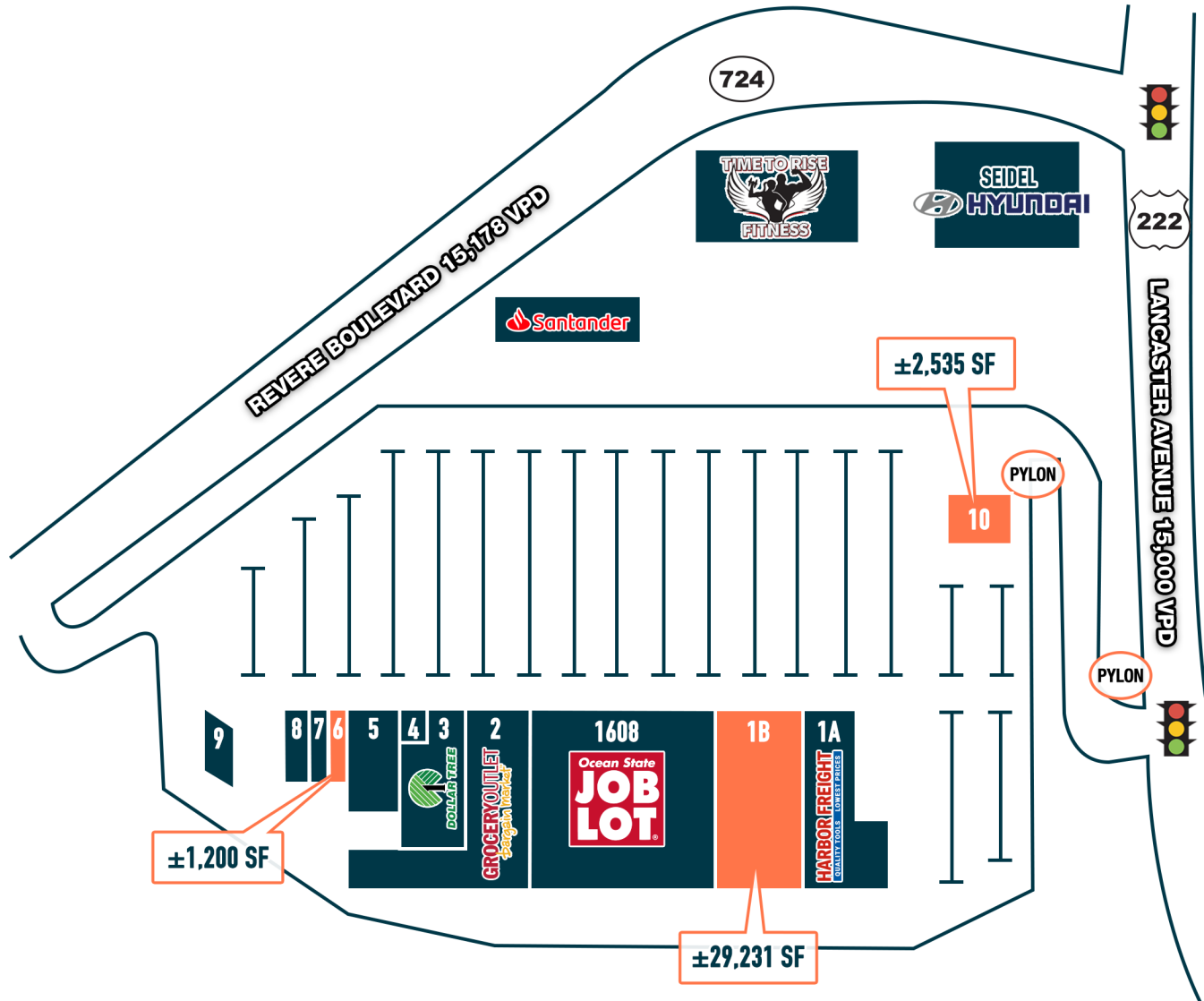
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DIVERSE TENANT MIX – OCEAN STATE JOB LOT, GROCERY OUTLET, AND DOLLAR TREE



UNIT	TENANT	SF
1608	OCEAN STATE JOB LOT	46,836
1B	VACANT	29,231
1A	HARBOR FREIGHT TOOLS	16,120
2	GROCERY OUTLET	20,314
3	DOLLAR TREE	12,504
4	JULIE'S NAILS	2,148
5	MARTIAL ARTS	7,200
6	VACANT	1,200
7	BARBER SHOP	1,400
8	TRIBEER	1,600
9	DOMINO'S	2,400
10	VACANT	2,535
	NON-LEASABLE	2,113
TOTAL		145,601

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