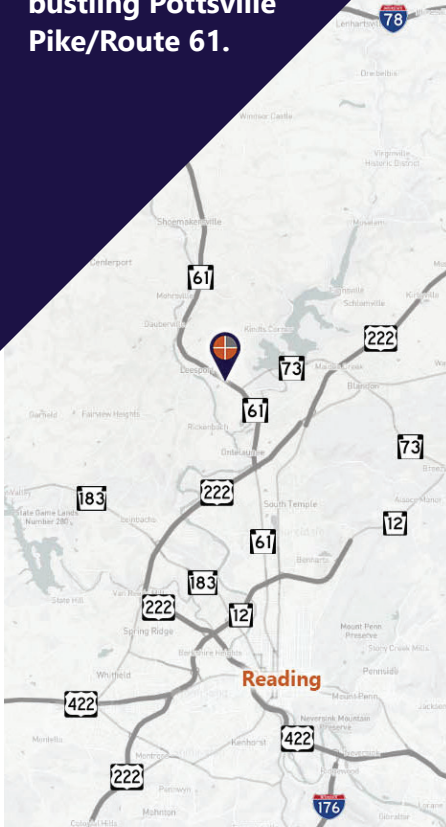


FOR LEASE

Join this neighborhood retail center situated on the eastbound side of the bustling Pottsville Pike/Route 61.



Marisa Benjamin
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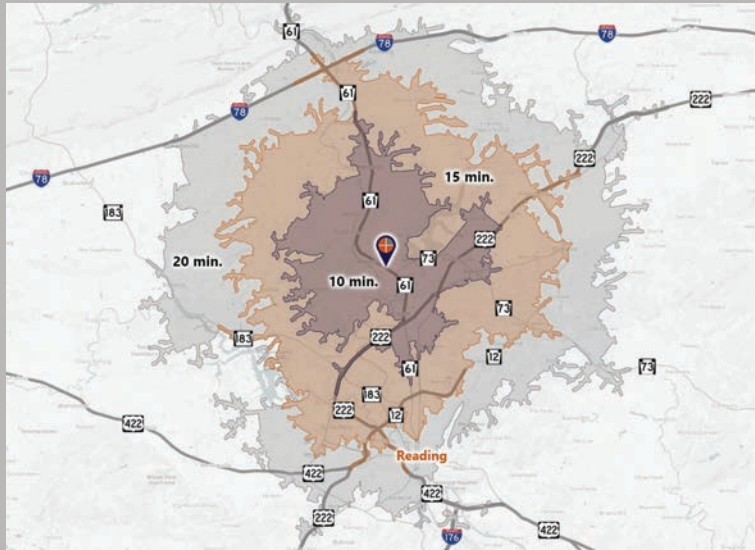
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LEESPORT PLAZA

DEMOGRAPHICS

Variable	Leesport Plaza		
Travel Distance from Site	10 minutes	15 minutes	20 minutes
Total Population	25,326	87,373	227,865
Population Density (Per Sq. Mile)	615.1	678.3	938.6
Total Daytime Population	25,598	101,063	238,184
Total Households	9,744	33,049	84,606
Per Capita Income	\$42,044	\$38,492	\$34,345
Average Household Income	\$110,125	\$100,866	\$91,816
Average Disposable Income	\$84,532	\$77,617	\$70,875
Aggregate Disposable Income	\$823,675,333	\$2,564,711,563	\$5,995,517,886
Total (SIC01-99) Businesses	851	3,541	8,125
Total (SIC01-99) Employees	13,800	58,125	121,457
Total (SIC01-99) Sales	\$2,407,481,989	\$9,890,602,537	\$18,664,386,693
Annual Budget Expenditures	\$939,001,795	\$2,928,541,676	\$6,841,329,184
Retail Goods	\$316,308,297	\$976,580,489	\$2,240,695,427

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Leesport Plaza is a neighborhood retail center situated on the eastbound side of the bustling Pottsville Pike / PA Route 61. It benefits from a signalized traffic light and offers excellent visibility. Its location provides easy access to US Route 222, and the surrounding area is filled with retail establishments, restaurants, and industrial businesses, which contribute to a steady flow of traffic to the shopping center.

The plaza is anchored by Anytime Fitness and Tower Health's Reading Hospital Laboratory, located directly behind the retail area. Other tenants include M.J. Electric, Subway, 61 Brew Thru, and Sam's Place. The center features a great mix of office, medical, and retail spaces.

PROPERTY DETAILS

- Total GLA:38,268 SF
- Lease Rate: Negotiable/NNN
- Lease Terms:Negotiable
- Zoning:C - General Commercial
- Land/Lot Size:4.24 acres
- Parking:..... Paved Lot, Shared, 227 spaces
- Year Built:..... 1962
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Water:.....Public
- Sewer:Public

SPACE AVAILABLE

- Suite 200..... 3,400 SF

TRAFFIC COUNTS

- Pottsville Pike/Route 61:.....29,710 VPD
- Ashley Way: 2,000 VPD



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SITE PLAN | LEESPORT PLAZA



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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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