

BERKSHIRE WEST

1101 WOODLAND ROAD, WYOMISSING, PA



MSC

23,000 SF APPROVED EXPANSION, 2ND GENERATION RESTAURANT SPACE AND PAD SITE AVAILABLE



BERKSHIRE WEST



PROPERTY DETAILS

- ▶ Fully approved 23,000 SF endcap expansion ideal for grocer or junior anchor (apparel or furniture)
- ▶ Pad site available at main entrance to the shopping center
- ▶ Ideally positioned within Wyomissing/Reading's dense residential population with easy access to Rt 422
- ▶ Centrally located in Wyomissing's thriving retail market with close proximity to significant daytime population

JOIN THESE TENANTS

Burlington **TJ-maxx**

DSW **BOOT BARN**

FINE WINE & GOOD SPIRITS

JOIN THESE AREA TENANTS

Walmart **LA FITNESS**

Boscov's

DEMOGRAPHICS

EST. POPULATION	EST. EMPLOYEES
1 mi 8,198	1 mi 16,377
3 mi 114,160	3 mi 49,735
5 mi 204,472	5 mi 76,216

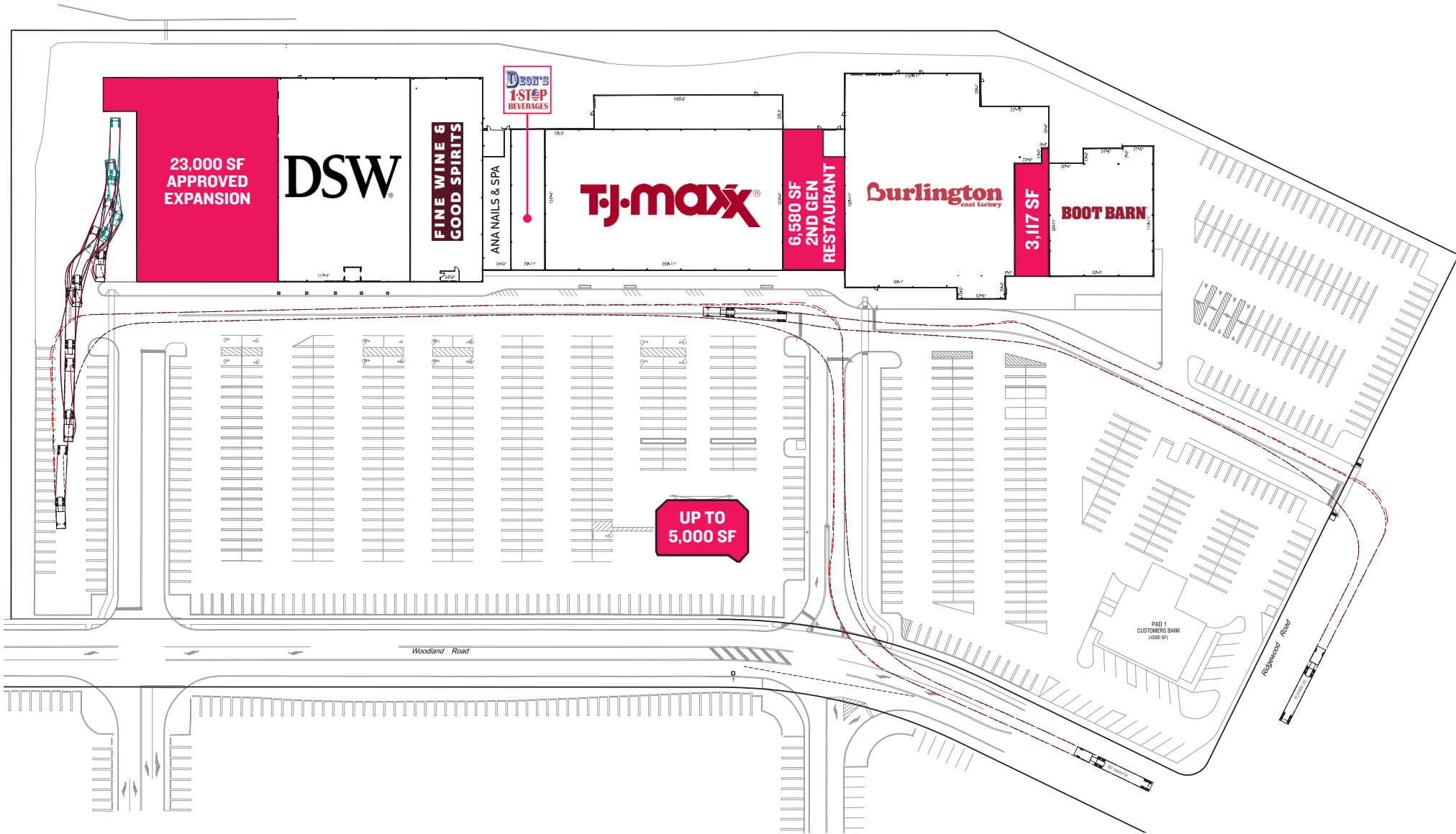
EST. AVERAGE HH INCOME

1 mi \$144,257
3 mi \$91,578
5 mi \$95,389

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SITE PLAN



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AERIAL



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Burlington
SHIRTS • JEANS • HATS • SHOES • GEAR

BOOT BARN
WESTERN & WORK WEAR

MSC



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