

For Sale or Lease

201 Love Road

20,000 SF



201 Love Road

Reading, Pennsylvania 19607

Property Highlights

- Great Location along I-176
- Highly Visible location
- Easy access to PA Turnpike & Rt. 222/422
- Large Surface Parking Fields with additional 1.24 acre lot

Property Description

Building for sale for \$800,000; building and business is available at this price. Great location near Flying Hills, a large residential community made up of apartments, condos, townhouses and single family homes. Two large residential developments are planned nearby.

In addition the building can be leased.

OFFERING SUMMARY

Sale Price	\$800,000
Lease Rate	Negotiable
Available SF	20,000 SF
Lot Size	3.40 +/- Acres
Building Size	20,000 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	1,263	\$84,108
5 Miles	104,541	\$58,264
10 Miles	332,344	\$63,609

For more information

Bryan Cole, SIOR

O: 610 370 8502
bcole@naikeystone.com

Kyle McKechnie

O: 610 370 8522
kmckechnie@naikeystone.com

For Sale or Lease

201 Love Road

Reading, PA 19607

PROPERTY NAME:	Flying Hills Facility
PROPERTY ADDRESS:	201 Love Road Reading, PA 19607
PROPERTY TYPE:	Office / Retail / Flex
APN:	39-5314-09-15-4948, 39-5314-09-15-2994, & 39-5314-09-16-1307
LOT SIZE:	3.40 +/- Acres
BUILDING CLASS:	B
ZONING:	LC - Local Commercial
PARKING SPACES:	74 Surface + Additional 1.24 Acre Lot
PARKING RATIO:	4.0/1000
BUILDING FRONTAGE:	1-176
YEAR BUILT:	1981
NUMBER OF STORIES:	2
AVERAGE FLOOR SIZE:	10,000 SF +/-
NUMBER OF UNITS:	1



For Sale or Lease

201 Love Road

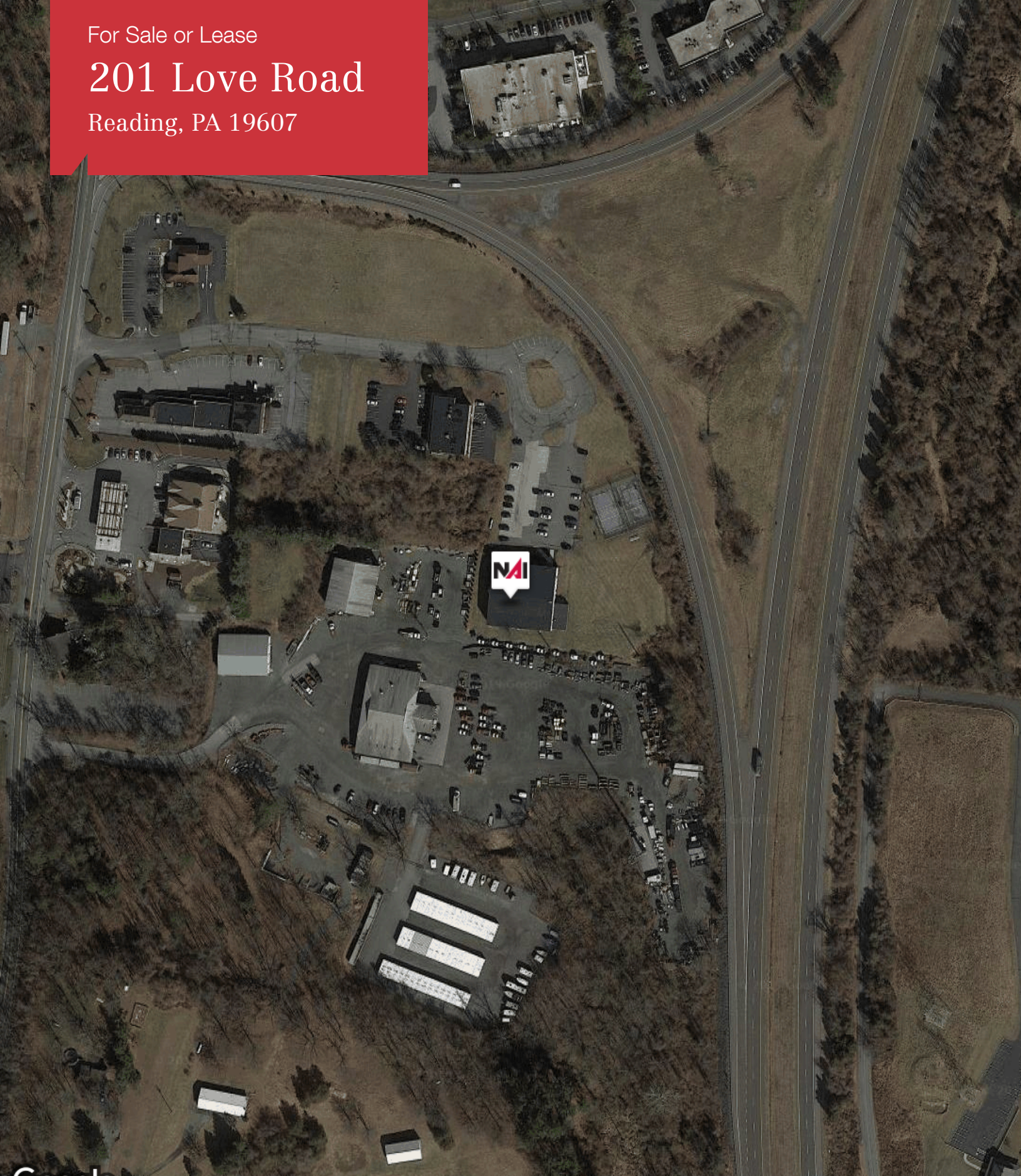
Reading, PA 19607



For Sale or Lease

201 Love Road

Reading, PA 19607



Google

Department of Conservation and Natural Resources-PAMAP/USGS, U.S. Geological Survey, USDA Farm Service Agency

NAIKeystone

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

875 Berkshire Boulevard Suite 102
Wyomissing, PA 19610

610 779 1400 tel

naikeystone.com



in

f

Parking Plan



Zoning Map

THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP OF CUMRU TOWNSHIP, AS ADOPTED BY THE CUMRU TOWNSHIP BOARD OF COMMISSIONERS ON JUNE 16, 2009, AS PART OF THE CUMRU TOWNSHIP ZONING ORDINANCE OF 2009.

PRESIDENT _____ COMMISSIONER _____
 VICE PRESIDENT _____ COMMISSIONER _____
 ATTEST: _____ COMMISSIONER _____
 CUMRU TOWNSHIP SECRETARY _____

ZONING DISTRICTS

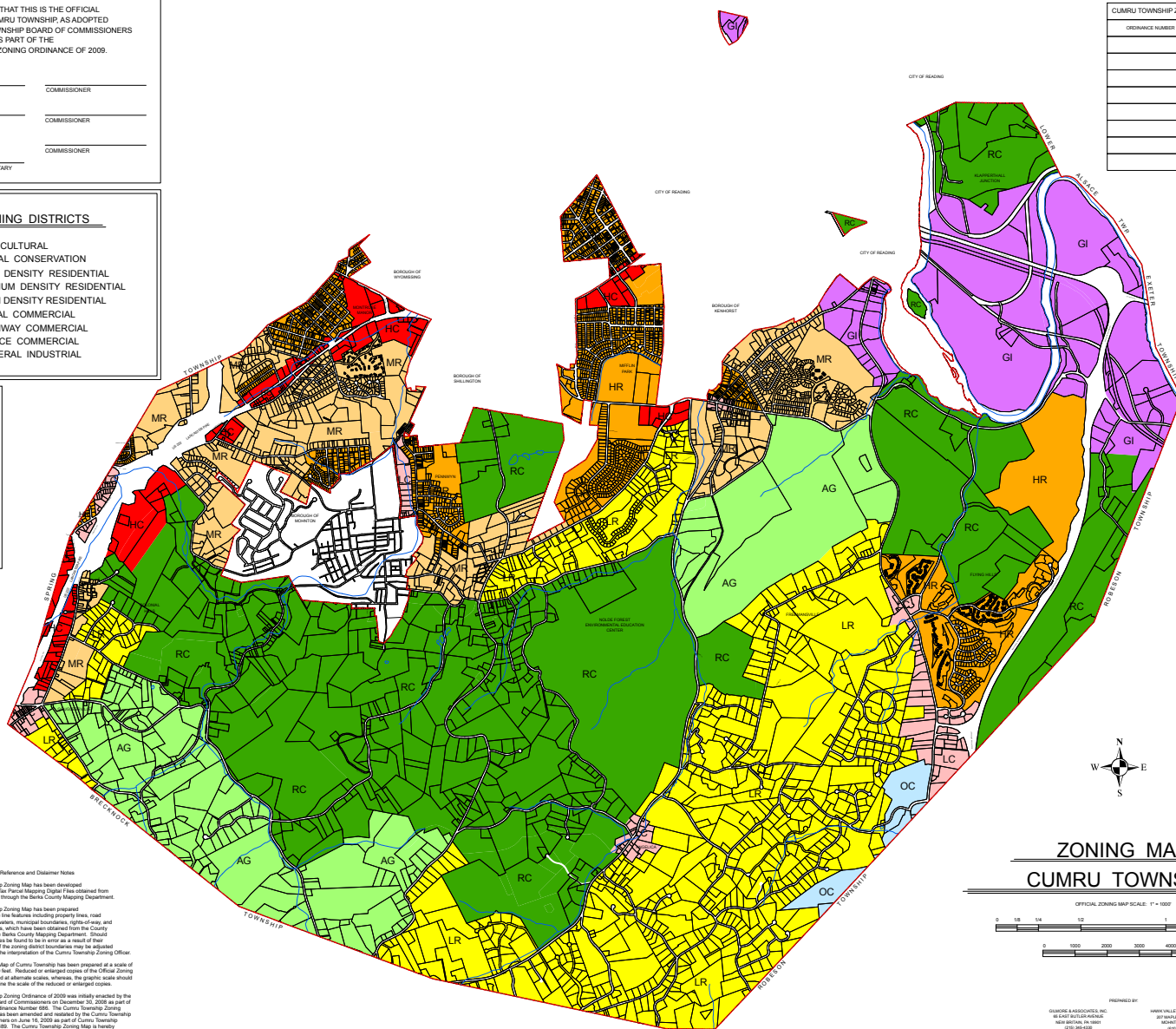
- AG — AGRICULTURAL
- RC — RURAL CONSERVATION
- LR — LOW DENSITY RESIDENTIAL
- MR — MEDIUM DENSITY RESIDENTIAL
- HR — HIGH DENSITY RESIDENTIAL
- LC — LOCAL COMMERCIAL
- HC — HIGHWAY COMMERCIAL
- OC — OFFICE COMMERCIAL
- GI — GENERAL INDUSTRIAL

Legend

Zoning Districts

- AG
- RC
- LR
- MR
- HR
- LC
- HC
- OC
- GI

CUMRU TOWNSHIP ZONING MAP REVISIONS	
ORDINANCE NUMBER	DATE ENACTED



Official Zoning Map Reference and Disclaimer Notes

Note 1: The Cumru Township Zoning Map has been developed from Berks County Tax Parcel Mapping Digital File data obtained from the County of Berks through the Berks County Mapping Department.

Note 2: The Cumru Township Zoning Map has been prepared using current state and federal industry property lines, road alignments, surface waters, municipal boundaries, right-of-way, and other similar features, which have been obtained from the County of Berks through the Berks County Mapping Department. Should any base line features be found to be in error as a result of their inclusion, the limits of the zoning district boundaries may be adjusted accordingly, as per the interpretation of the Cumru Township Zoning Officer.

Note 3: The Official Zoning Map of Cumru Township has been prepared at a scale of 1 inch equals 1000 feet. Reduced or enlarged copies of the Official Zoning Map may be prepared at alternate scales, whereas, the graphic scale should be utilized to determine the scale of the reduced or enlarged copies.

Note 4: The Cumru Township Zoning Ordinance of 2009 was initially enacted by the Cumru Township Board of Commissioners on December 30, 2009 as part of Cumru Township Ordinance Number 009. The Cumru Township Zoning Ordinance of 2009 has been amended and replaced by the Cumru Township Board of Commissioners on June 16, 2009 as part of Cumru Township Ordinance Number 009. The Cumru Township Zoning Map is hereby incorporated as part of the Cumru Township Zoning Ordinance of 2009.

ZONING MAP
CUMRU TOWNSHIP

OFFICIAL ZONING MAP SCALE: 1" = 1000'

0 1000 2000 3000 4000 5000
 FEET

0 1/4 1/2 1 1 1/2
 MILES

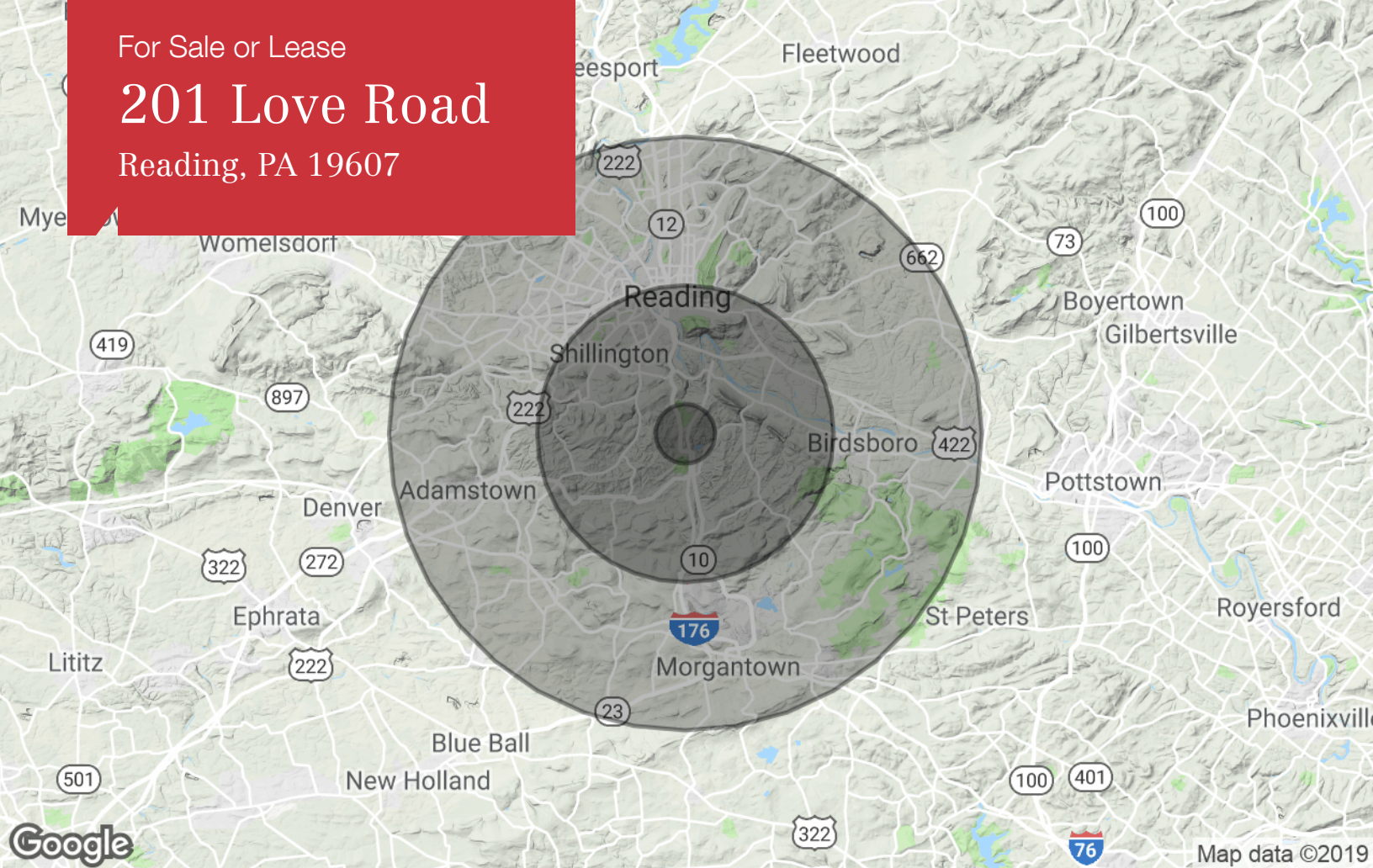
PREPARED BY:
 GIBSON & ASSOCIATES, INC.
 60 EAST PATTER AVENUE
 NEW BERTHLE PA 19371
 (717) 364-4330

WWW VALLEY ASSOCIATES, PC
 301 MARKET STREET, SUITE 200
 WYOMISSING, PA 19381
 (610) 779-7200

For Sale or Lease

201 Love Road

Reading, PA 19607



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	1,263	104,541	332,344
MEDIAN AGE	44.6	38.3	37.6
MEDIAN AGE (MALE)	44.9	36.6	36.1
MEDIAN AGE (FEMALE)	44.6	39.4	38.9

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	576	42,057	126,177
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$84,108	\$58,264	\$63,609
AVERAGE HOUSE VALUE		\$161,189	\$194,900

Race

	1 Mile	5 Miles	10 Miles
% WHITE	97.1%	77.9%	80.4%
% BLACK	1.9%	6.6%	6.1%
% ASIAN	0.8%	1.4%	1.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.2%
% OTHER	0.2%	13.8%	11.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	2.1%	25.3%	22.0%

* Demographic data derived from 2010 US Census



Bryan Cole, SIOR

Principal

610.370.8502 tel
bcole@naikeystone.com

Professional Background

Bryan joined NAI Keystone in July of 2004, prior to joining NAI, Bryan 4 year's active duty in the U.S. Marine Corp., where he was stationed across the world in various areas.

Prior to joining the military Bryan resided in Springfield, Delaware County where he was involved in the construction of commercial and multi-unit properties. Bryan has experience working with a diverse group of individuals in numerous countries throughout the world. During Bryan's time at NAI, he has sold and leased in the excess of \$775 Million Dollar's worth of Commercial Real Estate. Because of this, Bryan earned NAI gold club status his first year in the business. Bryan has earned the distinguished SIOR designation and has been the Top Producer at NAI since 2006 with an average of \$40 Million in production annually, and averaged over \$65-75 Million 2012 - 2018.

Bryan has concentrated his efforts on medical and office property along with Big Box industrial development projects.

Although locally based in Greater Reading, Berks County, Bryan represents clients from all over the country and has completed deals in various parts of the United States specifically on a Tenant Rep basis.

Memberships & Affiliations

Professional Groups
SIOR Designee
CSCMP Individual Member
NAIOP Individual Member
CoreNet Global Individual Member
NAI Office Council
Top Producer at NAI since 2006

Personal Affiliations
US Veteran
Wilson Education Foundation Board Member
IMable Board Member
Humane Society of Berks County - Past Board Member

Education

Berks Real Estate Institute
CoreNet Global Corporate Real Estate Courses
Numerous Certified Commercial Investment Member Courses
SIOR Regional Events and Courses
University of NAI Global
Numerous Continuing Education Courses as a Military Non-Commissioned Officer