



## Antietam Plaza

3000 St. Lawrence Avenue, Reading, PA 19606

### Property Features

- Multiple suites from 1,670 to 15,000 SF
- Physical Plant and Façade Upgrades planned for 2020
- TI Available for qualifying deals
- Great Suburban Reading Location
- Freestanding 3,034 PAD available

For more information:

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For Lease

# 3000 St. Lawrence Avenue Antietam Plaza

Data Sheet

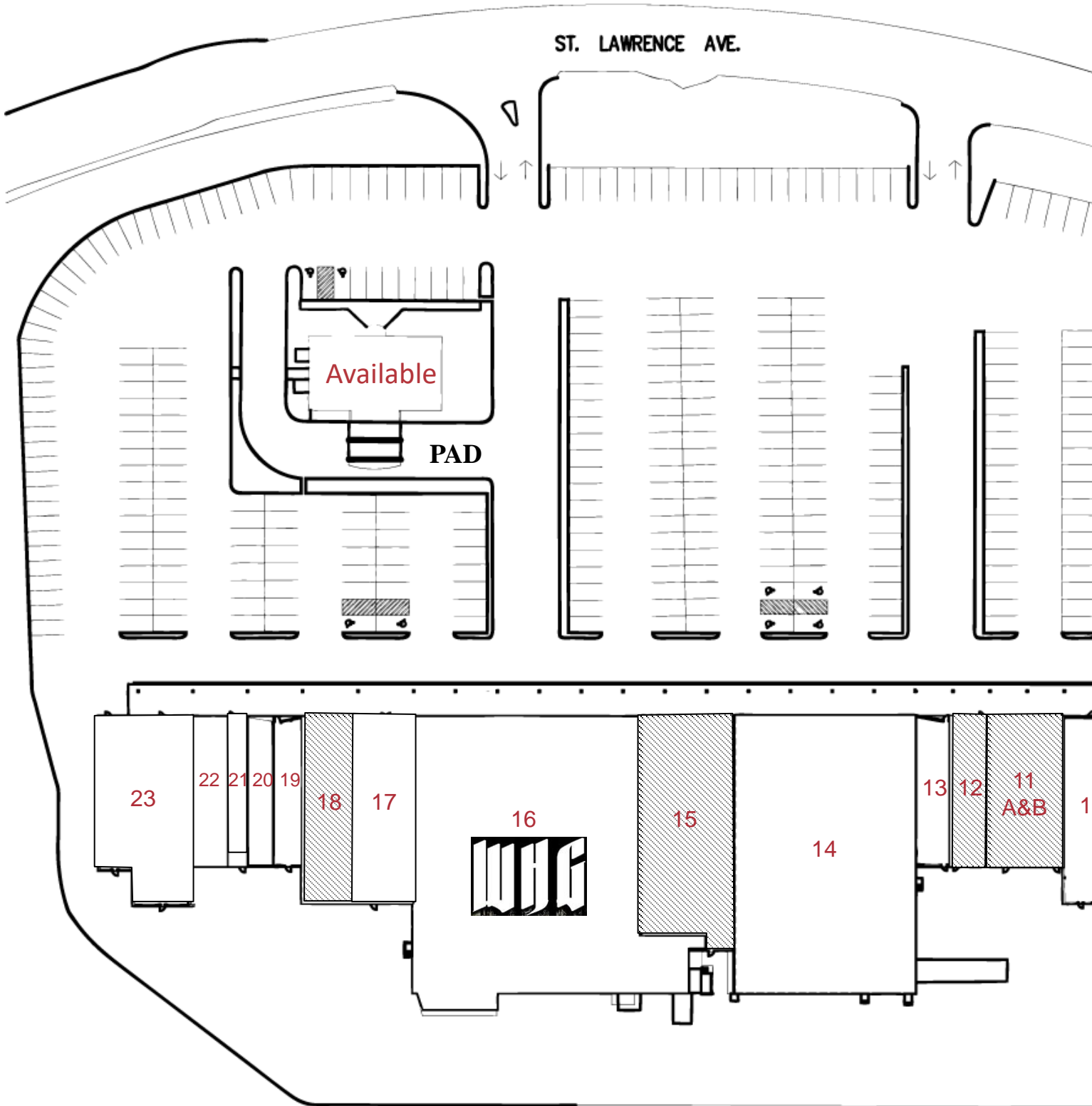
GENERAL DATA	
Lot Size:	15.22 Acres with 1485' of frontage
Zoning:	C-8 Shopping Center Commercial
PIN#:	81532605270911
Year Built:	1961/Renovated in 1995



DESCRIPTION	
Size (SF):	109,870 SF Total
Availabilities:	Various suites available from 1,520 SF to 15,000 SF: Space 3 – 9,547 SF Space 5 - 3,611 SF Space 9 – 1,520 SF Space 11 - 3,170 SF Space 12 - 1,670 SF Space 14 - 15,000 SF Space 15 - 6,082 SF Space 18 - 2,848 SF Space 23 – 4,682 SF Bank PAD – 3,034 SF
Neighboring Tenants:	Current tenants include Rite Aid, Dollar General, Warehouse Gym, Acker's Beverage, Mt. Penn Sport Cards, Antietam Valley Laundromat, Antietam Fire Systems, Mattress By Appointment, Mandarin Wok, Dynamic Physical Therapy, Whiskers Barber Company, & Kim's Nails.
Suite Finishes:	Various—can be built-out to meet tenant requirements
HVAC:	Individual units in each suite
Parking:	409 Spaces; 3.72/1,000 SF
Utilities:	Electric, Gas, Public Sewer and Water available on site
CAM / Taxes:	\$2.14 SF (Estimated)
Lease Terms:	Terms from one to ten years available

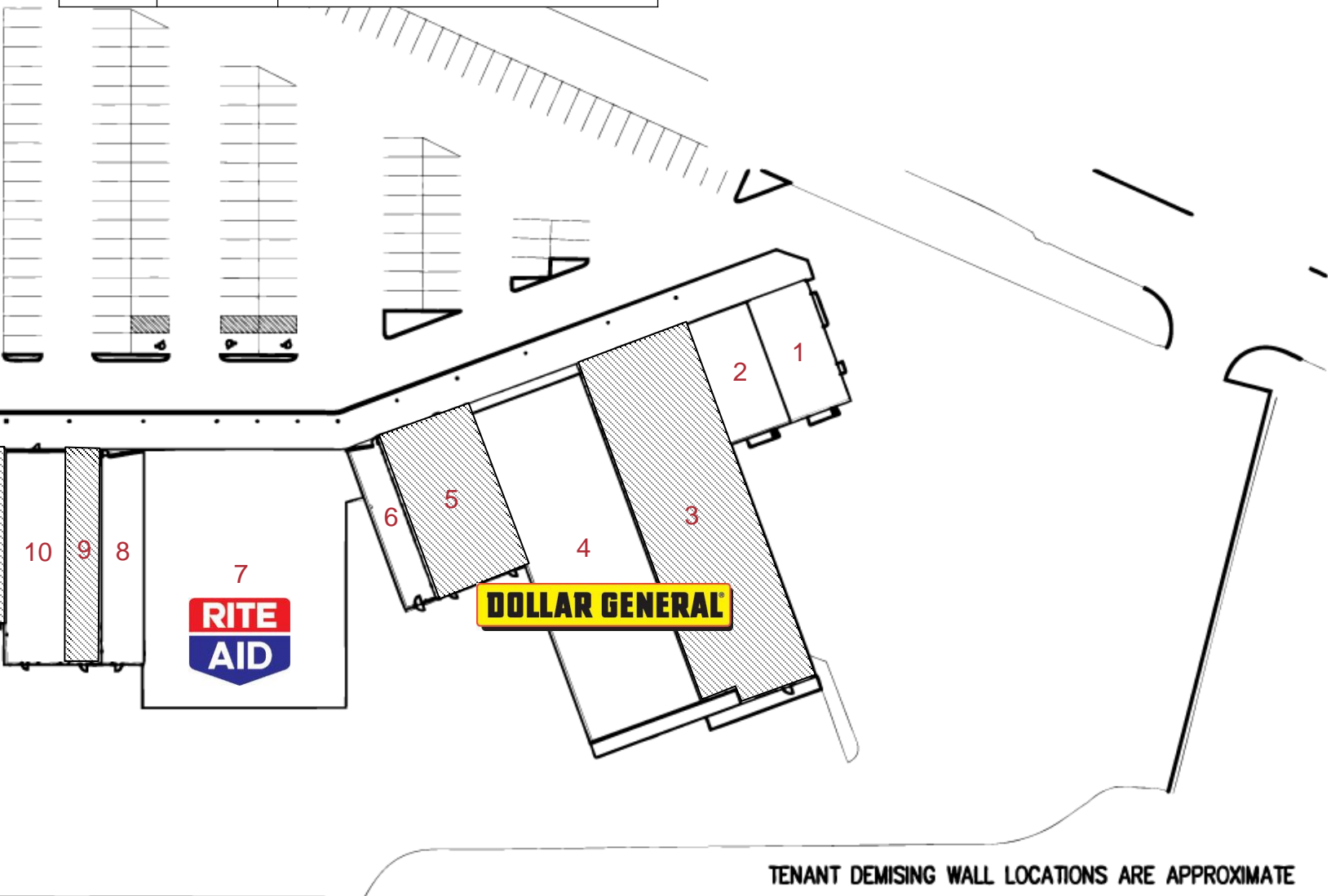
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Antietam Plaza

Floor Plan & Tenants



Space	SF	Tenant
1	1,800	Antietam Valley Laundromat
2	1,800	Nail Salon
3	9,547	Available
4	9,625	Dollar General
5	3,611	Available
6	1,216	Antietam Fire Systems
7	11,400	Rite Aid (Thrift Drug)
8	1,992	Mattress By Appointment
9	1,520	Available
10	3,402	Dynamic Physical Therapy
11	3,170	Available
12	1,670	Available

Space	SF	Tenant
13	1,464	Mount Penn Sports Cards
14	15,000	Available
15	6,082	Available
16	18,000	Warehouse Gym
17	2,919	Whisker's Barber Co.
18	2,848	Available
19		Mandarin Wok
20	2,437	Mandarin Wok
22	1,600	Acker's Beverage Inc
23	4,682	Available
Pad	3,034	Available



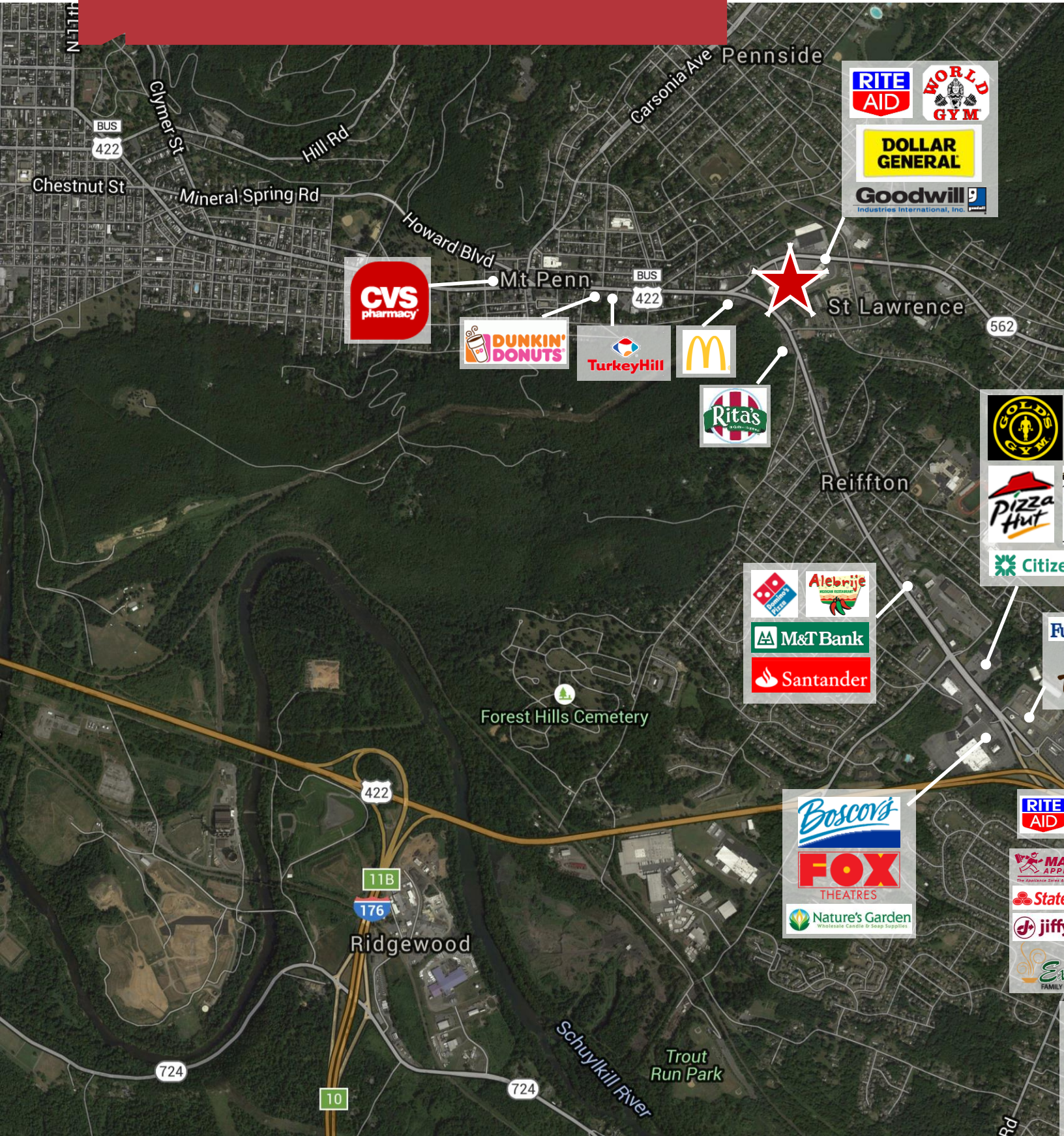
TENANT DEMISING WALL LOCATIONS ARE APPROXIMATE

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3000 St. Lawrence Avenue  
Antietam Plaza

Freestanding PAD



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Neighboring Retailers



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**3000 St. Lawrence Avenue**  
**Antietam Plaza**

Demographics

		<u>radius quick stats</u>		
Population	1 Mile	3 Mile	5 Mile	
2019 Total Population:	9,092	90,385	161,828	
2024 Population:	9,184	91,425	163,393	
Pop Growth 2019-2024:	1.01%	1.15%	0.97%	
Average Age:	40.10	36.00	37.40	
Households				
2019 Total Households:	3,694	32,246	59,869	
HH Growth 2019-2024:	1.00%	1.16%	0.98%	
Median Household Inc:	\$60,528	\$41,589	\$44,452	
Avg Household Size:	2.50	2.70	2.60	
2019 Avg HH Vehicles:	2.00	1.00	1.00	
Housing				
Median Home Value:	\$144,739	\$119,809	\$133,040	
Median Year Built:	1952	1948	1949	

# **NAI**Keystone

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