

For Lease

Office Building

Negotiable



10 Commerce Drive

Wyomissing, Pennsylvania 19610

Property Highlights

- Fully Built out as a standard office
- One conference room
- Five private offices
- Space is in excellent condition

Property Description

Move-in ready office space in the heart of Spring Ridge. This choice space is easily accessible for employees and close to the best amenities Berks County has to offer. Abundant parking and professional property management will make this a stress-free situation for a tenant. Accepting tour scheduling immediately.

OFFERING SUMMARY

Lease Rate	Negotiable
Available SF	3,178 SF
Building Size	6,055 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	8,671	\$78,009
3 Miles	54,970	\$77,176
5 Miles	181,921	\$59,271

VIEW PROPERTY VIDEO

For more information

Kyle McKechnie

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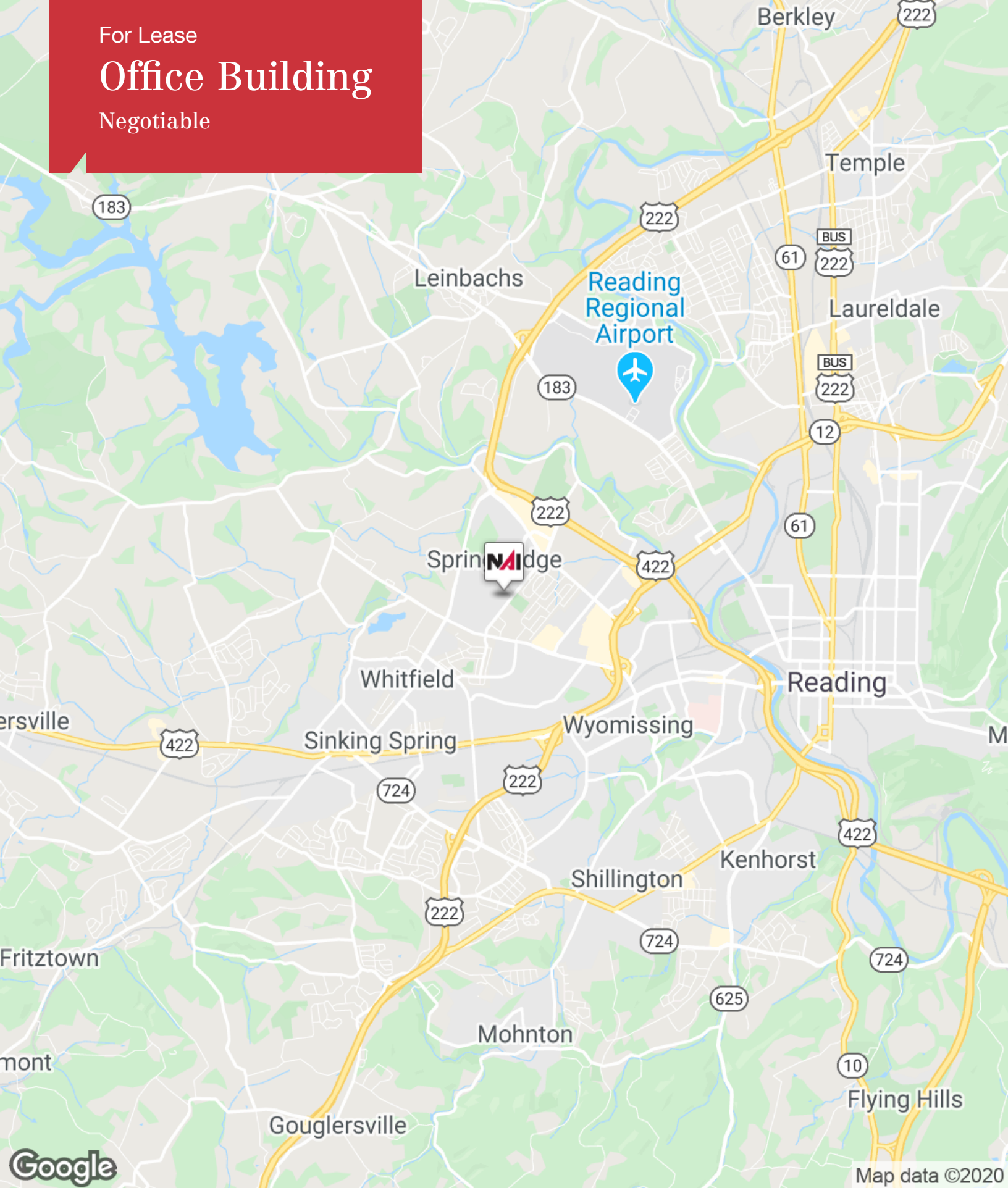
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PROPERTY ADDRESS:	10 Commerce Drive Wyomissing, PA 19610
PROPERTY TYPE:	Office
APN:	80-4397-13-04-9494
BUILDING CLASS:	B
YEAR BUILT:	2010
CONSTRUCTION TYPE:	Masonry
NUMBER OF STORIES:	1
AVERAGE FLOOR SIZE:	6,055 SF
LAND AREA:	1.64 AC



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Google

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

NAIKeystone
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

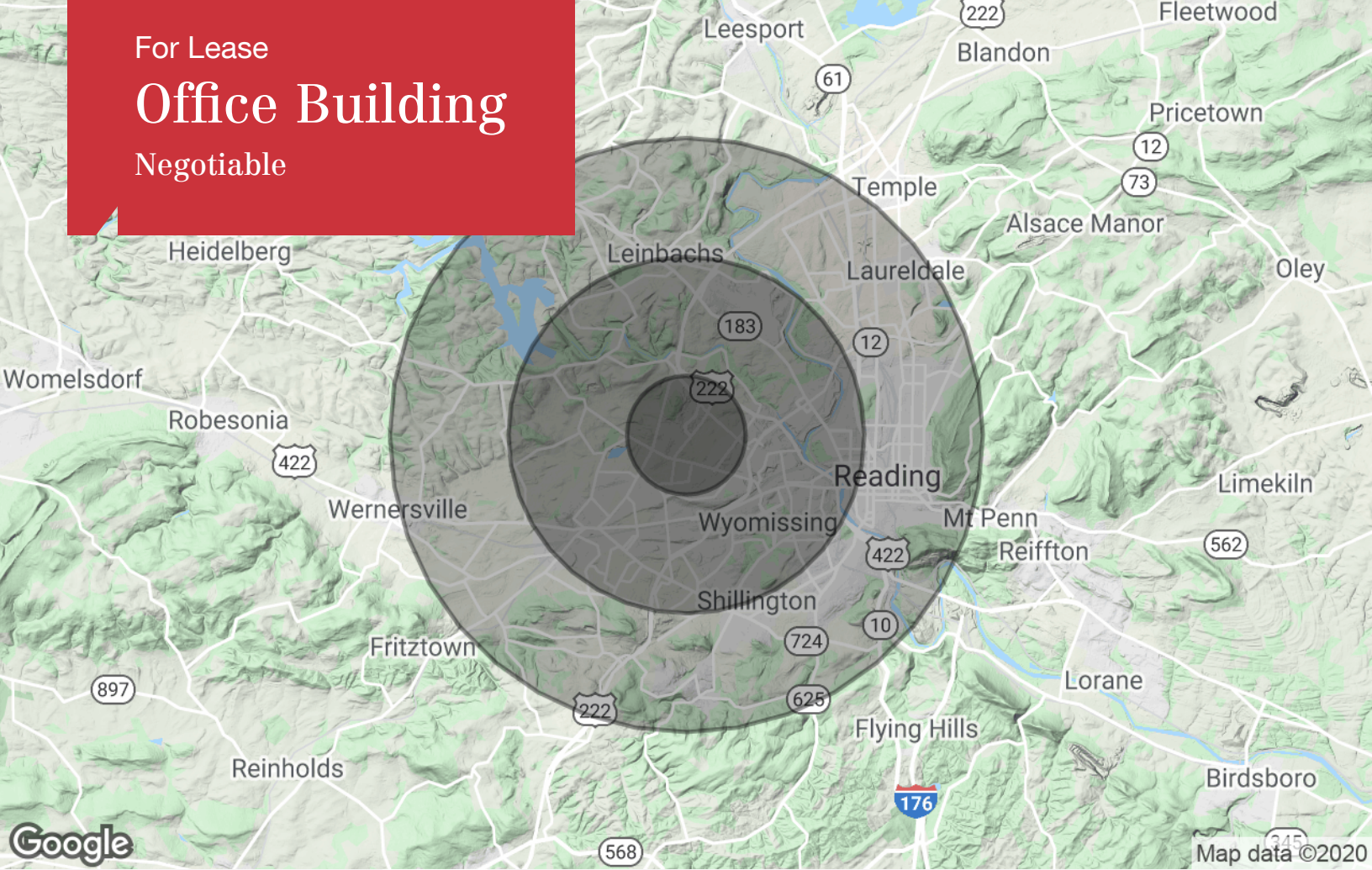
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Wyomissing, PA 19610

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Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	8,671	54,970	181,921
MEDIAN AGE	41.8	41.1	37.4
MEDIAN AGE (MALE)	38.1	38.2	35.1
MEDIAN AGE (FEMALE)	46.0	44.2	39.6

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	3,411	21,982	69,798
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$78,009	\$77,176	\$59,271
AVERAGE HOUSE VALUE	\$208,803	\$228,244	\$185,255

Race

	1 Mile	3 Miles	5 Miles
% WHITE	89.4%	87.3%	74.8%
% BLACK	4.7%	4.2%	7.5%
% ASIAN	4.6%	2.8%	2.1%
% HAWAIIAN	0.6%	0.2%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	1.3%	5.6%	15.4%

Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.2%	12.4%	29.0%

* Demographic data derived from 2010 US Census

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