



**For Sale / For Lease**  
**Development Site in Reading, PA**  
**Allentown Pike (Rte 222) & E Hullers Ave**  
**Reading, PA**

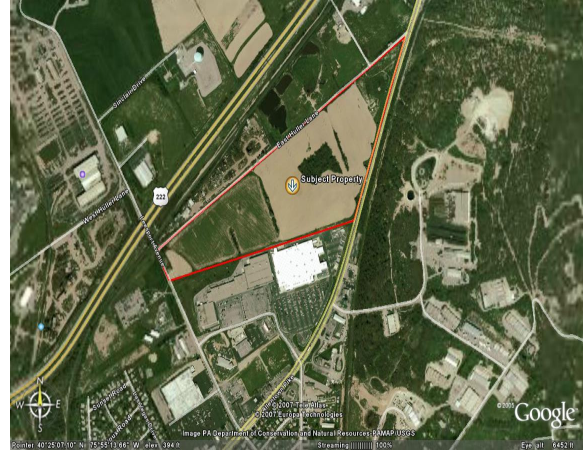
**KW Commercial**  
**542 N Lewis Rd**  
**Limerick PA 19468**  
**Cell 610-551-5830**  
**Office 484-762-8149**

**Location :** Centrally located in Berks County, PA. Property fronts on both Allentown Pike (Bus Rte 222) & Leesport Ave, Reading, PA

**Lot Size** +/- 51.89 Acres

**Current Zoning :**  
C-2 (Shopping Center District)  
G-I (General Industrial)

**Real Estate Taxes :** \$1,006/ 2010



+/- 51.89 acre multi-use property located in Muhlenberg and Ontelaunee Townships, Berks County, PA. Strategically located with access from both Business Route 222 (Allentown Pike) and Leesport Ave. Property located near Wal-Mart Super Center, Sam's Club and new Target Super Center on Business Route 222. Ontelaunee zoning is G-I (General Industrial) and C-2 (Shopping Center District). Muhlenberg zoning is L-1 (Limited Industrial). Permitted uses by right consist of retail establishments, restaurants, all automotive related businesses, office buildings, research laboratory, manufacturing, warehousing, distribution, financial institutions, health & fitness center, mini storage, heavy commercial or industrial uses. Bring your ideas. Contact listing agent for additional conditional uses. Owner will consider subdividing parcel. Minutes from Route 222, Route 61 and I-78.

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**Asking Price : \$1,500,000**