

# PENN PLAZA

## MUHLENBERG, PA



## OFFERING SUMMARY

TSCG, acting as exclusive agent on behalf of the Owner, is proud to offer for sale a 100% interest in Penn Plaza (the "Property") in Muhlenberg (Reading), Berks County, Pennsylvania. Penn Plaza is located along N. 5th Avenue (Business Highway 222) just north of Reading. The Property totals 179,629 square feet of gross leasable area ("GLA") and is 91.2% leased to a diverse assortment of national, regional and beloved local tenants.

Penn Plaza comprises a renovated anchor building with Restaurant Depot and Nova Trampoline on new long-term leases; a multi-tenant inline building with a high performing Dollar Tree, and four outparcels. The Property benefits from strong shadow anchors including Burlington, dense infill demographics, strong traffic counts, a signalized main entrance and multiple access points.

***The Penn Plaza investment is an opportunity to acquire a well-positioned retail center in Southeastern Pennsylvania with dense, stable demographics and upside potential.***

PROPERTY WEBSITE 



## INVESTMENT HIGHLIGHTS

- Upside Opportunity
- Renovated Anchor Box - New Long-Term Tenancy
- Well Seasoned Tenant Roster
- Highly Trafficked Corridor
- Dense Infill Demographics

## PROPERTY OVERVIEW

ADDRESS	3045 N. 5th Street Muhlenberg, Pennsylvania
LAND AREA	+/- 20.18 Acres
GLA	179,629 SF
YEAR BUILT	1972
RENOVATED	2023-2024
LEASED	91.2%
PARKING	1,093 Spaces (6.08/1,000)



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