

BROADCAST DISTRICT

AT SPRING TOWNSHIP

Approved Whole Foods anchored development with 115,00 SF of retail space for lease

NE Corner of Broadcasting & Papermill Rd | Wyomissing | PA | 19610 | Berks County



LENNAR The Concordia Group

SJC VENTURES






CBRE

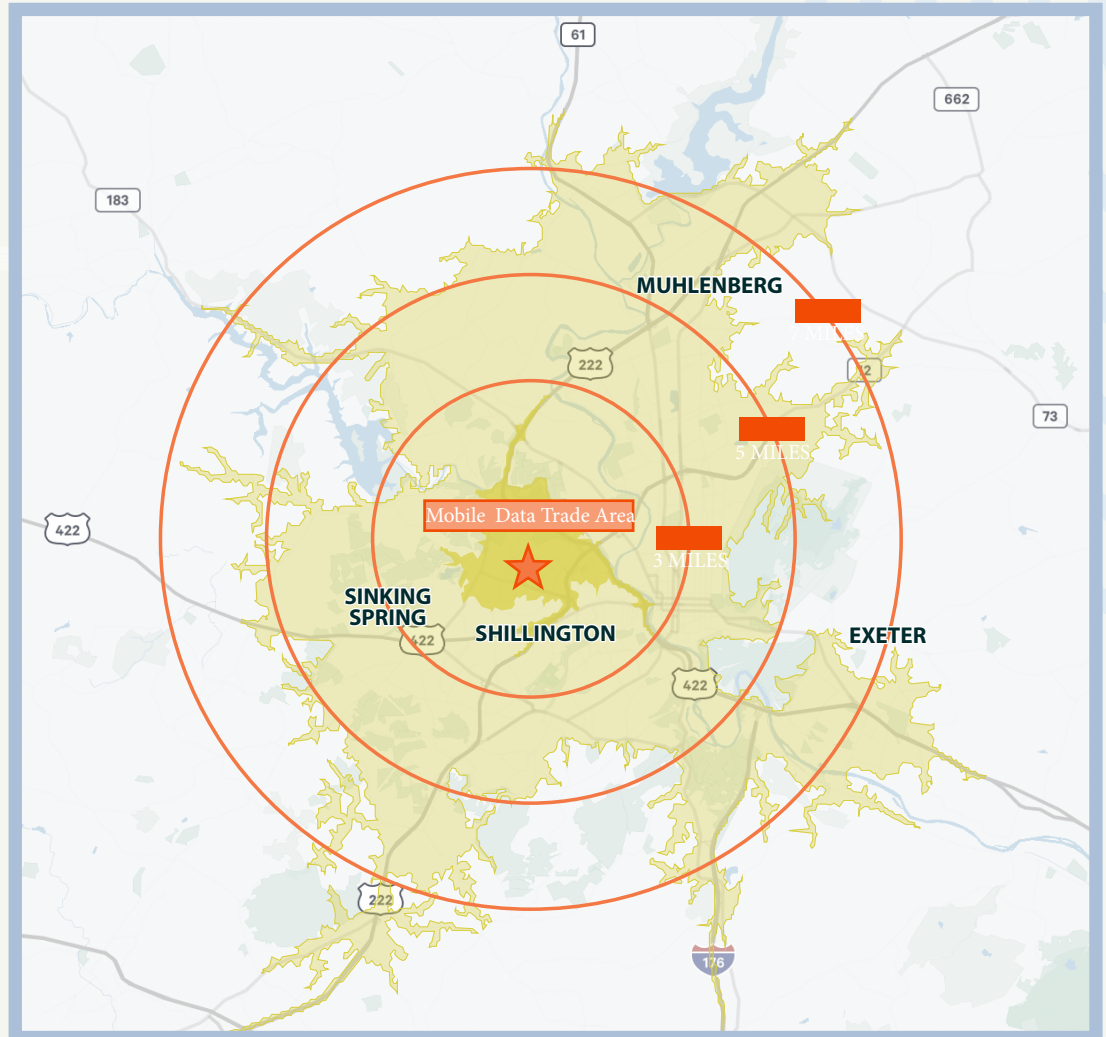
BROADCAST DISTRICT

AT SPRING TOWNSHIP

mobile data trade area overview

Demographics

			
	Population	Daytime Population	Median Household Income
Mobile Data	3,378	9,030	\$71,338
3 Miles	62,190	82,967	\$67,800
5 Miles	199,505	209,275	\$62,605
7 Miles	245,261	247,121	\$66,134



115,000 SF of retail space
for lease

LENNAR The Concordia Group  **CBRE**

Broadcast District at Spring Township
NE Corner of Broadcasting & Papermill Rd

BROADCAST DISTRICT

AT SPRING TOWNSHIP

property details



surrounding retailers include:



brand new development
grocery anchored and
residential development
coming 2027



high traffic location
located along major
transportation route from
central to eastern pa and



dense population
reading is the 5th
most populated city in
pennsylvania. over 200,000
residing within a 5 mile



new residential
76 single family units, 262
townhome units & 400

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NE Corner of Broadcasting & Papermill Rd

BROADCAST DISTRICT

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property location



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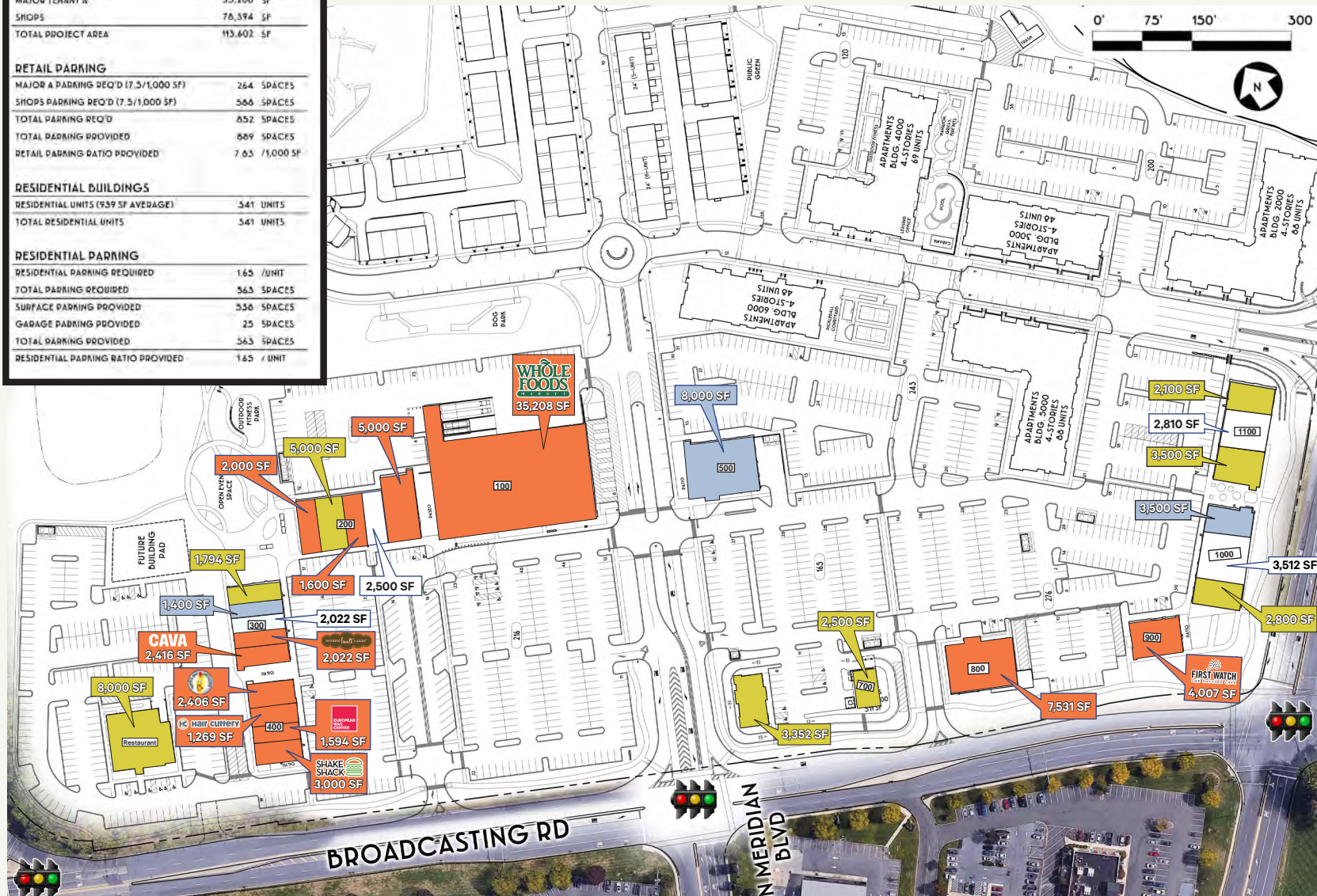
Broadcast District at Spring Township
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BROADCAST DISTRICT

AT SPRING TOWNSHIP

proposed site plan

PROJECT DATA OVERALL	
RETAIL BUILDINGS	
MAJOR TENANT A	35,206 SF
SHOPS	78,394 SF
TOTAL PROJECT AREA	113,602 SF
RETAIL PARKING	
MAJOR A PARKING REQ'D (7.5/1,000 SF)	264 SPACES
SHOPS PARKING REQ'D (7.5/1,000 SF)	566 SPACES
TOTAL PARKING REQ'D	832 SPACES
TOTAL PARKING PROVIDED	689 SPACES
RETAIL PARKING RATIO PROVIDED	7.83 /1,000 SF
RESIDENTIAL BUILDINGS	
RESIDENTIAL UNITS (939 SF AVERAGE)	541 UNITS
TOTAL RESIDENTIAL UNITS	541 UNITS
RESIDENTIAL PARKING	
RESIDENTIAL PARKING REQUIRED	1.65 /UNIT
TOTAL PARKING REQUIRED	563 SPACES
SURFACE PARKING PROVIDED	336 SPACES
GARAGE PARKING PROVIDED	25 SPACES
TOTAL PARKING PROVIDED	363 SPACES
RESIDENTIAL PARKING RATIO PROVIDED	1.65 / UNIT



Site Plan

NE corner of Papermill Rd & Broadcasting Rd, Wyomissing, PA 19610

Building 100	- 35,208 SF
Building 200	- 15,415 SF
Building 300	- 9,610 SF
Building 400	- 8,410 SF
Building 500	- 11,358 SF
Building 600	- 3,352 SF
Building 700	- 2,500 SF
Building 800	- 7,531 SF
Building 900	- 4,007 SF
Building 1000	- 9,812 SF
Building 1100	- 8,410 SF

- LOI
- Lease
- Signed Lease

115,000 SF of retail space
for lease

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NE Corner of Broadcasting & Papermill Rd



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AT SPRING TOWNSHIP

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