

# BERKSHIRE MALL

1665 State Hill Rd. Wyomissing, PA 19610

## PROPERTY

Demographics	1 mile	3 miles	5 miles
Population	6,635	127,303	202,603
Avg. HH Income	\$134,186	\$86,832	\$93,685
Total Households	2,900	47,744	75,860

## HIGHLIGHTS

- Ideally situated within the Wyomissing/Reading dense residential population
- Located on heavily trafficked RT 422
- Centrally located in Wyomissing's retail corridor
- 1 mile South of Reading Regional Airport
- Wyomissing is the most populous borough in Berks County
- Annual Visits: 1.6 Million

## NOTES

- GLA: 797,205 SF
- Availabilities: Anchor, Inline, Outparcel
- Traffic Count: State Hill Rd. 20,037 VPD  
Warren St. Bypass 91,535 VPD

## ANCHORS

- Boscov's, Five Below & Victoria Secret



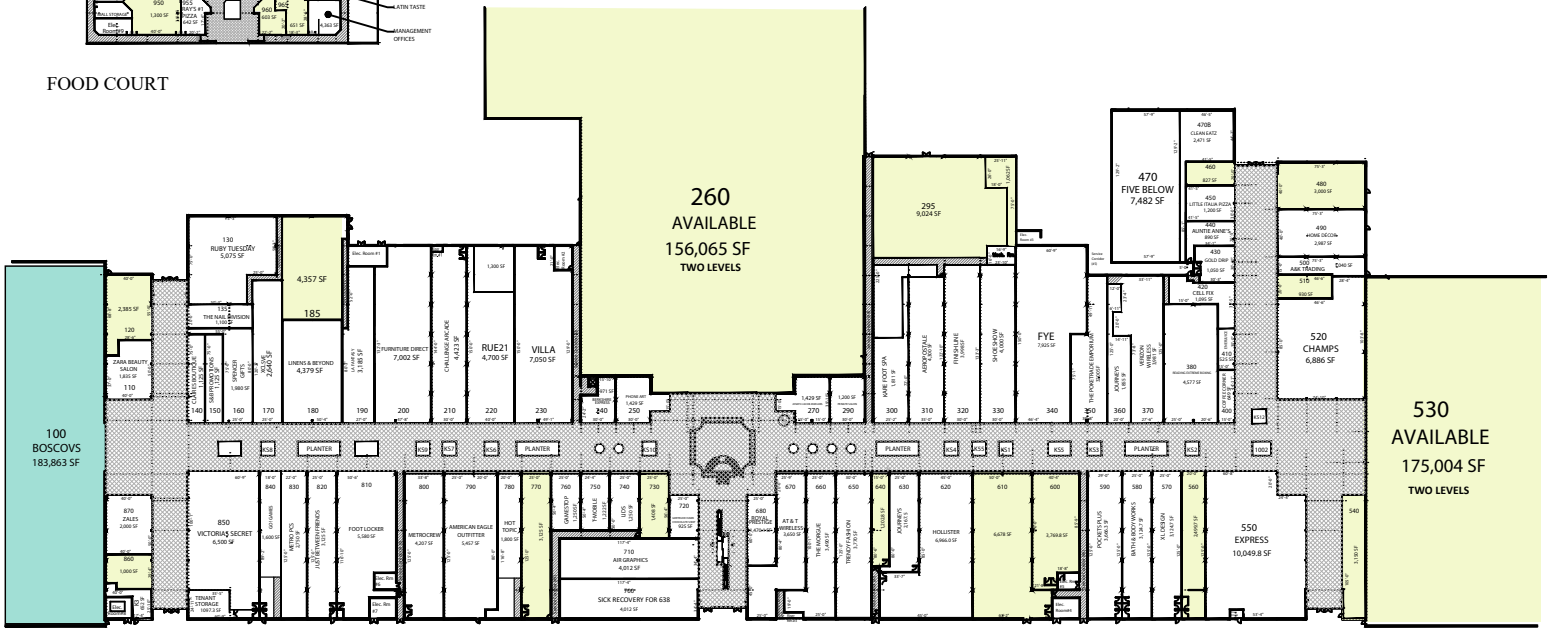
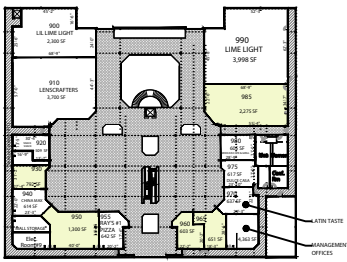
**MASON**  
ASSET MANAGEMENT

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## LEASE PLAN



Leased Available



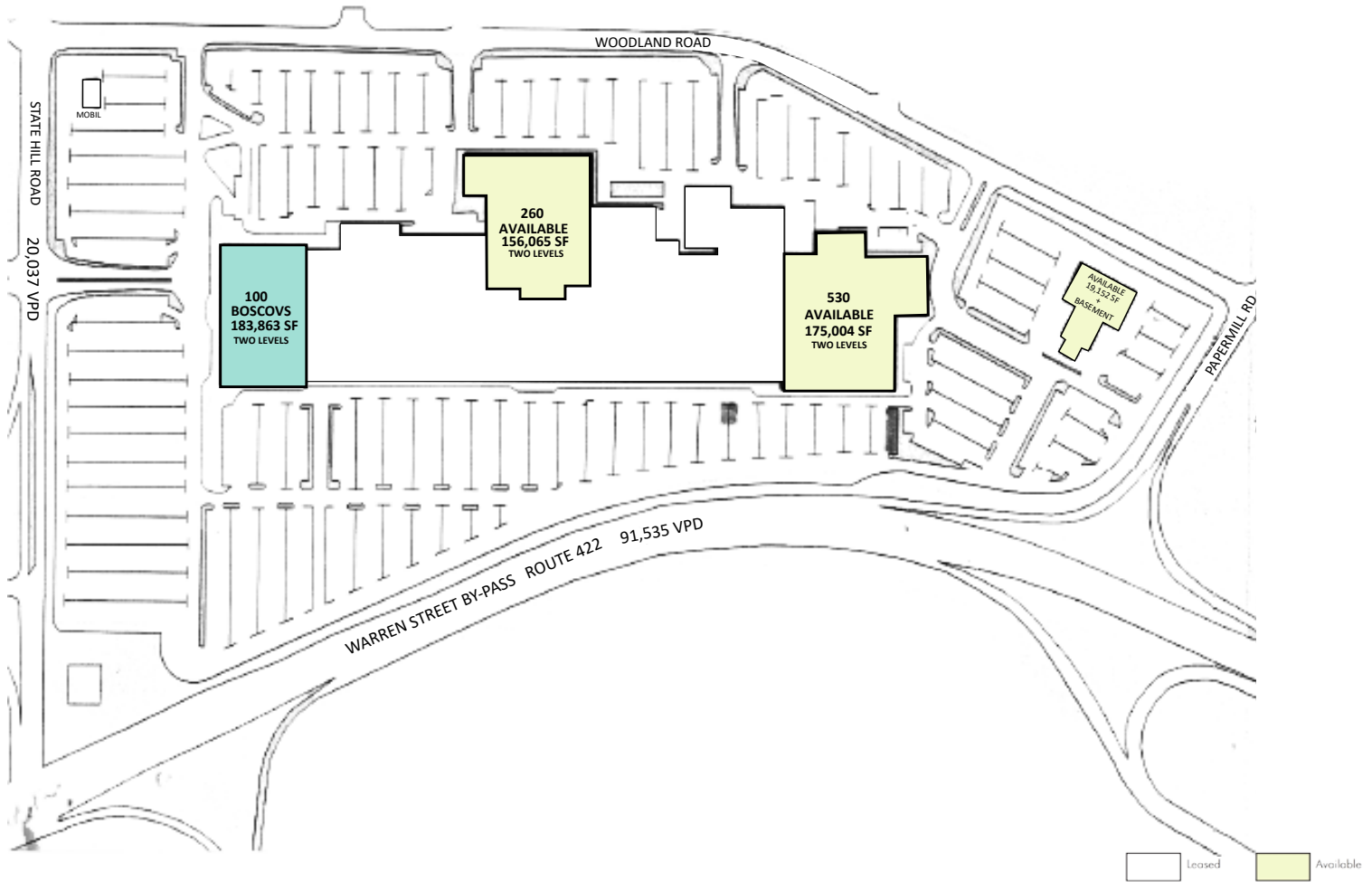
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## SITE PLAN



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## RETAILER MAP



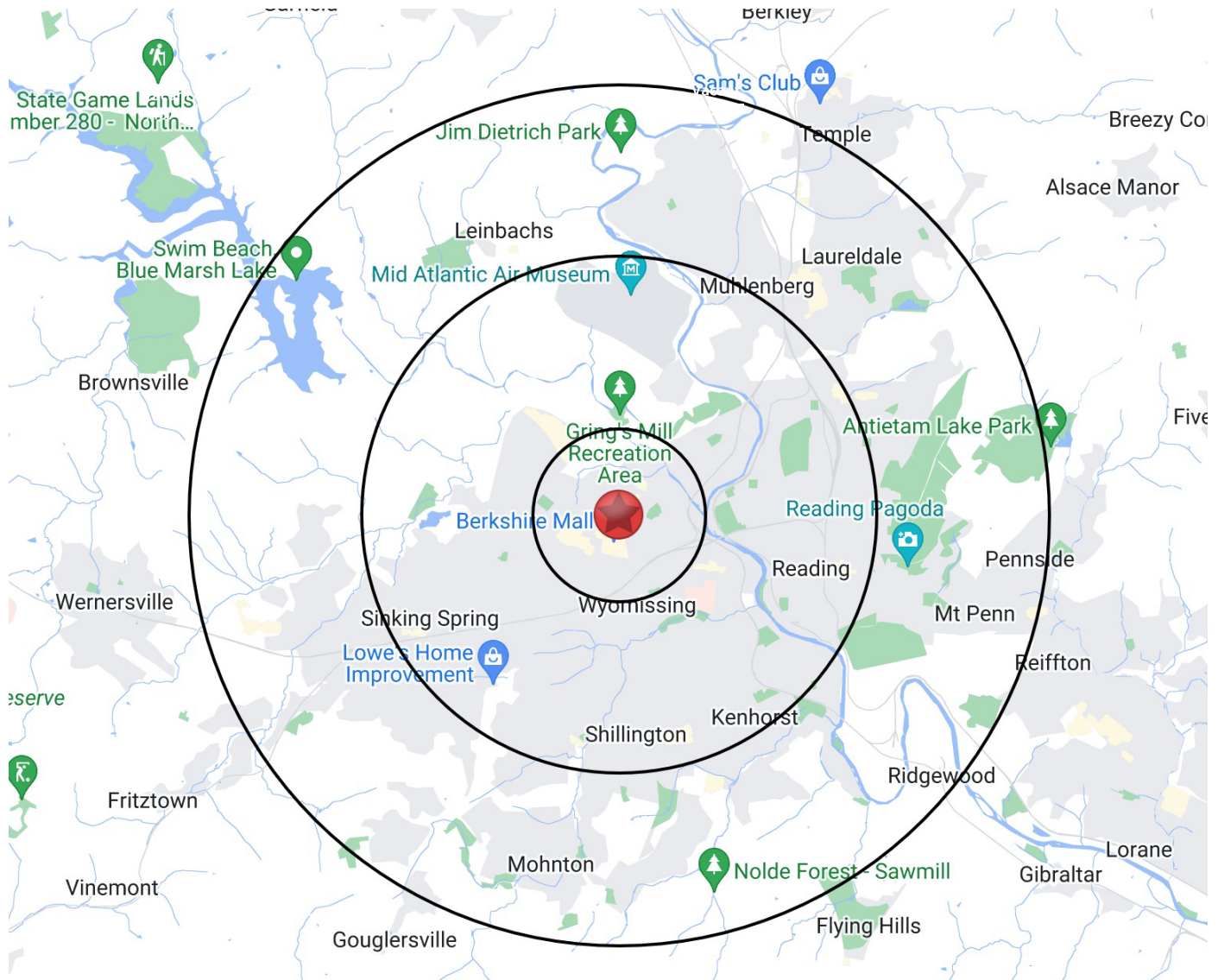
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## RADIUS MAP



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