



JOIN THIS PROMINENT WYOMISSING LOCATION WITH THIS UNIQUE GENERATIONAL OPPORTUNITY TO OWN THE FULLY RENOVATED, HISTORICAL "JEWEL" BOX AT THE ENTRANCE OF THE \$250M REDEVELOPED KNITTING MILLS COMPLEX.

- GENEROUS NATURAL LIGHT AND CEILING HEIGHTS
- PROFESSIONAL OFFICE OR RETAIL SPACE
- FULLY RENOVATED WITH ALL NEW HIGH END FINISHES
- FIVE DEDICATED PARKING SPACES
- ALL FURNISHINGS ARE INCLUDED IN SALE
- FULLY ADA COMPLIANT
- C-1 AND C-2 ZONING APPLIES TO THIS LOCATION

THE KNITTING MILLS OF WYOMISSING

855 KNITTING MILL WAY | WYOMISSING, PA
1,883 SQ FT AVAILABLE

JOHN BUCCINNO, SIOR CCIM

610.370.8508

JBUCINNO@NAIKEYSTONE.COM

NAIKeystone

875 BERKSHIRE BLVD, STE 102,
WYOMISSING, PA 19610
610.779.1400 | NAIKEYSTONE.COM

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

HIGHLIGHTS

- PREMIER LIVE, WORK, PLAY CAMPUS IN BERKS COUNTY'S WEALTHIEST BOROUGH
- 1,000 DAYTIME EMPLOYEES ON CAMPUS
- LESS THAN 1 MILE FROM EXPANDING READING HOSPITAL, BERKS COUNTY'S LARGEST EMPLOYER
- CONTIGUOUS TO 427 HIGH END APARTMENTS AND MARRIOTT COURTYARD

- \$250 MILLION RENOVATION OF THE ICONIC VF OUTLET CENTER
- AMAZING HISTORICAL ARTIFACTS DISCOVERED DURING THE REDEVELOPMENT OF THE VANITY FAIR OUTLETS HAVE BEEN PRESERVED AND HOUSED IN THE SPACE. THESE CAN BE PART OF THE SALE.
- FLEXIBILITY FOR OPEN OR DEMISED SPACE

AVAILABLE SPACES:

FIRST FLOOR: 1,069 SF
SECOND FLOOR: 814 SF
TOTAL: 1,883 SF



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AREA SUB-MARKET

STARTED AS A GLOVE AND MITTEN MANUFACTURER IN READING BY FERDINAND THUN AND HENRY JANSSEN IN 1892, THE KNITTING MILLS HAVE A SPECTACULAR HISTORY AS A LEADER IN THE FASHION INDUSTRY, A PARACHUTE MANUFACTURER DURING WORLD WAR II, AND FINALLY THE NATION'S FIRST FACTORY OUTLET CENTER.

- AN IDEAL LOCATION IN THE HEART OF THE WYOMISSING/WEST READING BUSINESS DISTRICT

- WITHIN MINUTES WALK TO THE AREA'S GREAT RESTAURANTS, BARS, SHOPS
- A BLOCK AWAY FROM THE NEW KIMBERTON WHOLE FOODS
- HOME TO UGI ENERGY SERVICES, TOWER HEALTH, ORTHOPEDIC ASSOC. OF READING, SLY FOX, AND KIMBERTON WHOLE FOODS
- NEW BRANDS COMING SOON INCLUDE READING ORTHODONTIC GROUP, STRATIX SYSTEMS, AND THE WYOMISSING PROMENADE

- IMMEDIATE VICINITY HAS RECEIVED OVER \$250 MILLION OF NEW DEVELOPMENT PROJECTS IN THE LAST FIVE YEARS AND IS THE FUTURE OF THE AREA'S MAIN BUSINESS DISTRICT
- CURRENTLY UNDER CONSTRUCTION IS ANOTHER 70,000 SF OFFICE BUILDING NEXT TO THE COURTYARD MARRIOTT, PLUS THE NEW DEVELOPMENT OF OVER 50,000 SF OF RETAIL ALONG HILL AVE. AT THE STREET LEVEL UNDER THE WYOMISSING SQUARE APARTMENTS.

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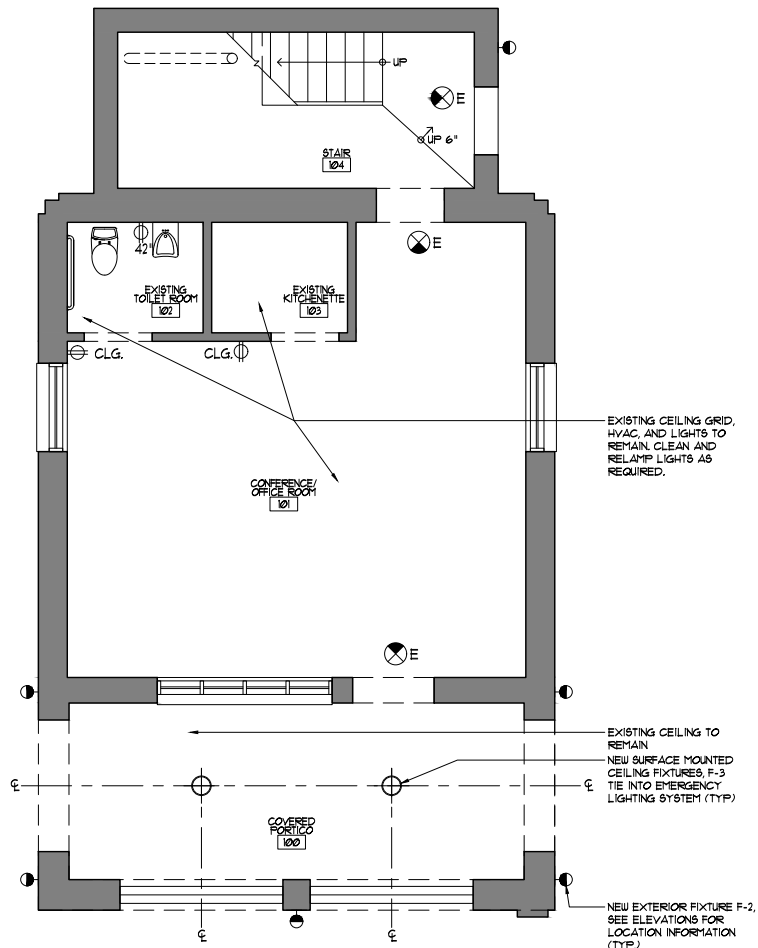
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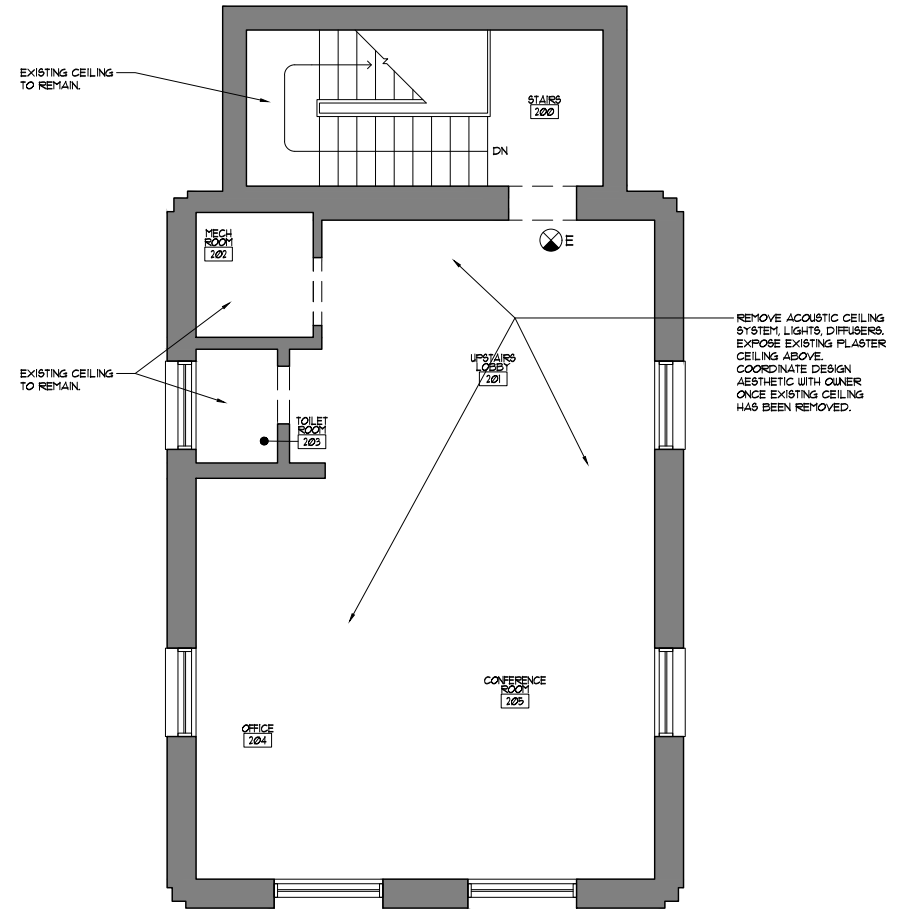
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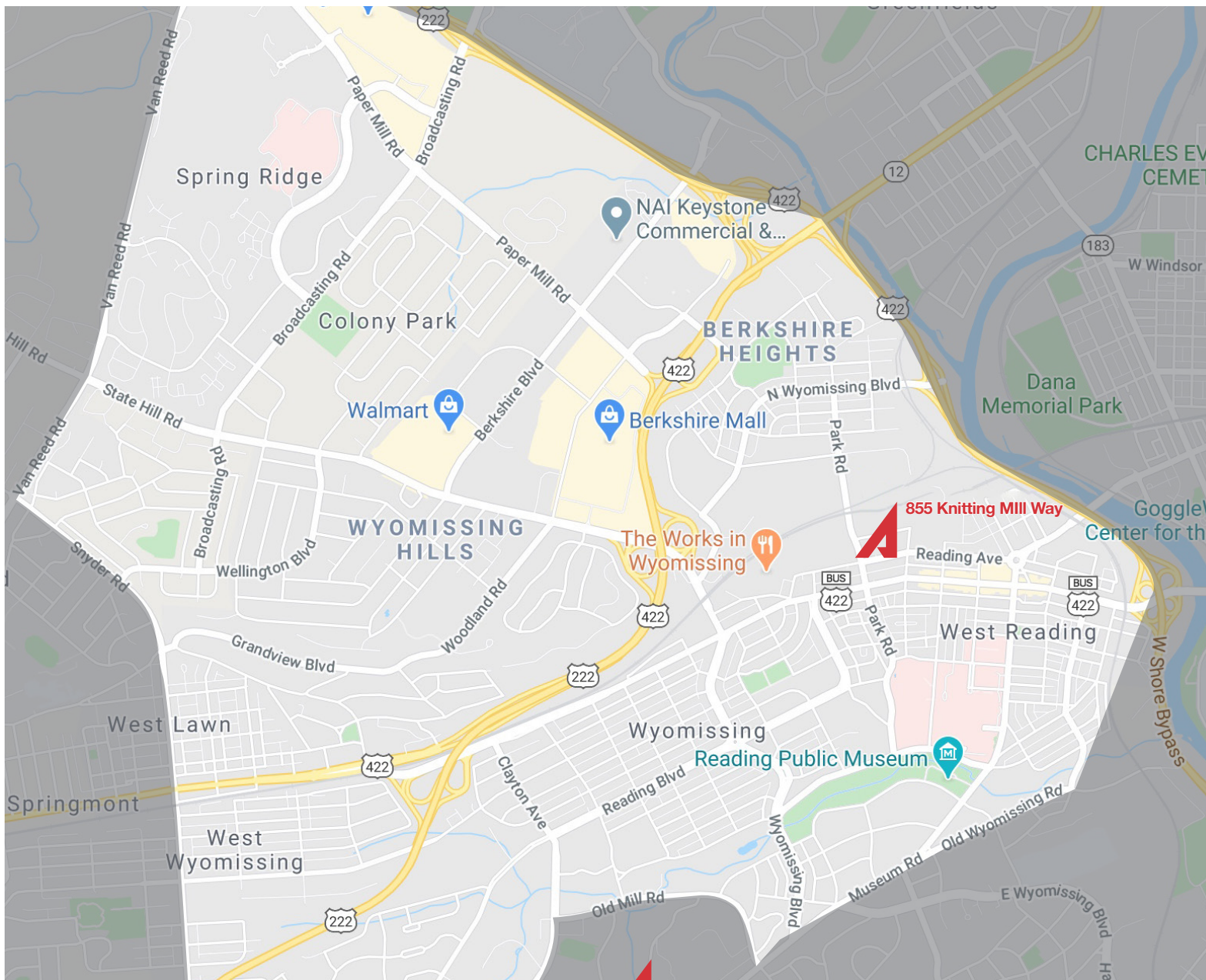
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2
A-101 GROUND FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"





DEMOGRAPHICS

WYOMISSING TRADE AREA

EST. POPULATION
200,859

EST AVG HH INCOME
\$78,491

EST TOTAL EMPLOYEES
88,669

EST POPULATION
1 MI | 12,869
3 MI | 139,862
5 MI | 200,859

EST TOTAL EMPLOYEES
1 MI | 20,097
3 MI | 67,602
5 MI | 88,669

EST AVG HH INCOME
1 MI | \$78,336
3 MI | \$68,256
5 MI | \$70,491

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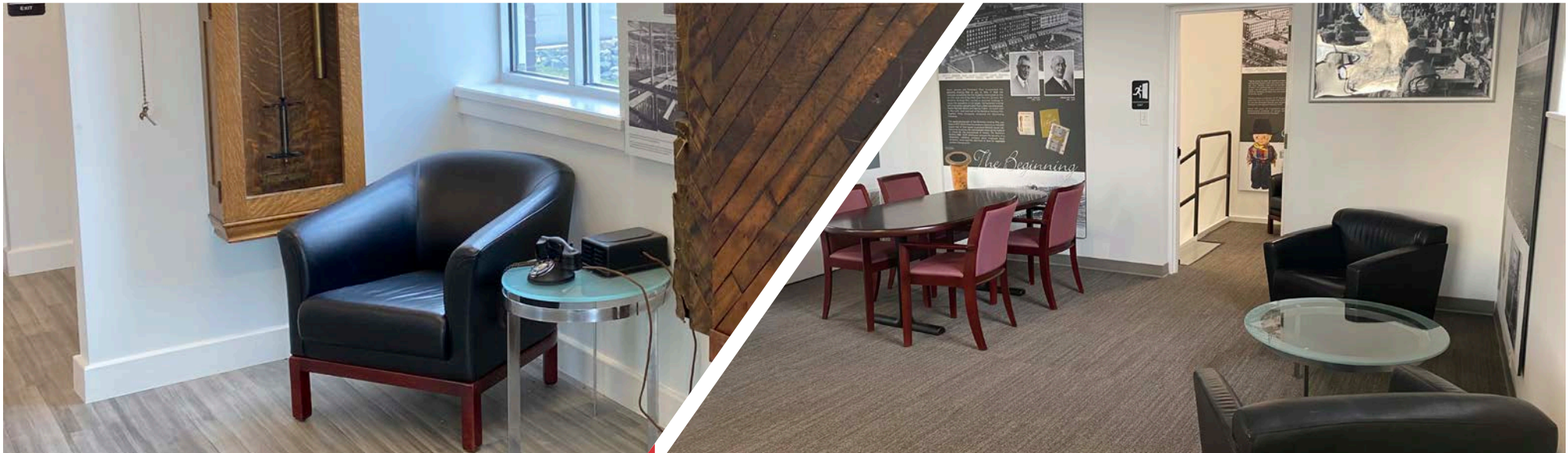
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