

Multi-Tenant Retail Center

Muhlenberg Township (Reading) Pennsylvania



\$12,425,000

Purchase Price

5.30%

Cap Rate

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Investment Summary

Stan Johnson Company is pleased to exclusively offer for sale a multi-tenant retail center which consists of four (4) properties, located in a strategic retail corridor in Muhlenberg, PA (the "Property"). The Property is occupied by the following well-recognized retail brands (the "Tenants"), under net lease structures with long-term leases: **Chick-fil-A, Panera Bread, MOD Pizza, and Visions Federal Credit Union.**

Location Overview

Muhlenburg is a township located in Berks County, Pennsylvania and is part of the **greater Reading, PA metro area**. With a township population of roughly 20,000 residents, Muhlenberg contains the retail district of Reading's northern suburbs with a number of restaurants and national retailers along the 5th Street Highway, which runs directly in front of the Subject Property and serves as the main route going through the township towards Reading. Over the past 40 years, the employment composition of Muhlenberg Township has experienced considerable percentage increases in retail trade, educational services, professional services, and specialty services.

Investment Highlights



Top-Class Tenancy



Attractive Location



Brand New Construction



Long-Term Leases



Dense School Surroundings