



PARAMOUNT
REALTY

1 W. PHILADELPHIA AVENUE

1 W. PHILADELPHIA AVENUE, BOYERTOWN, PA 19382

Berks County | GLA: ± 22,311 SF



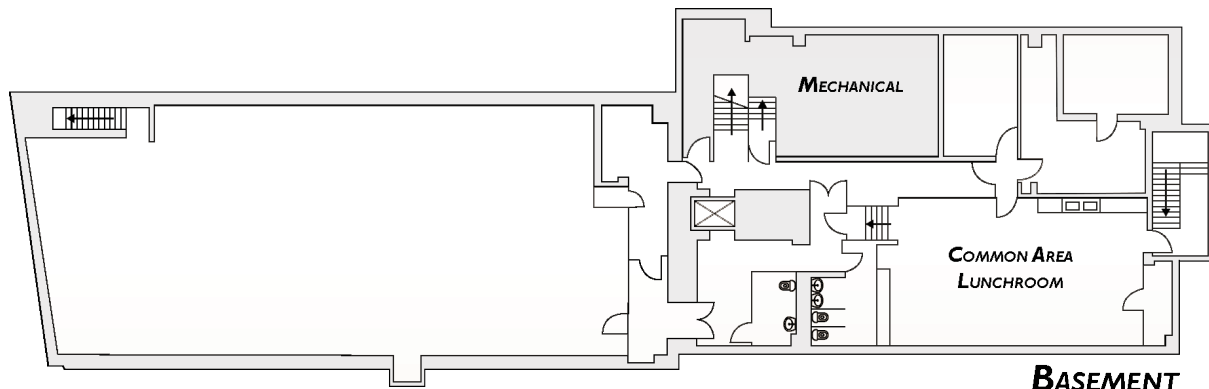
The **BAYADA** Way®

- Located at the lighted intersection of Philadelphia Ave & Reading Ave
- Prominent location with elevator
- Free parking in adjacent shared parking lot
- Anchored by one of the largest Truist branches in Pennsylvania
- One mile East of Route 100

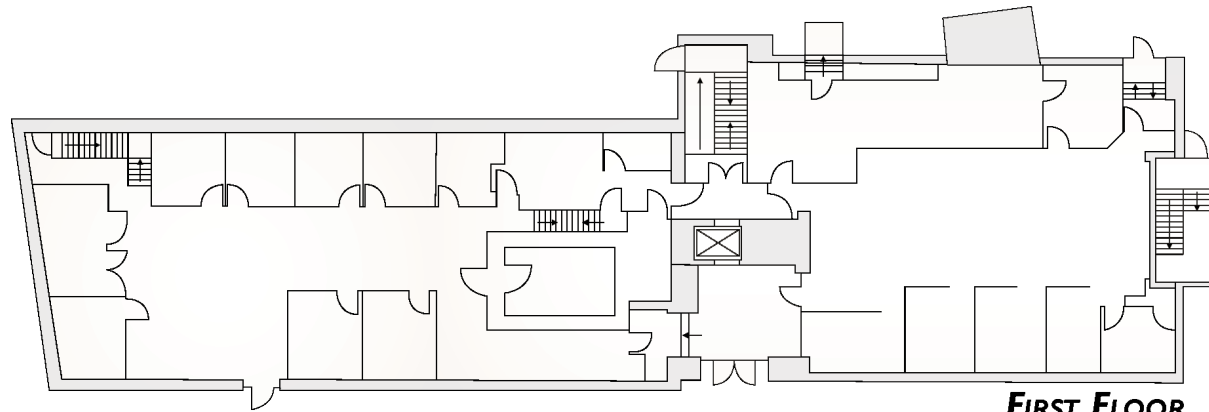
DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	7,273	24,235	50,253
Avg. HH Income:	\$92,411	\$118,581	\$131,76
Households:	3,177	9,382	18,809

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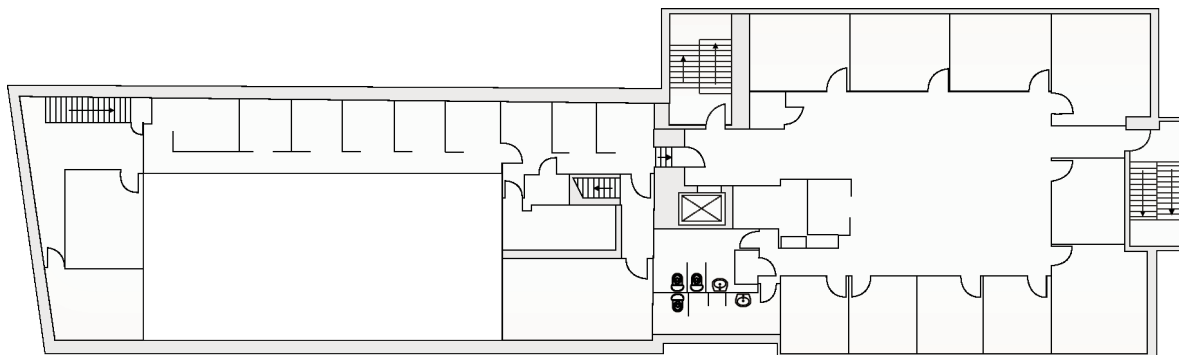
120 North Pointe Blvd., Suite 301, Lancaster, PA 17601
717-569-9373 | paramountrealty.com



BASEMENT



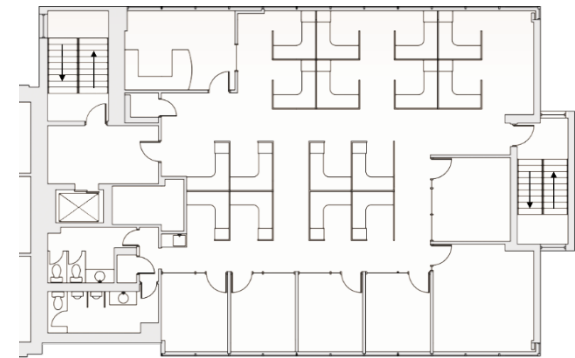
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

1 W. PHILADELPHIA AVENUE FOR LEASE

Subject To Change

Basement	Truist Bank	2,780 SF
1st Floor	Truist Bank	6,469 SF
2nd Floor	Truist Bank	5,831 SF
3rd Floor	Available	3,614 SF
4th Floor	Bayada Home Health	3,617 SF



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