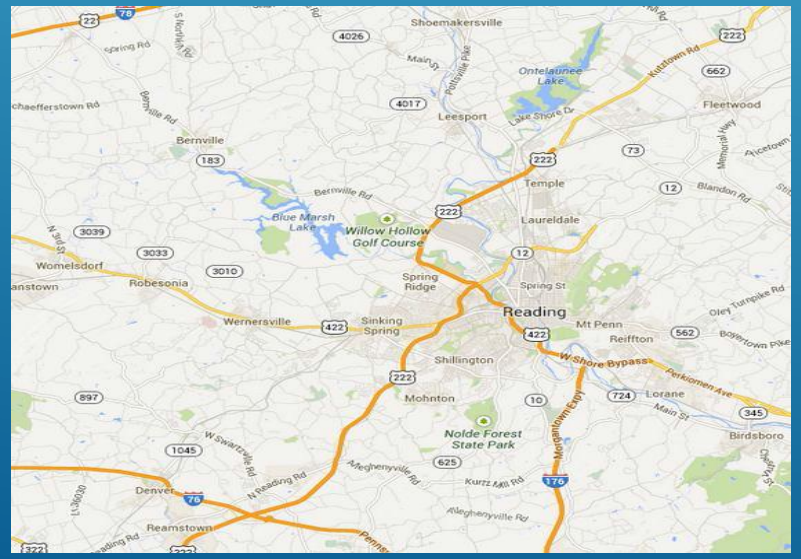
KAISER INVESTMENT COMPANY

REVITALIZATION OF

4700 N. 5th Street, Reading, Pa 19605

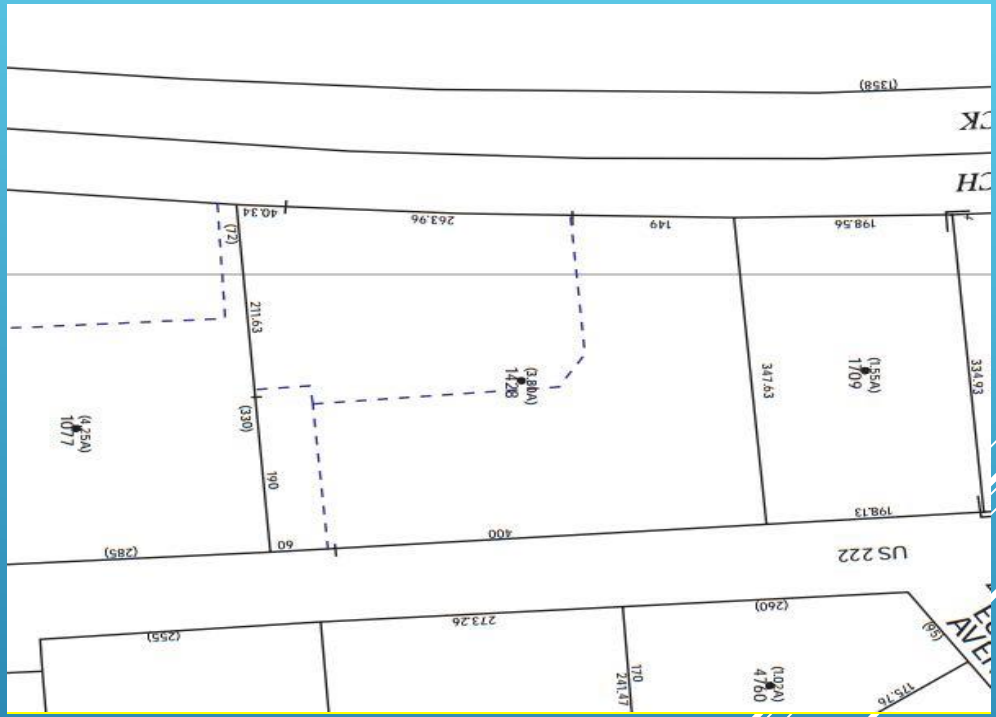
Muhlenberg Township



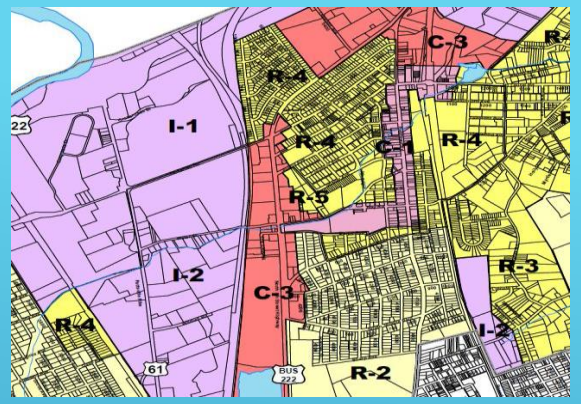
Highlights

- 3.8 Acre site
- Located nearby to major retailers Wal-Mart & Target
- 19,000 Daily traffic count
- Investment opportunity. Multiple tenants in place
- Redevelopment potential

Lot Size:	3.8 acres
Building Size:	110,000 SF
Price:	$800,000
Price/acre:	$157,894
Current Assessment:	$210,500
Taxes:	$ 32,000
Access:	Via North 5th Street Highway
Water:	Public
Sewer:	Public
Utilities:	On site
Frontage:	400 Feet
Daily Traffic Count:	19,000 VPD (2010 traffic study)
Sprinkler:	Yes, installed 2012
Dock Access:	Yes, 4 docks. Common access for Tenants
Drive-in:	Yes, 3 drive-in doors.



§ 154-28. C-3 Highway Commercial District.



A. Purpose. The C-3 Zoning District generally contains areas with high-profile commercial uses located along arterial highways, which provide opportunities to accommodate pass-through traffic within the region. Subdivision and land development activity should be carefully planned and encouraged as infill development. The uses should be served by arterial road with sufficient accessibility that does not limit mobility and by public utilities with sufficient capacities. Redevelopment, revitalization and innovative development alternatives should be considered to accommodate new business opportunities and to enhance economic development opportunities.

B. Permitted uses by right.

(1) Public utilities, subject to § 154-92 of the Code.

(3) Municipal uses, subject to § 154-94 of the Code.

(4) Retail business establishments.

(7) Business and professional offices.

(8) Commercial greenhouse or nursery.

(13) Personal service establishments.

(14) Equipment rental business.

C. Permitted uses by conditional use.

(1) Mini-malls, subject to § 154-73 of the Code.

(2) Convenience stores or mini-markets, subject to § 154-70 of the Code.

(3) Recreational uses, subject to § 154-90 of the Code.

(5) Adaptive reuse and redevelopment, subject to § 154-43 of the Code.

(7) Telecommunications facilities, subject to § 154-93 of the Code.

D. Permitted uses by special exception.

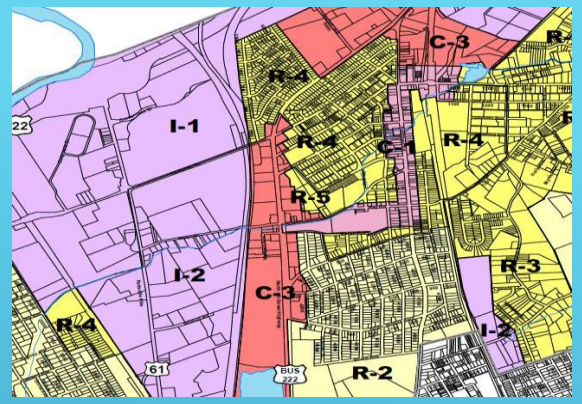
(1) Automobile service stations, subject to § 154-74 of the Code.

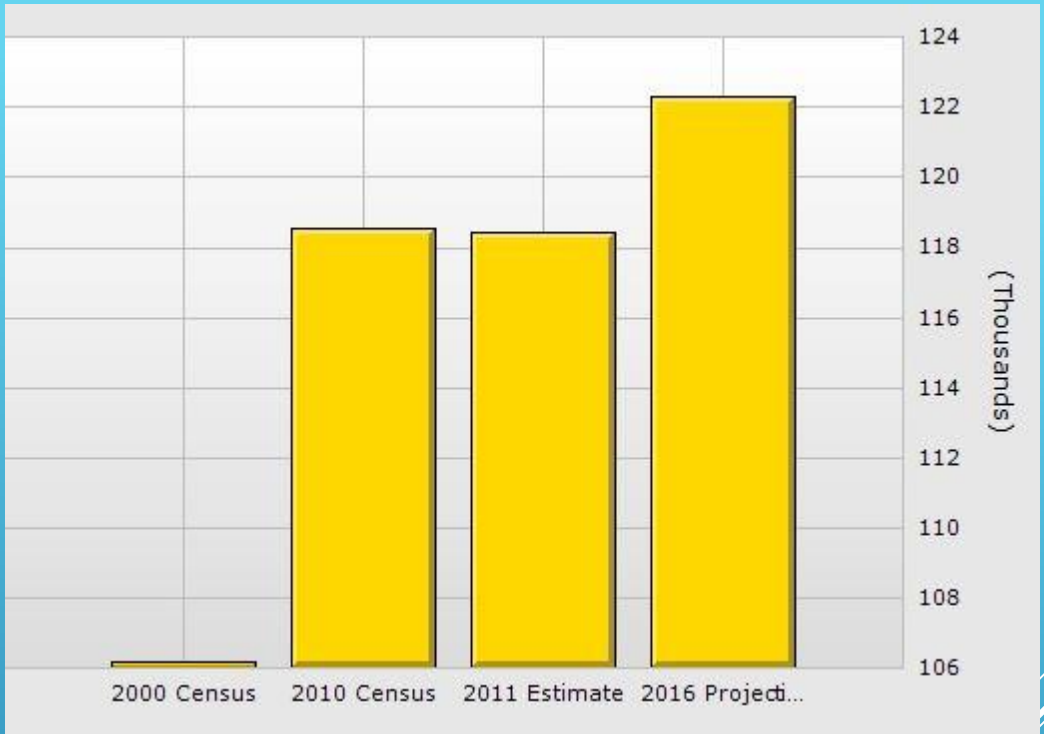
(4) Automobile sales, subject to § 154-74 of the Code.

(5) Educational uses, subject to § 154-91 of the Code.

(8) Religious uses, subject to § 154-91 of the Code.

(9) Veterinary hospital and animal clinics, subject to § 154-82 of the Code.





Population	1 Mile	3 Mile	5 Mile
2011 Total Population:	5,670	29,530	118,453
Pop Growth 2011-2016:	2.80%	4.40%	3.20%
Per Capita Income:	$24,882	$26,849	$21,562
Average Age:	42.10	41.40	36.50
Households			
2011 Total Households:	2,302	11,594	42,202
HH Growth 2011-2016:	1.40%	3.60%	2.40%
Median Household Inc:	$49,244	$54,459	$43,404
Avg Household Size:	2.44	2.50	2.71
Avg HH Vehicles:	1.30	1.50	1.30
Housing			
Median Housing Value:	$136,528	$143,561	$122,919
Median Year Built:	1955	1960	1948

The BEFORE Layout

BEFORE

BEFORE

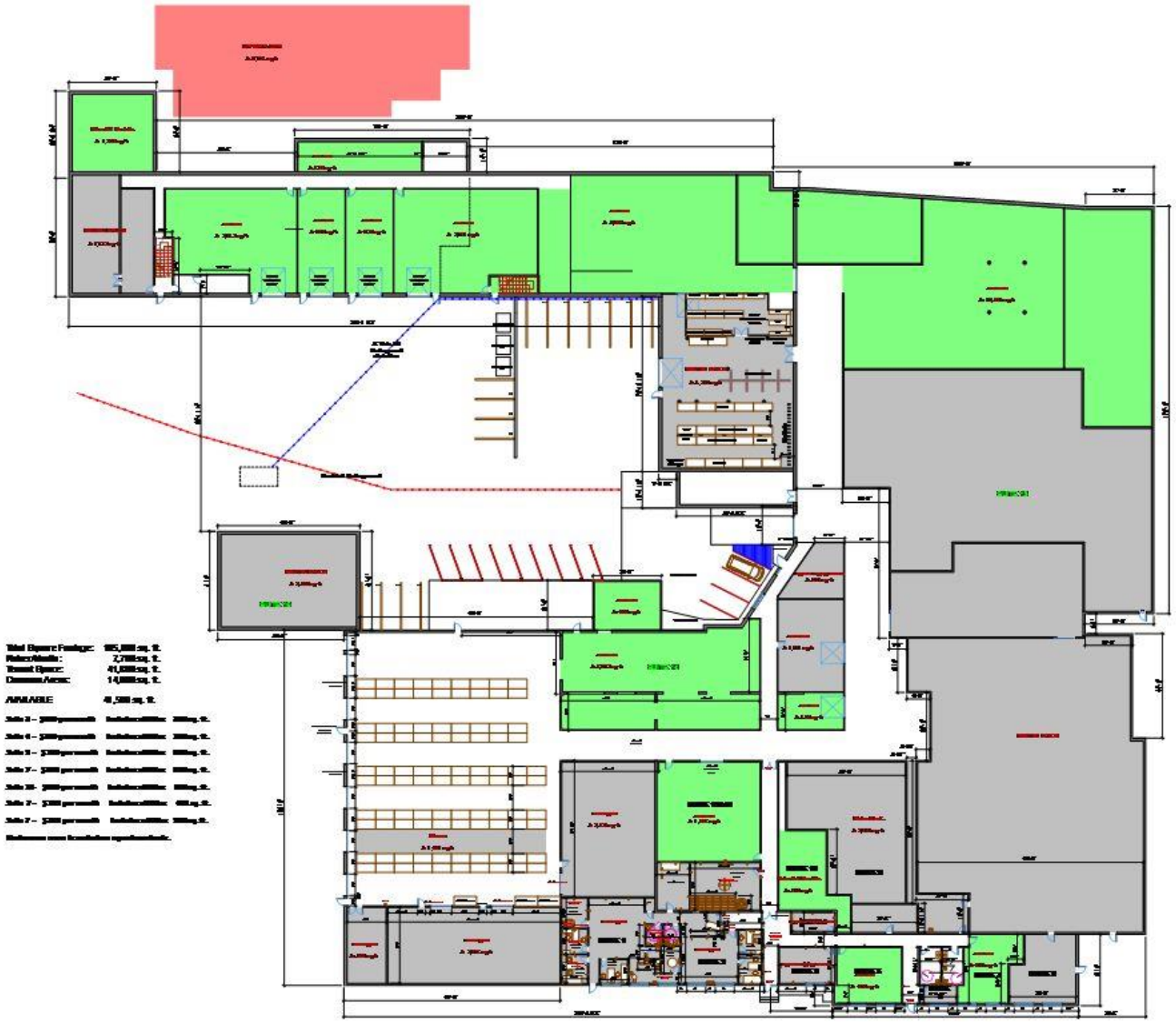
BEFORE

BEFORE

BEFORE

BEFORE

TODAY



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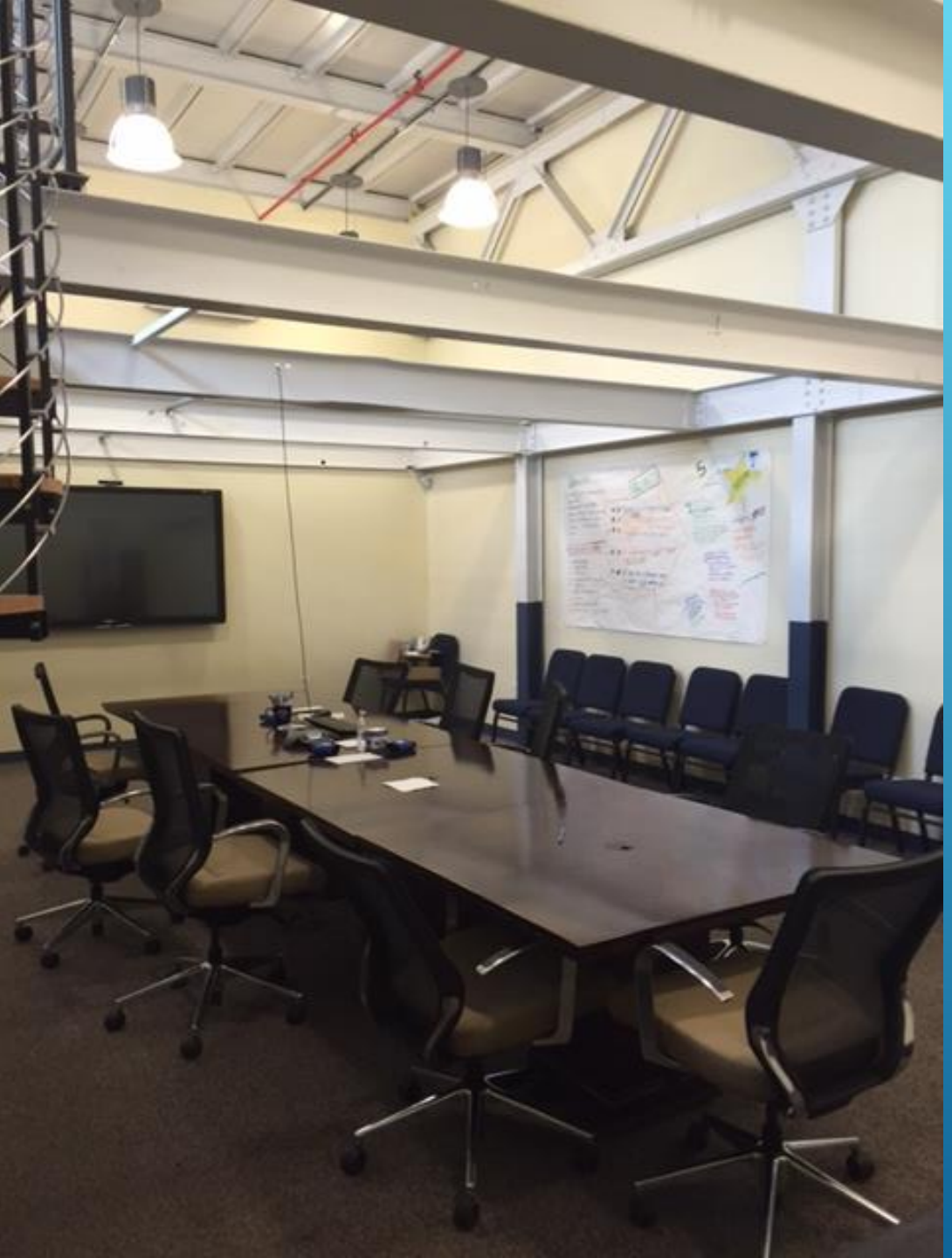
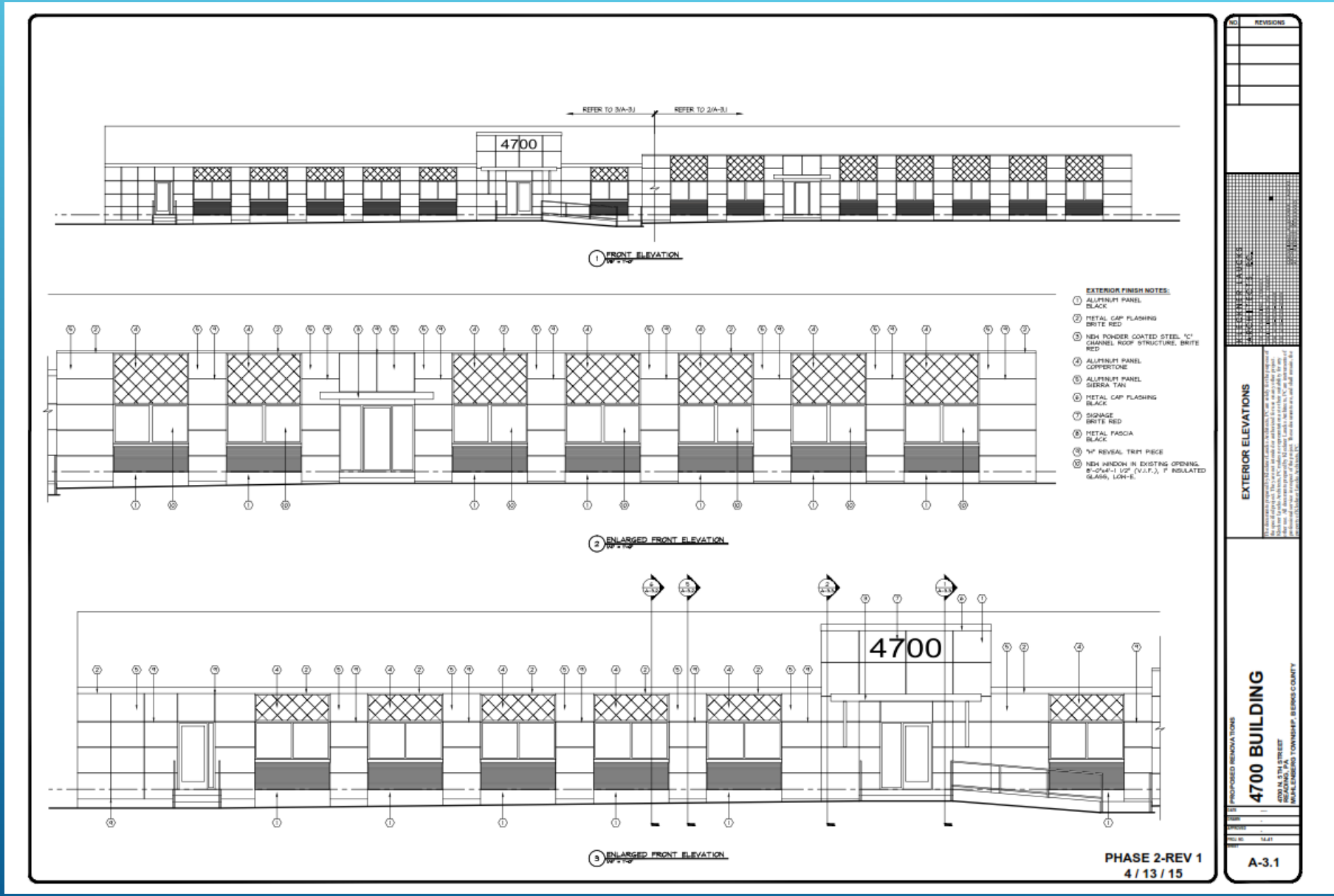


TODAY

TOMORROW


REFER TO 3/A-3.1
REFER TO 2/A-3.1
4700
1 FRONT ELEVATION
EXTERIOR FINISH NOTES:
1 ALUMINUM PANEL BLACK
2 METAL CAP FLASHING BRITE RED
3 NEW POWDER COATED STEEL 'C' CHANNEL ROOF STRUCTURE, BRITE RED
4 ALUMINUM PANEL COPPERTONE
5 ALUMINUM PANEL SIERRA TAN
6 METAL CAP FLASHING BLACK
7 SIGNAGE BRITE RED
8 METAL FASCIA BLACK
9 ¾" REVEAL TRIM PIECE
10 NEW WINDOW IN EXISTING OPENING, 8'-0"x4'-1 1/2" (V.I.F.), 1" INSULATED GLASS, LOW-E.
2 ENLARGED FRONT ELEVATION
4700
3 ENLARGED FRONT ELEVATION
PHASE 2-REV 1
4 / 13 / 15
NO REVISIONS
EXTERIOR ELEVATIONS
PROPOSED RENOVATIONS
4700 BUILDING
4700 N. 5TH STREET
READING, PA
MUNI. ENGINEERS TOWNSHIP, BERKS COUNTY
A-3.1