

STOR4YOU PENN AVENUE

PENN AVENUE
SINKING SPRING, PA 19608



OFFERING MEMORANDUM

GRANDSTONE
STORAGE INVESTMENT SALES

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INVESTMENT OVERVIEW



OFFERING SUMMARY

STOR4YOU PENN AVE

4620 PENN AVENUE, SINKING SPRING, PA

\$2,000,000

PURCHASE PRICE

\$32.28

PRICE PER RENTABLE SF

524

PROPOSED UNITS

100%

CLIMATE CONTROLLED



61,950

NET RENTABLE SF



4.28

LOT SIZE



Proposed

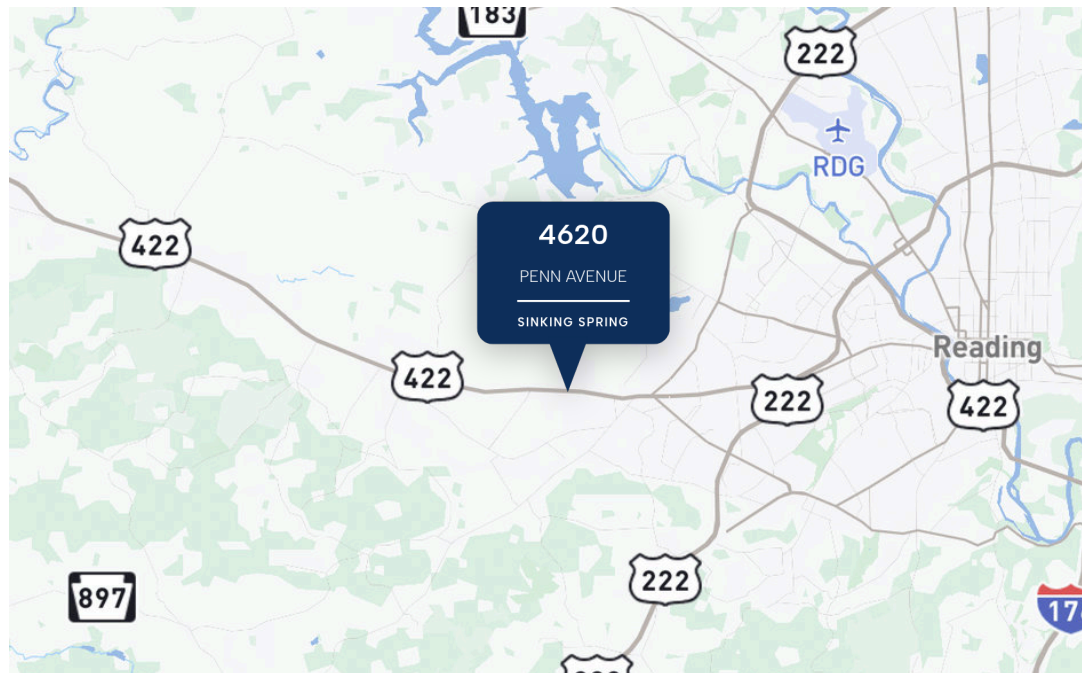
YEAR BUILT/RENOVATED

INVESTMENT OVERVIEW

Grandstone Investment Sales is pleased to exclusively present a development site on Penn Avenue, Sinking Spring, PA 19608 (Berks County Parcel 51437611667270), a land development opportunity for a Class A climate-controlled self-storage facility. The planned project comprises 524 units totaling 61,950 NRSF across approximately 4.28 acres, offering investors a ground-up development opportunity to deliver a modern storage asset in an established suburban market.

PROPOSED PROGRAM | \$2,000,000 Price · 524 Units · 61,950 NRSF · 4.28 Acres · 100% Climate Controlled · \$32.28 / SF

The investment offers a compelling return profile with projected growth throughout the development and lease-up period. Underwriting anticipates NOI growth from \$131,736 to \$749,691 by Year 5, supported by lease-up execution, rental rate optimization, and operational efficiencies. Additionally, the Property benefits from a strong location within Berks County, favorable demographics, and limited competition, creating a unique opportunity to capitalize on long-term demand for climate-controlled storage.



INVESTMENT HIGHLIGHTS



GROUND-UP DEVELOPMENT UPSIDE

Upon completion, the facility offers substantial revenue growth as it leases up from an unoccupied base, with rental rate optimization and increased tenant penetration driving the path to stabilization.



MODERN CLIMATE-CONTROLLED FACILITY

The planned development will deliver a 61,950 NRSF climate-controlled storage facility with 524 units, offering a premium product type designed to meet growing consumer demand for secure and convenient storage solutions.



FUTURE OPERATING POTENTIAL

The development offers significant upside potential through completion and stabilization, with NOI projected to reach \$749,691 by Year 5.



STRONG DEMOGRAPHIC FUNDAMENTALS

The surrounding market benefits from a growing residential base, with approximately 94,800 residents within a 5-mile radius and average household incomes exceeding \$110,000, supporting continued demand for self-storage.



FAVORABLE BERKS COUNTY LOCATION

Located in Sinking Spring, the Property benefits from proximity to Reading, Wyomissing, major employment centers, and key transportation corridors including Route 222, creating a well-positioned asset within an established suburban market.

ASSET OVERVIEW

COUNTY	Berks
CLIMATE CONTROLLED UNITS	524
TOTAL NUMBER OF UNITS	524
UNIT SIZES	5x5 – 10x30
NRSF	61,950
ONSITE MANAGERS APARTMENT	No
# OF ACRES	4.28
# OF BUILDINGS	1
YEAR BUILT	Proposed (ground-up)
# OF STORIES	2
SIGNAGE	Yes

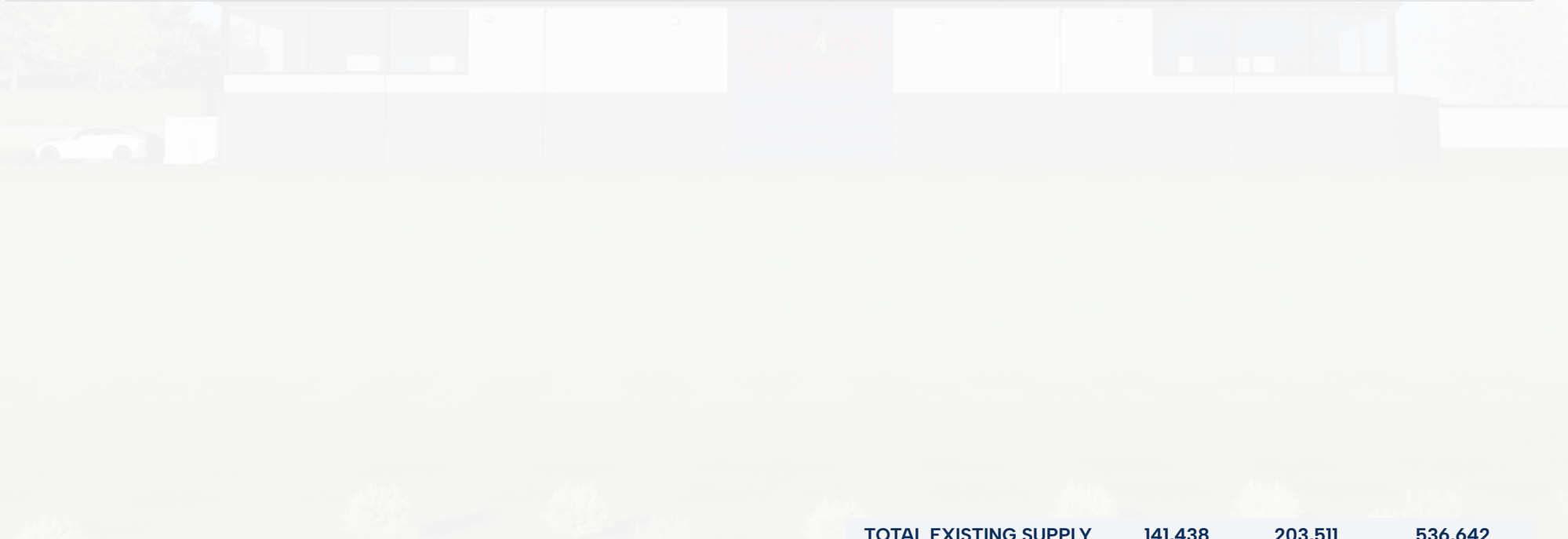




SATURATION STUDY

4620 PENN AVENUE | 4620 Penn Avenue, Sinking Spring, PA

FACILITY NAME	FULL ADDRESS	DISTANCE (MILES)	HAS CLIMATE CONTROL	NRSF 1-MILE	NRSF 3-MILES	NRSF 5-MILES
Stor4You Penn Ave	4620 Penn Avenue, Sinking Spring, PA	★	Yes	-	-	-
Storage World	1 Caramist Dr, Sinking Spring, PA	0.64	Yes	76,533	-	-
Storage Sense	830 Mountain Home Rd, Sinking Spring, PA	0.67	Yes	64,905	-	-
Storage Sense	702 Henry Circle, Reading, PA	1.08	No	-	17,215	-
Stor4You Sinking Spring	30 B Shillington Rd, Sinking Spring, PA	1.23	Yes	-	5,704	-
Storage World	661 Grings Hill Rd, Sinking Spring, PA	2.04	Yes	-	17,600	-
We Store 4 U	23 W Penn Ave, Wernersville, PA	2.20	Yes	-	3,000	-
Storage World	9 Morgan Dr, Sinking Spring, PA	2.60	No	-	18,554	-
Budget Store & Lock Self Storage	2251 Lancaster Pike, Shillington, PA	3.45	Yes	-	-	64,265
Stor4You Gouglersville	535 Mohns Hill Rd, Sinking Spring, PA	3.49	Yes	-	-	75,620
Budget Store & Lock Self Storage	340 E. Wyomissing Ave, Mohnton, PA	3.99	No	-	-	18,922
Storage World	10 Hyneman Ln, Robesonia, PA	4.57	Yes	-	-	53,942
Snapbox Self-Storage	701 Reading Ave, Reading, PA	4.66	Yes	-	-	75,765
Storage World	211 N Wyomissing Blvd, Reading, PA	4.70	Yes	-	-	29,980
Stor4You Bern Twp	2665 Bernville Rd, Reading, PA	4.93	Yes	-	-	14,637



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FINANCIAL ANALYSIS



UNIT MIX

PROPOSED UNIT MIX — CLIMATE CONTROLLED (CC):

UNIT SIZE	# OF UNITS	SF / UNIT	TOTAL SQFT	MONTHLY RENT / UNIT	MONTHLY INCOME	ANNUAL INCOME
5.0 x 5.0	24	25	600	\$80.00	\$1,920	\$23,040
5.0 x 10.0	115	50	5,750	\$115.00	\$13,225	\$158,700
5.0 x 15.0	42	75	3,150	\$140.00	\$5,880	\$70,560
10.0 x 10.0	135	100	13,500	\$150.00	\$20,250	\$243,000
10.0 x 15.0	105	150	15,750	\$200.00	\$21,000	\$252,000
10.0 x 20.0	77	200	15,400	\$250.00	\$19,250	\$231,000
10.0 x 30.0	26	300	7,800	\$300.00	\$7,800	\$93,600
TOTAL Climate Controlled (CC):	524	118	61,950	\$170.47	\$89,325	\$1,071,900
GRAND TOTAL	524	118	61,950	\$170.47	\$89,325	\$1,071,900

INCOME AND EXPENSES

	YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
Gross Potential Rent	\$1,071,900		\$1,104,057		\$1,137,179		\$1,171,294		\$1,206,433	
Physical Vacancy	(589,545)	55.0%	(441,623)	40.0%	(284,295)	25.0%	(175,694)	15.0%	(120,643)	10.0%
Economic Vacancy	(107,190)	10.0%	(88,325)	8.0%	(68,231)	6.0%	(58,565)	5.0%	(60,322)	5.0%
Total Vacancy	(696,735)		(529,947)		(352,525)		(234,259)		(180,965)	
Vacancy %	65.0%		48.0%		31.0%		20.0%		15.0%	
Effective Rental Income	\$375,165		\$574,110		\$784,653		\$937,035		\$1,025,468	
Late, Letter, & NSF Fees	7,503		11,482		15,693		18,741		20,509	
Administration Fees	5,100		5,202		5,306		5,412		5,520	
Tenant Insurance	2,759		6,131		10,729		15,634		22,071	
Merchandise Sales, Net	510		520		531		541		552	
Total Other Income	\$15,872		\$23,335		\$32,259		\$40,328		\$48,653	
Effective Gross Income (EGI)	\$391,037		\$597,445		\$816,912		\$977,363		\$1,074,121	
Property Taxes	60,000		61,200		62,424		63,672		64,946	
Insurance	18,957		19,336		19,723		20,117		20,519	
Utilities & Trash	18,957		19,336		19,723		20,117		20,519	
Repairs & Maintenance	9,479		9,668		9,862		10,059		10,260	
Advertising	40,800		41,616		42,448		43,297		44,163	
Salaries, Taxes, & Benefits	63,189		64,453		65,742		67,057		68,398	
Management Fee	19,552		29,872		40,846		48,868		53,706	
Office Supplies & Postage	5,100		5,202		5,306		5,412		5,520	
Bank & Credit Card Fees	6,257		9,559		13,071		15,638		17,186	
Telephone & Internet	2,448		2,497		2,547		2,598		2,650	
Landscaping	5,100		5,202		5,306		5,412		5,520	
Other Expenses	10,200		10,404		10,612		10,824		11,041	
Total Expenses	\$260,038		\$278,345		\$297,608		\$313,072		\$324,429	
% of EGI	66.5%		46.6%		36.4%		32.0%		30.2%	
Net Operating Income (NOI)	\$130,999		\$319,100		\$519,304		\$664,291		\$749,691	
Operating Margin %	33.5%		53.4%		63.6%		68.0%		69.8%	

Financial Footnotes:

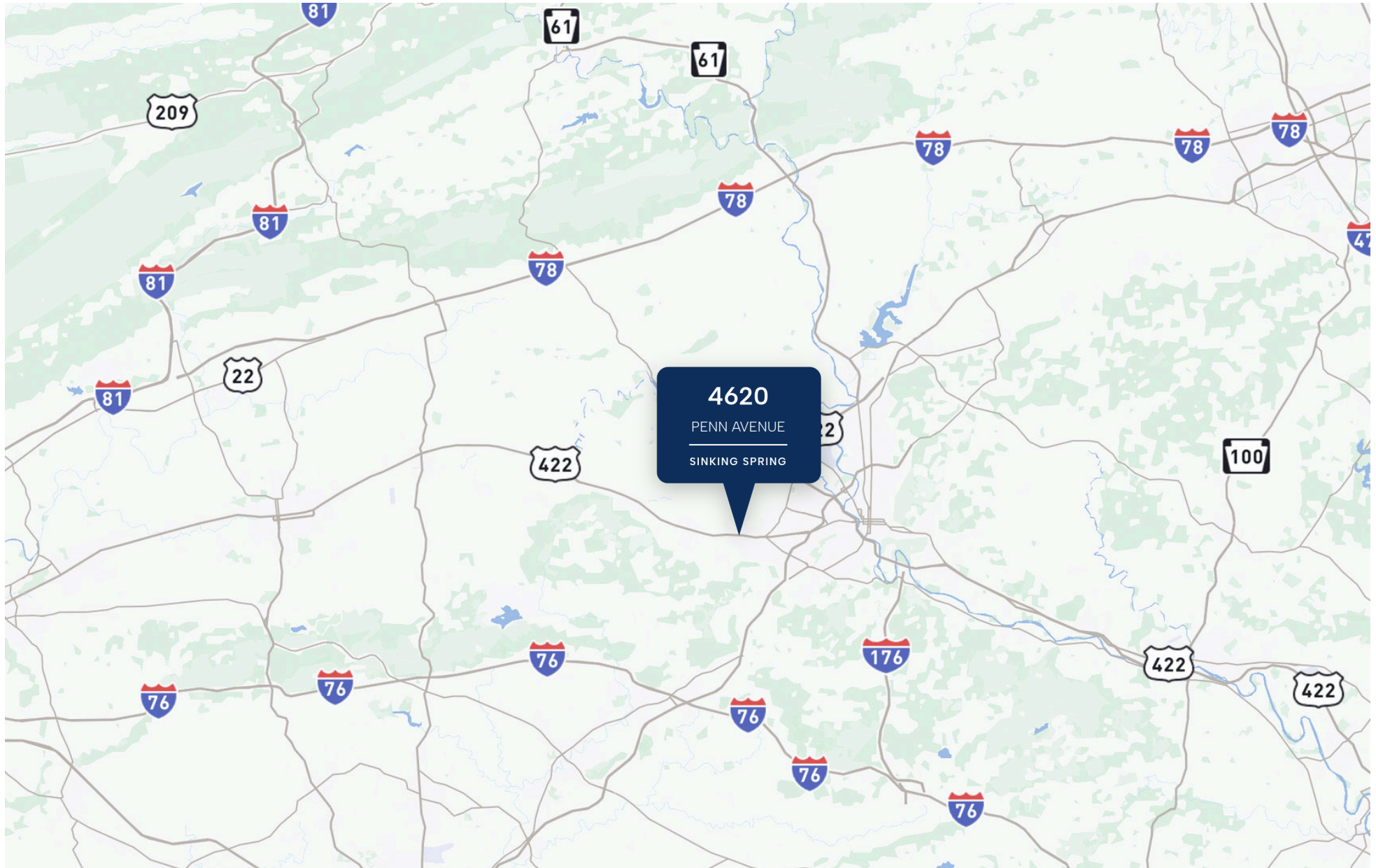
1. RE Taxes based
2. Income based on the package unit mix and street rents.
3. Expenses based on per-NRSF standards,

03

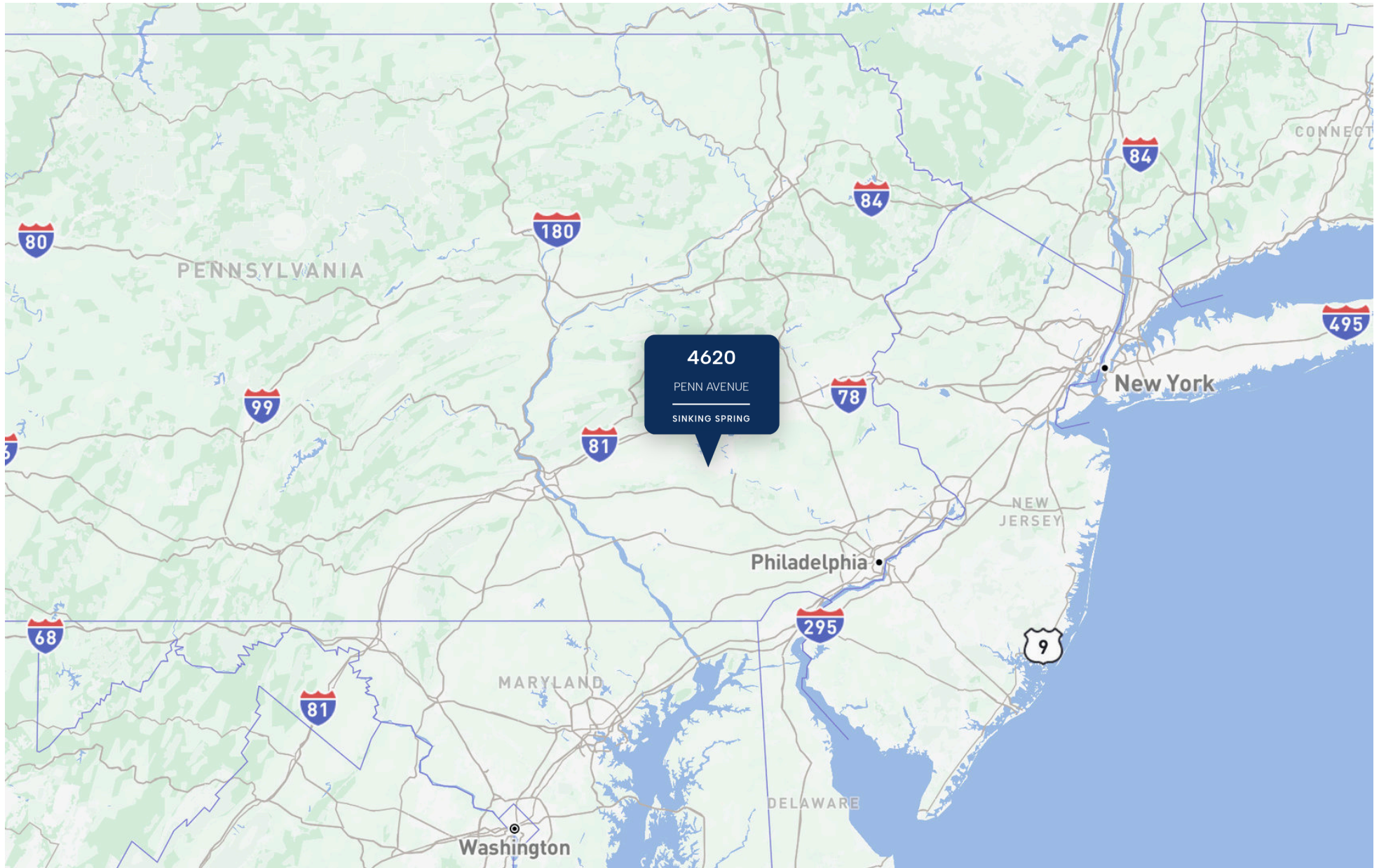
PROPERTY INFORMATION



LOCAL MAP



REGIONAL MAP





STOR4YOU

PENN AVENUE

SINKING SPRING

228 Luxury Apartment Units
Delivery 2027



STOR4YOU

PENN AVENUE

SINKING SPRING



Penn Ave

422

422

Beacon Rd

Burrows St

Lords & Ladies
salon medical spa



M&T Bank



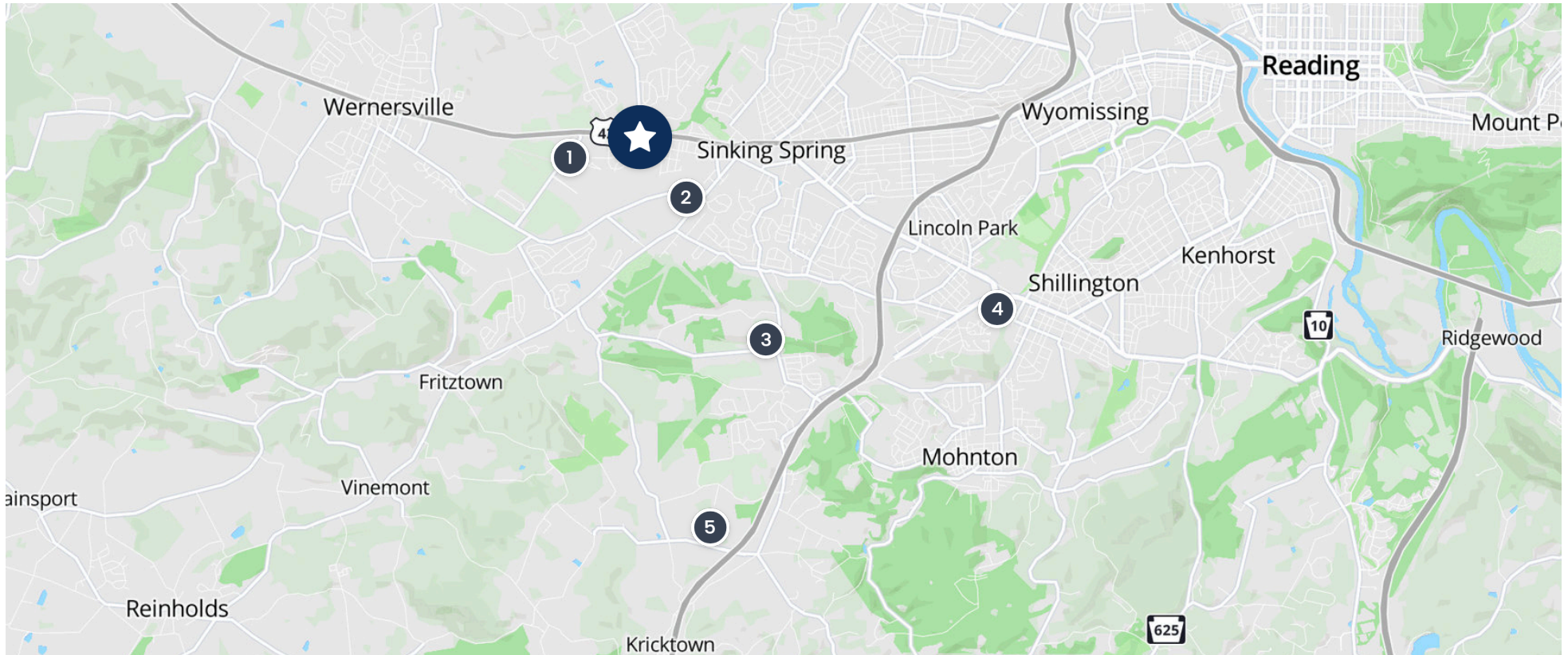
Hollywood CLEANERS Ltd.

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RENT COMPARABLES



RENT COMPARABLES MAP



LEGEND	PROPERTY NAME	ADDRESS	AVERAGE RENT/SF
★	Stor4You Penn Ave (Subject)	4620 Penn Avenue, Sinking Spring, PA 19608	\$1.60
1	Storage World	1 Caramist Dr, Sinking Spring, PA 19608	\$1.44
2	Storage Sense	830 Mountain Home Rd, Sinking Spring, PA 19608	\$2.52
3	Storage World	661 Grings Hill Rd, Sinking Spring, PA 19608	\$1.55
4	Budget Store & Lock Self Storage	2251 Lancaster Pike, Shillington, PA 19607	\$1.90
5	Stor4You Gouglersville	535 Mohns Hill Rd, Sinking Spring, PA 19608	\$1.44

RENT COMPARABLES



Stor4You Penn Ave

4620 Penn Avenue, Sinking Spring, PA
19608



Storage World

1 Caramist Dr, Sinking Spring, PA
19608



Storage Sense

830 Mountain Home Rd, Sinking Spring, PA
19608

Unit Type	Rent	Rent/SF
5x10 CC	\$115	\$2.30
10x10 CC	\$173	\$1.73
10x15 CC	\$206	\$1.37
10x20 CC	\$244	\$1.22
Average:		\$1.66

Unit Type	Rent	Rent/SF
5x10 CC	\$--	\$--
10x10 CC	\$173	\$1.73
10x15 CC	\$206	\$1.37
10x20 CC	\$244	\$1.22
Average:		\$1.44

Unit Type	Rent	Rent/SF
5x10 CC	\$146	\$2.92
10x10 CC	\$267	\$2.67
10x15 CC	\$296	\$1.97
10x20 CC	\$--	\$--
Average:		\$2.52

RENT COMPARABLES



Storage World

661 Grings Hill Rd, Sinking Spring, PA
19608

Unit Type	Rent	Rent/SF
5x10 CC	\$110	\$2.20
10x10 CC	\$154	\$1.54
10x15 CC	\$206	\$1.37
10x20 CC	\$216	\$1.08
Average:		\$1.55



Budget Store & Lock Self Storage

2251 Lancaster Pike, Shillington, PA
19607

Unit Type	Rent	Rent/SF
5x10 CC	\$122	\$2.44
10x10 CC	\$187	\$1.87
10x15 CC	\$207	\$1.38
10x20 CC	\$--	\$--
Average:		\$1.90



Stor4You Gouglersville

535 Mohns Hill Rd, Sinking Spring, PA
19608

Unit Type	Rent	Rent/SF
5x10 CC	\$95	\$1.90
10x10 CC	\$149	\$1.49
10x15 CC	\$185	\$1.23
10x20 CC	\$228	\$1.14
Average:		\$1.44

05

MARKET ANALYSIS



WELCOME TO

SINKING SPRING, PA



Sinking Spring is an affluent western-Berks County borough on the US-422 (Penn Avenue) corridor, roughly 6 miles west of Reading inside the Reading MSA — a secondary market with real trade-area depth. The inner ring is income-heavy: median household income of \$107,559 within one mile (average \$125,725), stepping to \$94,326 at three miles and \$86,420 at five. Population depth reaches 8,830 residents within one mile, 46,549 within three, and 94,829 within five — projected to 97,744 at five miles over the next five years. Storage supply is constrained at 4.37 and 5.66 SF per capita in the three- and five-mile rings, with zero self-storage under construction within five miles.

MARKET HIGHLIGHTS



AFFLUENT CORRIDOR

Sinking Spring sits on the US-422 (Penn Avenue) corridor roughly 6 miles west of Reading inside the Reading MSA — an affluent western-Berks borough with real secondary-market trade-area depth.



INCOME STRENGTH

Median household income of \$107,559 within one mile (average \$125,725), stepping to \$94,326 at three miles and \$86,420 at five — income and density both skew toward the site.



POPULATION DEPTH

8,830 residents within one mile, 46,549 within three, and 94,829 within five — projected to reach 97,744 at five miles over the next five years (+2,915).



HOUSEHOLD GROWTH

Households in the five-mile ring are projected to grow from 37,004 to 38,507 (+1,503) over the next five years, supporting durable demand for local storage.



CONSTRAINED SUPPLY

The three- and five-mile rings are undersupplied at 4.37 and 5.66 SF per capita, with zero self-storage under construction within five miles.

AMENITIES MAP



DEMOGRAPHICS

Population	1-MILE	3-MILES	5-MILES
Total Population (TractIQ current)	8,830	46,549	94,829
Population Density (per sq mi)	2,216	1,479	1,325
5-Yr Projected Total Population	9,113	48,039	97,744
5-Yr Projected Population Density	2,290	1,527	1,365
Projected Population Growth (5-Yr)	283	1,490	2,915
Projected Average Annual Growth	57	298	583

Household Income	1-MILE	3-MILES	5-MILES
Average Household Income	\$ 125,725	\$ 114,387	\$ 110,976
Aggregate Household Income (derived)	\$ 411,497,925	\$ 2,093,437,587	\$ 4,106,565,504
Median Household Income	\$ 107,559	\$ 94,326	\$ 86,420
Per Capita Income (derived)	\$ 46,602	\$ 44,972	\$ 43,305

Households	1-MILE	3-MILES	5-MILES
Households (TractIQ current)	3,273	18,301	37,004
5-Yr Projected Households	3,405	19,046	38,507
Projected Household Growth (5-Yr)	132	745	1,503
Projected Average Annual Growth	26	149	301



94,829
Total Population
5-MILE



2,216
Population Density
1-MILE



\$107,559
Median HH Income
1-MILE



\$125,725
Average HH Income
1-MILE



37,004
Households
5-MILE



1,503
5-Yr HH Growth
5-MILE

MAJOR EMPLOYERS

The subject property is situated within a robust and diverse economic landscape, insulated by a strong mix of recession-resilient industries. The local employment market is prominently anchored by the healthcare sector, led by major institutions such as Reading Hospital and Penn State Health St. Joseph Medical Center, which provide a stable and substantial employment base. This is complemented by a formidable manufacturing and logistics presence, with key employers including the global battery leader East Penn Manufacturing, specialty materials producer Carpenter Technology Corporation, and logistics giants Penske Truck Leasing and Amazon. The inclusion of significant public sector employers like the County of Berks and the Reading School District further enhances the area's economic stability. This dynamic blend of healthcare, advanced manufacturing, and essential logistics services establishes a durable employment ecosystem, underpinning consistent housing demand and supporting long-term value for the asset.

Employer	Industry	Employees	Distance
East Penn Manufacturing Co.	Manufacturing	7,500	20.0 mi
Reading Hospital – Tower Health	Healthcare	7,000	5.4 mi
Penske Truck Leasing	Transportation & Logistics	2,500	9.2 mi
County of Berks	Government	2,000	8.4 mi
Reading School District	Education	2,000	9.3 mi
Carpenter Technology Corporation	Manufacturing	2,000	7.6 mi
Boscov's	Retail	1,500	12.3 mi
Amazon	Logistics & Retail	1,500	8.0 mi
Penn State Health St. Joseph Medical Center	Healthcare	1,500	6.4 mi



MAJOR DEVELOPMENTS



Broadcast District

\$350M mixed-use development in Wyomissing / Spring Township – one of the largest private investments in Berks County history – bringing retail, dining, housing and public space. Broke ground October 2025 at Broadcasting & Paper Mill Roads across from Broadcasting Square; Whole Foods announced as anchor; ~400 permanent jobs projected.



Sinking Spring CBD Redevelopment

Phased Penn Avenue corridor project in the subject's own borough: a new four-corner Penn/Columbia/Cacoosing intersection replacing the old turkey foot configuration (total project cost ~\$3.5M), \$2.1M in grants toward a new east-west connector, and a PennDOT realignment of the Penn/Shillington/Mull intersection – together unlocking 20+ acres of CBD land for redevelopment.



Berkshire Mall Repositioning

Plans advanced in 2025 to reposition the long-underutilized Berkshire Mall property in Wyomissing into a modern open-air commercial destination, adding retail and activity to the regional trade area.



F.M. Brown's Sons Warehouse

Planned 120,000 SF distribution warehouse in South Heidelberg Township – immediately adjacent to Sinking Spring – projecting ~30 full-time jobs and incremental industrial demand next door to the subject.



Reitnauer Trailers Facility

\$50 million, ~500,000 SF flatbed-trailer production facility under construction at Routes 61 & 73 – a major advanced-manufacturing expansion adding jobs and regional economic momentum through the hold period.

CONTACT US



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