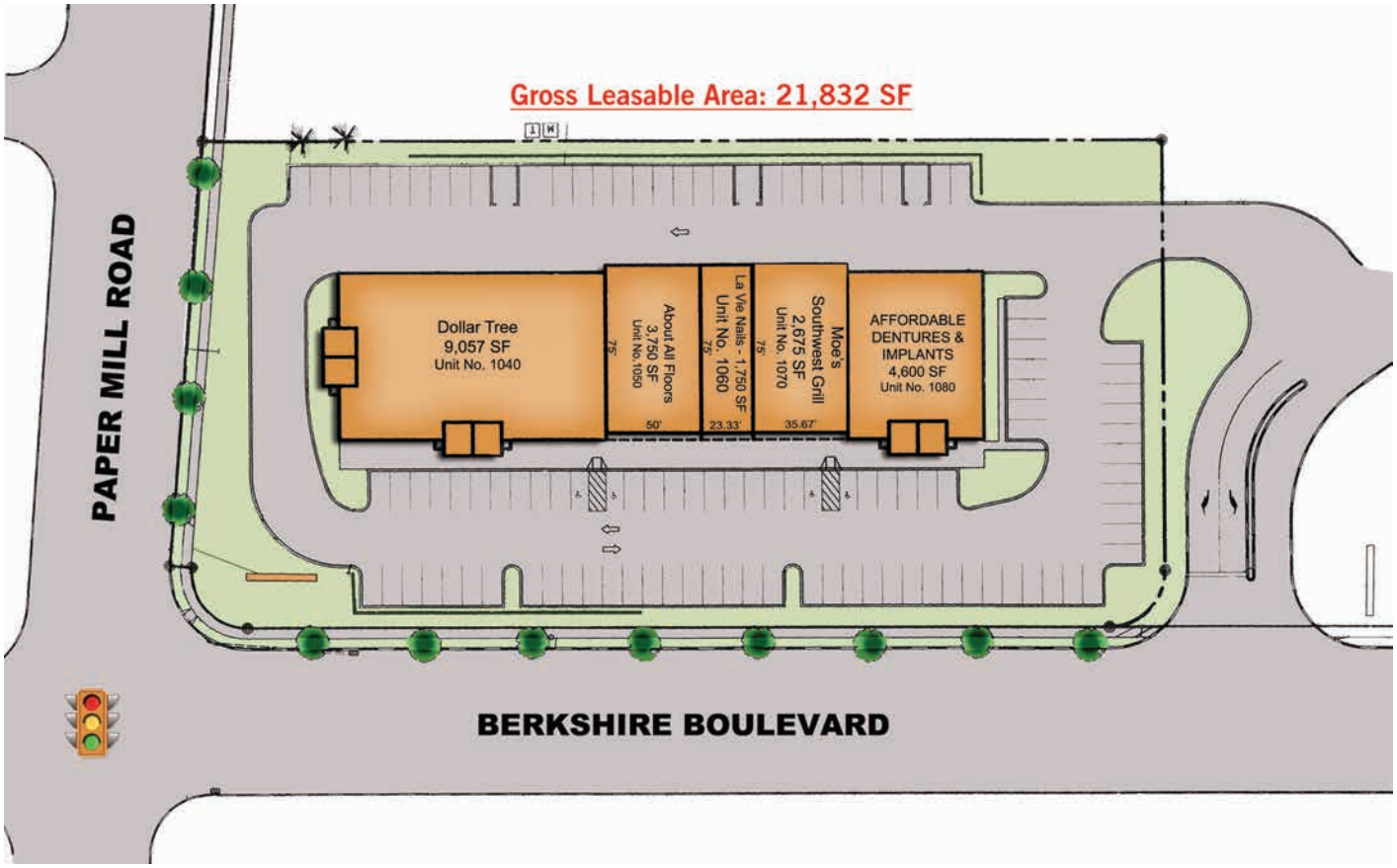
Berkshire Pointe | Reading, PA

Cedarwood Development





Location:
Berkshire Pointe is located on Berkshire Blvd. at Paper Mill Road in Reading, PA (the Borough of Wyomissing)

Nerby Traffic Generators:
DSW, Old Navy, JoAnn Fabrics, Raymour & Flanigan, Boscov's, Home Depot, Best Buy

Traffic Counts:
77,000 VPD on US Highway 422/222
21,000 VPD on Paper Mill Road at Berkshire Blvd.
8,000 VPD on Berkshire Blvd.







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Berkshire Pointe | Reading, PA

Description	Radius 3 Miles	%	Radius 5 Miles	%	Radius 10 Miles	%
Population						
2025 Estimate	111,756		206,493		313,092	
Growth 2020 - 2025		1.63%		1.66%		1.69%
2025 Est. Population by Single-Classification Race	**111,756**		**206,493**		**313,092**	
White Alone	50,275	44.99%	100,422	48.63%	189,723	60.60%
Black or African American Alone	9,741	8.72%	17,863	8.65%	21,463	6.86%
Asian Alone	2,206	1.97%	3,976	1.93%	5,591	1.79%
Hispanic or Latino	57,692	51.62%	97,475	47.20%	109,275	34.90%
2025 Est. Population by Age	**111,756**		**206,493**		**313,092**	
Age 25 - 34	15,346	13.73%	27,448	13.29%	39,190	12.52%
Age 35 - 44	14,533	13.00%	26,597	12.88%	39,651	12.66%
2025 Est. Median Age	**37.4**		**37.5**		**39.5**	
2025 Est. Median Age, Male	**36.2**		**36.1**		**38.3**	
2025 Est. Median Age, Female	**38.7**		**38.8**		**40.7**	
Households						
2025 Estimate	42,418		75,496		116,413	
Growth 2020 - 2025		1.35%		1.16%		1.35%
2025 Est. Average Household Income	**$81,928**		**$87,409**		**$97,856**	
2025 Est. Average Household Size	**2.57**		**2.64**		**2.62**	
2025 Est. Pop 16+ by Occupation Classification	**50,617**		**96,894**		**153,405**	
White Collar	26,097	51.56%	50,340	51.95%	84,562	55.12%
Blue Collar	14,036	27.73%	27,403	28.28%	42,186	27.50%
Service and Farm	10,484	20.71%	19,151	19.77%	26,657	17.38%
2025 Est. Avg Travel Time to Work in Minutes	**25.00**		**25.00**		**26.00**	
2025 Est. Median All Owner-Occupied Housing Value	**$232,416**		**$233,592**		**$269,555**	
2025 Est. Average Number of Vehicles	**1.4**		**1.6**		**1.8**	