

PAD SITE
AVAILABLE

940 E. MAIN STREET
PALMYRA, PA 17078



Chris Wilsbach
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Information concerning this offering comes from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate. PA License #RB024320A

1015 Mumma Road
Lemoyne, PA 17043
circommercial.com

NAICIR

940 E. MAIN STREET

PROPERTY DETAILS

AVAILABLE

\$325,000 | \$65,000/YEAR LEASE

OFFERING SUMMARY

Sale Price	\$325,000
Ground Lease Rate	\$65,000 per year (pad site only)
Build to Suit	Optional
Lot Size	0.06 Acres

PROPERTY HIGHLIGHTS

- Highly Visible on Route 422
- One of the last available site in the heart of Palmyra along Rt. 422.
- Prime site for small retail uses
- 17,000+ vehicles per day
- Flexible Ground Lease or For Sale structure
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PROPERTY DESCRIPTION

High-visibility retail pad site located along Route 422 in the heart of Palmyra, PA one of the last remaining pad opportunities in this established corridor. The +/-0.06 acre pad is approved for a +/-2,400 -2,487 SF building, offering an efficient footprint ideal for QSR, coffee, service retail, or boutique users seeking strong traffic counts and immediate

PROPERTY SUMMARY

Address	940 E. Main Street Palmyra, PA 17078
County	Lebanon
Municipality	Palmyra Borough
Tax Parcel #	16-2294036-359124-0000
Topography	Level
Taxes	\$31,000 for entire parcel - to be prorated
Building Frontage	Entire parcel has 300 FT
Signage	Yes
Parking	58 Spaces
Lease Type	Ground
Lease Term	Negotiable

UTILITIES & ZONING

Zoning Description	Highway Commercial
Water & Sewer	Public
Gas	Available
Power	Available

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AERIAL PHOTO

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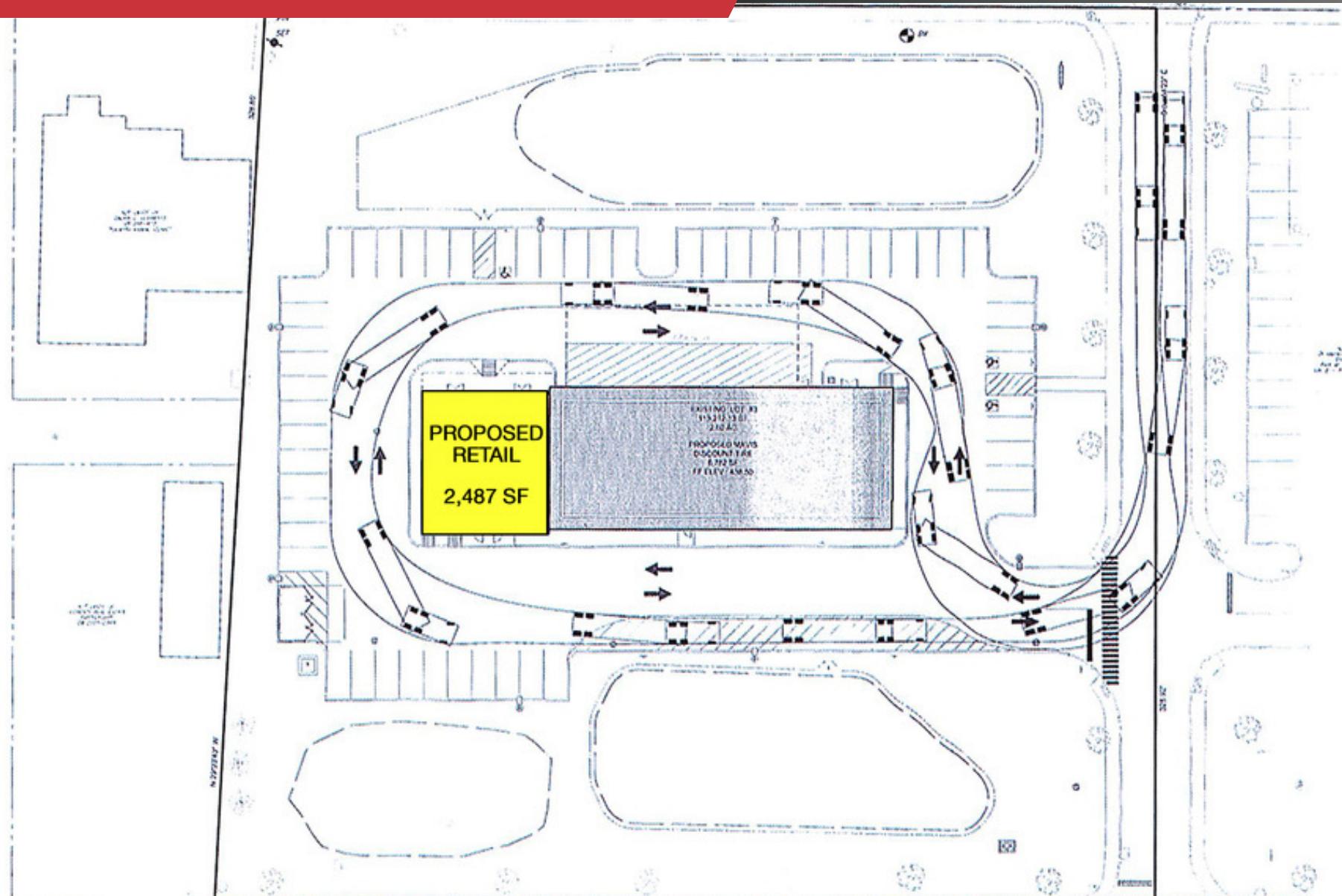
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SITE PLAN

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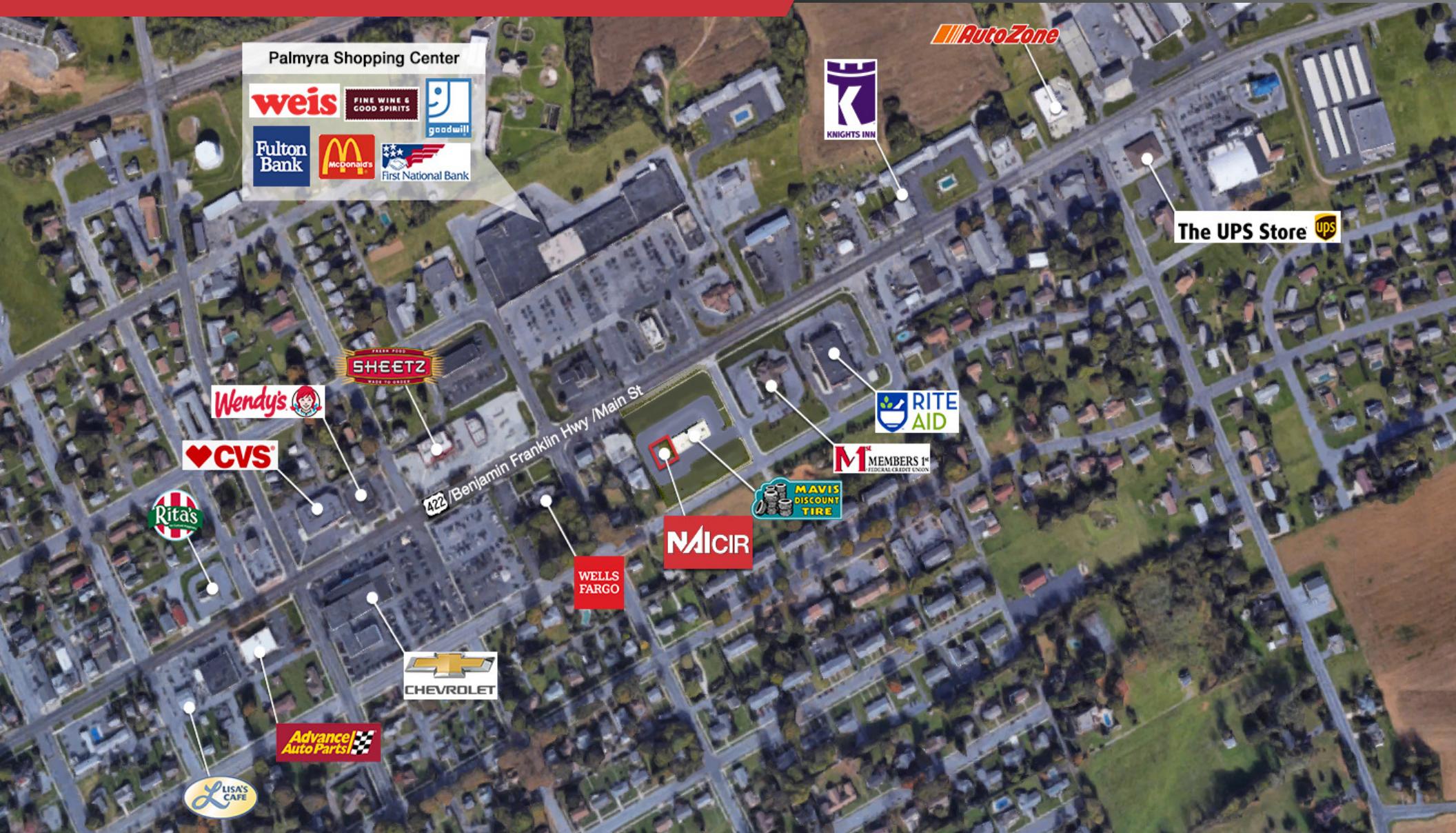
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RETAIL MAP

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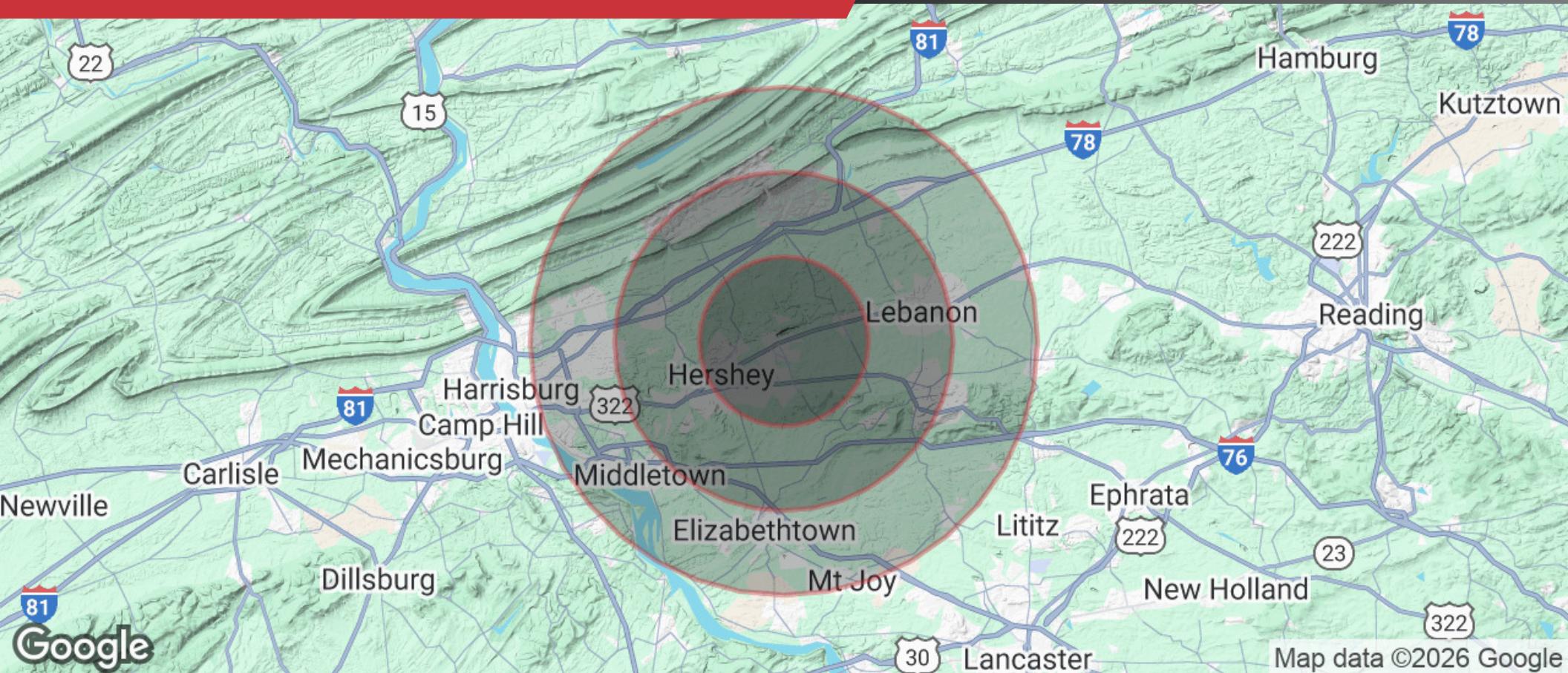
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DEMOGRAPHICS

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POPULATION

5 MILES	10 MILES	15 MILES
45,503	196,559	402,560



HOUSEHOLDS

5 MILES	10 MILES	15 MILES
17,789	77,487	158,844



INCOME

5 MILES	10 MILES	15 MILES
\$110,366	\$107,794	\$101,483

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