


PAD SITE  
**AVAILABLE**

**940 E. MAIN STREET**  
PALMYRA, PA 17078



**Chris Wilsbach**  
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 1015 Mumma Road  
Lemoyne, PA 17043  
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# 940 E. MAIN STREET

## PROPERTY DETAILS

# AVAILABLE

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

### OFFERING SUMMARY

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

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

### UTILITIES & ZONING

<b>Zoning Description</b>	Highway Commercial
<b>Water &amp; Sewer</b>	Public
<b>Gas</b>	Available
<b>Power</b>	Available

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AERIAL PHOTO

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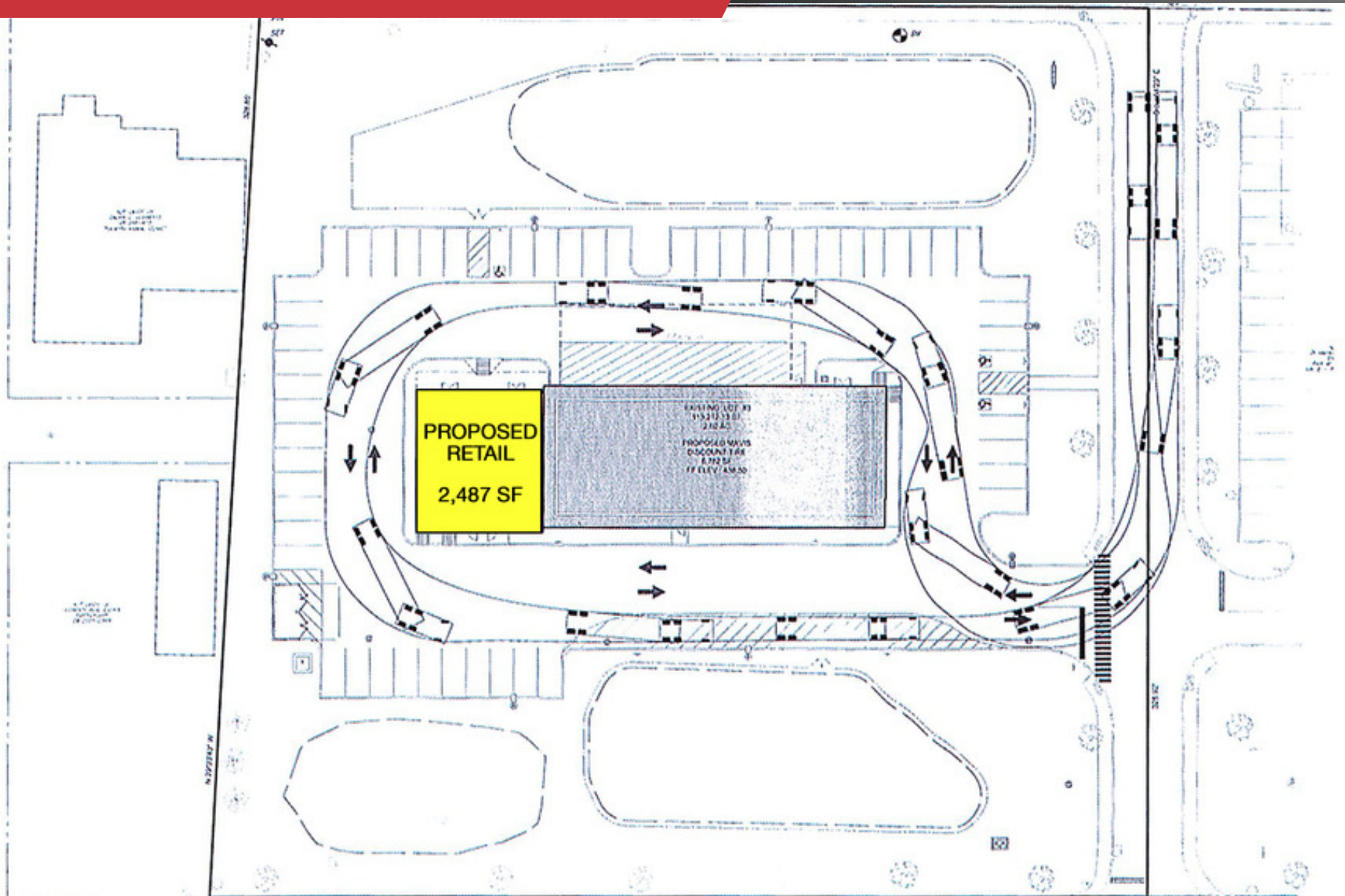
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## SITE PLAN

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## RETAIL MAP

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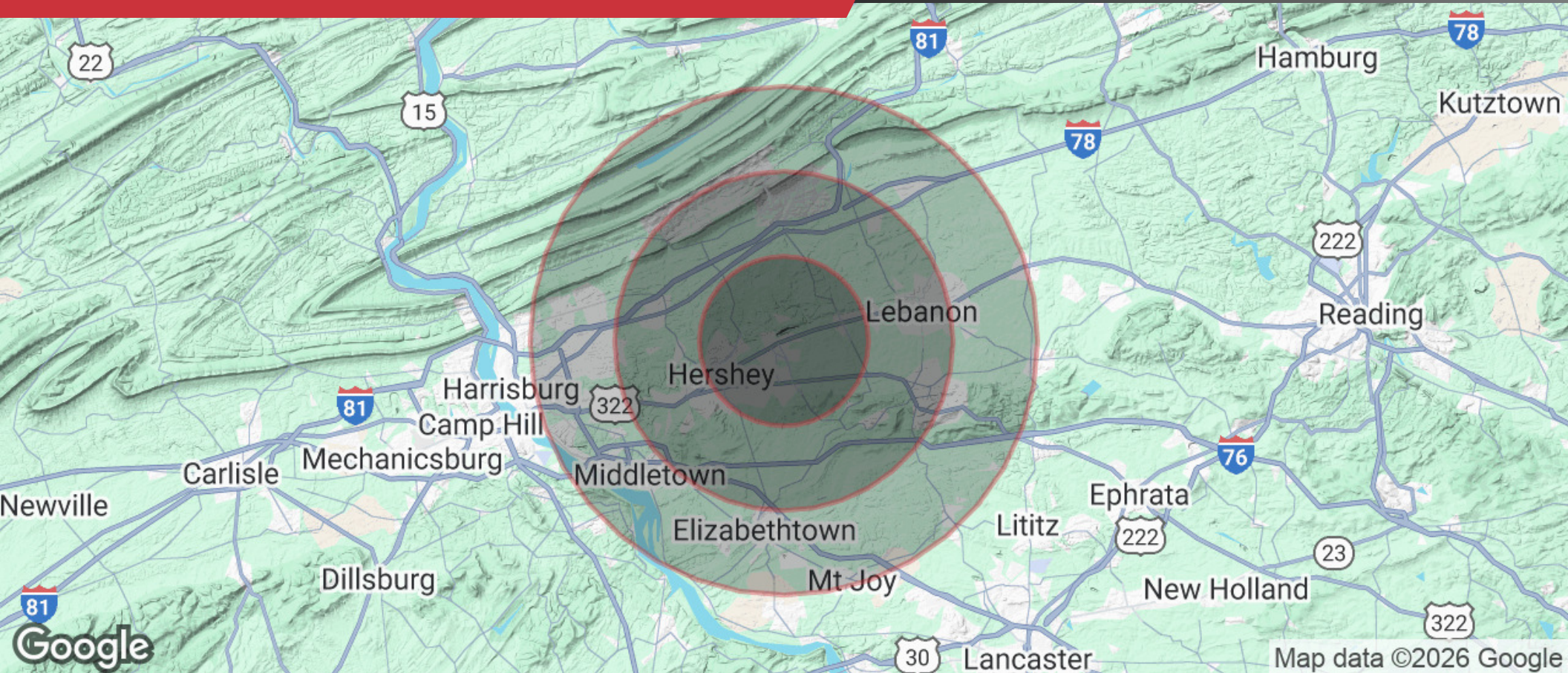


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## DEMOGRAPHICS

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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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