

145 N MOYER STREET

Annville, PA 17003



±3,200 SF/1.8 AC

FOR SALE



JOSHUA MILLER | TOM TROCCOLI

FOR SALE INFORMATION: 717.390.9858 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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PROPERTY OVERVIEW

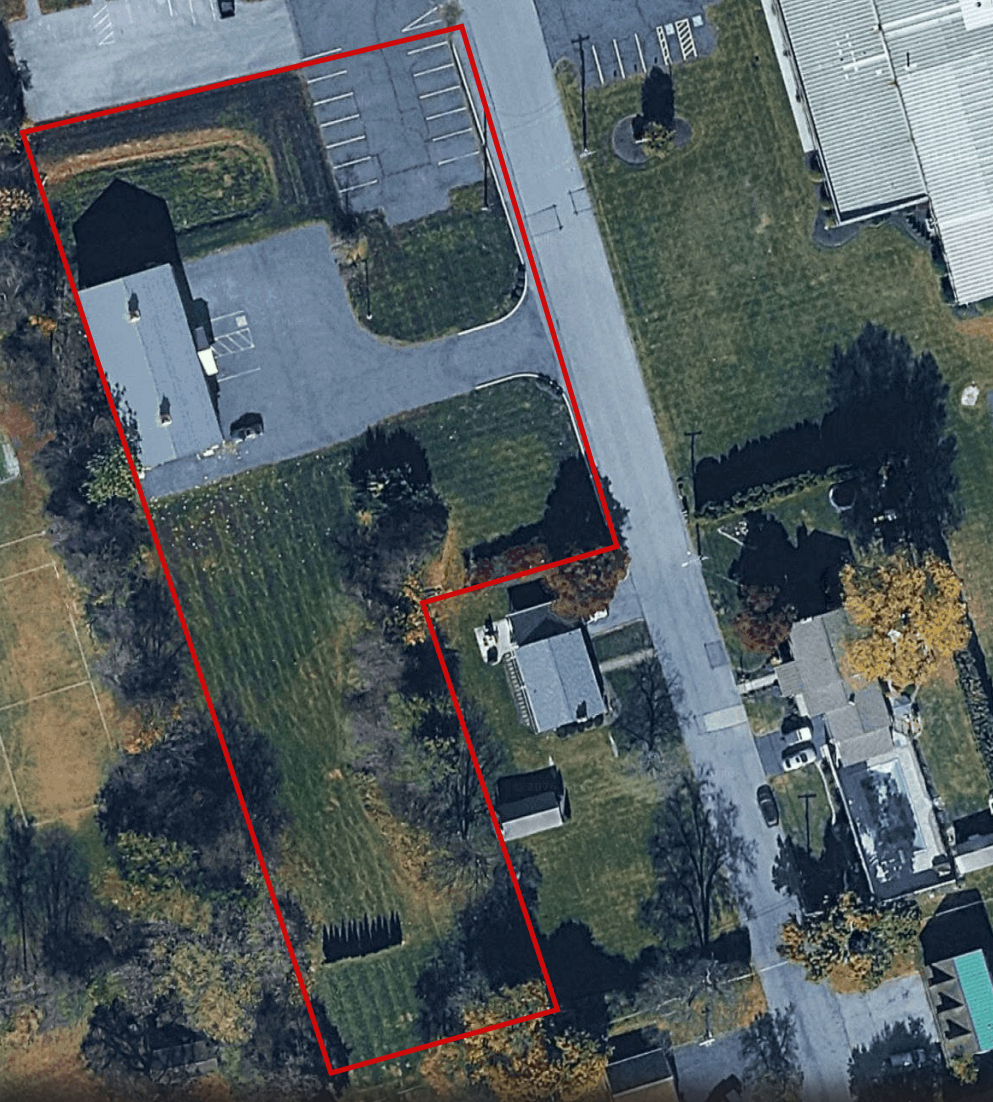
Built in 2017 and in excellent condition, this 3,200 SF industrial/garage building is demised into two units, each with its own private office and dedicated drive-in door. The flexible layout supports full owner-occupancy, multi-tenant use, or a combination of both.

Currently 50% occupied by a stable tenant on a flexible lease, the property offers the incoming owner the flexibility to occupy the entire building, adjust the existing tenant's lease terms or maintain the current income stream with minimal changes.

The building sits on a level 1.8-acre Light Industrial-zoned parcel with significant additional developable land, perfect for future expansion, outdoor storage, additional structures or expanded parking.

Strategically located just off Route 322 in Annville, Lebanon County, the site provides fast, convenient access to Palmyra, Hershey, Lebanon and the broader Central Pennsylvania market.

This rare combination of modern construction, immediate flexibility, expansion potential, and prime location is ideal for contractors, service businesses, distributors, retail uses or investors.



DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	16,407	64,547	112,180
EMPLOYEES	4,473	18,415	30,249
AVERAGE HHI	\$106,623	\$92,483	\$100,249
HOUSEHOLDS	6,142	25,228	44,424



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MARKET OVERVIEW



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Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Joshua Miller

jmiller@bennettwilliams.com



Tom Troccoli

ttroccoli@bennettwilliams.com

CONTACT US

717.390.9858 | www.bennettwilliams.com

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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

