


LAND  
**FOR SALE**

**475 N WEABER STREET - LAND**  
**ANNVILLE, PA 17003**



**Bryan Donovan**  
bdonovan@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com

**NAICIR**

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

# 475 N WEABER STREET

## PROPERTY DETAILS

# FOR SALE

## \$550,000

### OFFERING SUMMARY

<b>Sale Price</b>	\$550,000
<b>Lot Size</b>	4.66 Acres

### PROPERTY SUMMARY

<b>Address</b>	475 N Weaber Street Annville, PA 17003
<b>Municipality</b>	Annville Township
<b>County</b>	Lebanon County
<b>Tax Parcel #</b>	25-2317004-368123-0000

### PROPERTY DESCRIPTION

4.66 acre parcel with an approved site plan for subdivision and self storage development. Site is located along Rte. 422, a thoroughfare connecting many major municipalities in Lebanon County.

### LOCATION DESCRIPTION

Located in the growing Lebanon, PA are, population growth of 4.2% from 2020-2024. In close proximity to Lebanon Valley College. Quick access to Routes 322 & 422 and within miles of Interstate 81.

### PROPERTY HIGHLIGHTS

- Approved site plan for subdivision and self storage development
- Storage unit feasibility study for this project completed in 2023
- Site is located along Rte. 422, a thoroughfare connecting many major municipalities in Lebanon County
- Close proximity to Lebanon Valley College

### UTILITIES & ZONING

<b>Zoning</b>	Light Industrial
<b>Frontage</b>	600' on N. Weaber Street
<b>Topography</b>	Flat



**Bryan Donovan**

bdonovan@naicir.com | 717 761 5070

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

# 475 N WEABER STREET - LAND

ADDITIONAL PHOTOS

# FOR SALE

\$550,000



**Bryan Donovan**

bdonovan@naicir.com | 717 761 5070

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](http://circommercial.com)

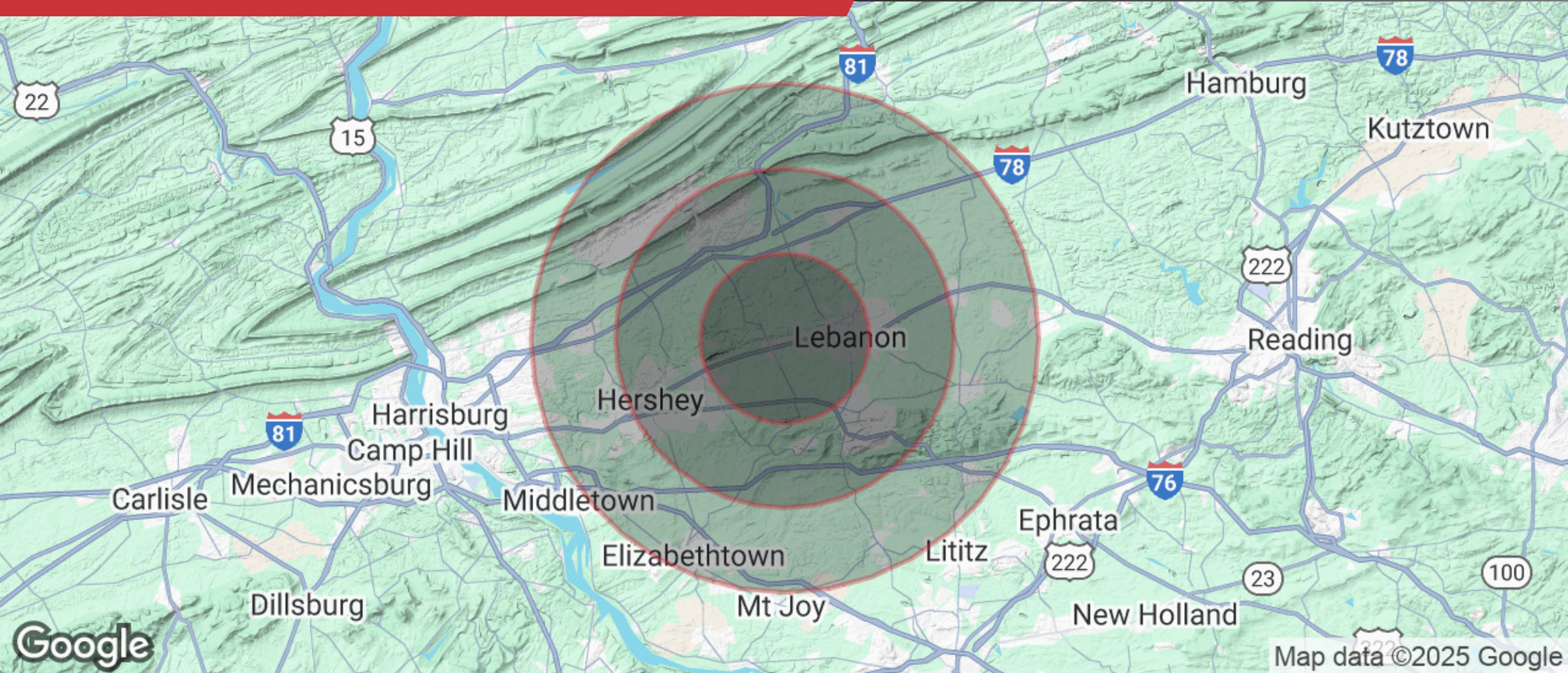
# NAICIR

# 475 N WEABER STREET

## DEMOGRAPHICS

# FOR SALE

## \$550,000



### POPULATION

5 MILES	10 MILES	15 MILES
70,806	141,174	295,795



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
27,592	55,116	114,871



### INCOME

5 MILES	10 MILES	15 MILES
\$89,814	\$100,144	\$107,434

**Bryan Donovan**

bdonovan@naicir.com | 717 761 5070



1015 Mumma Road  
Lemoyne, PA 17043  
circommercial.com



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