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► *Signalized corner of 422
Myerstown Commercial Strip*

648 E. Lincoln Avenue
Myerstown, PA 17067



Acreage:

3 Acres and 5,000 SF Building

Sale Price:

\$1.5 Million

Description:

Flat 3 acres at signalized intersection of PA Route 422. Across the street from Dutch-Way Farm Market and Restaurant.

All information contained in this package is deemed confidential. Please do not disclose information without consent of agent.

Annette Cassel Means

Call Today!

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Land information:

Total acreage	3 Acres
Construction	Masonry
Year constructed	1975
Tax parcel number	23-2375608-385523-000
Number of floors	One
Restrooms	Yes
Sprinklers	No
Heating	Oil furnace
Roof	Metal pitched
Ceiling height	14-16'
Township	Jackson Township
County	Lebanon
Zoning	Commercial
Traffic count	AADT 11,358 Both Dir @ 422

Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Population	1,721	12,850	21,932	110,954
Households	698	4,940	8,237	42,127
Avg HH Income	\$61,436	\$72,188	\$72,585	\$67,748

Finishing specifications

Ceiling type	Exposed trusses
Walls	Masonry
Floor type	Slab on grade
Lighting	Fluorescent
Business ID sign	Yes

Utilities

Water	Public
Sewer	Public
Gas	UGI
Electric	Med Ed
Internet available	Comcast/Verizon

Land

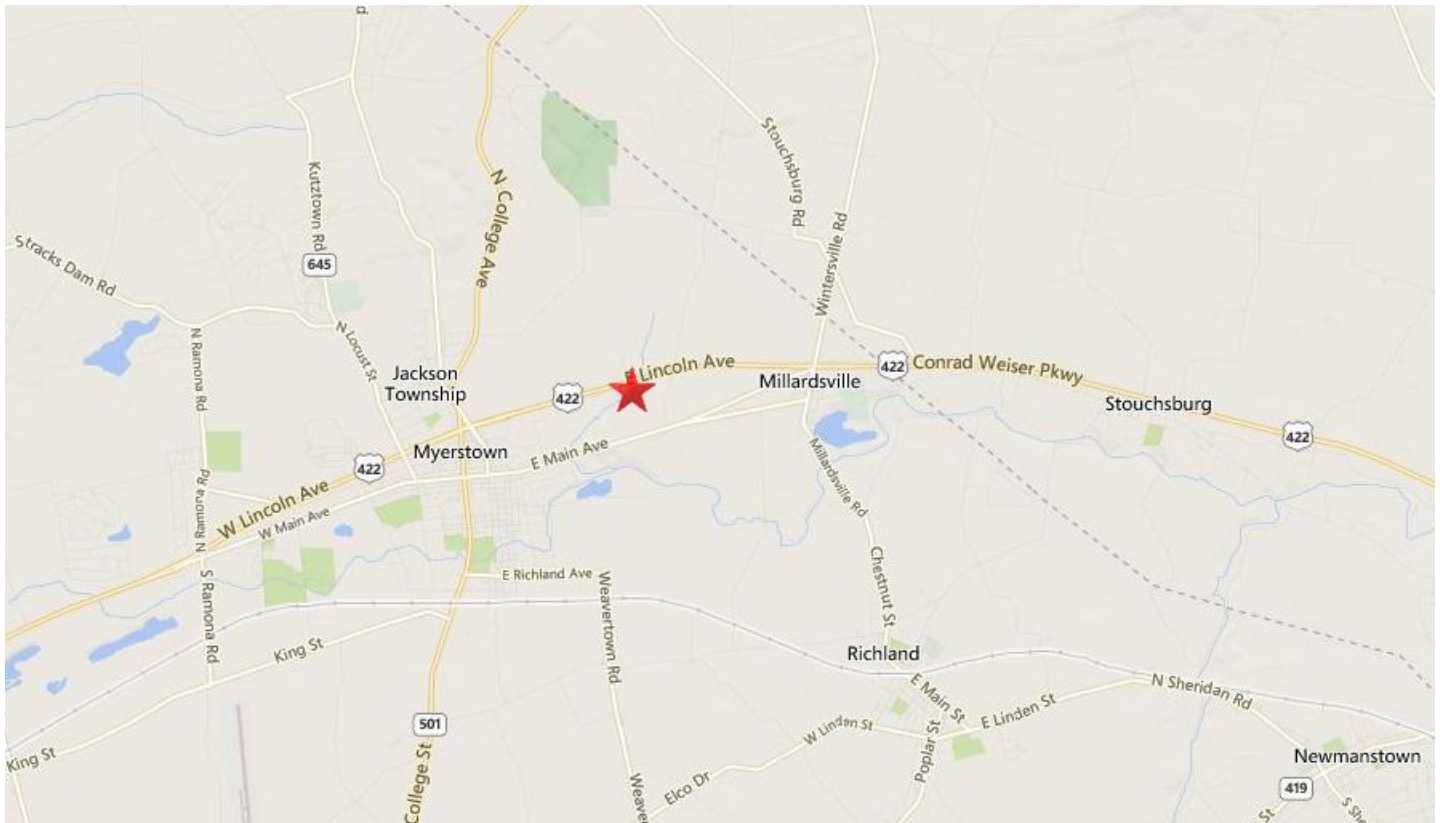
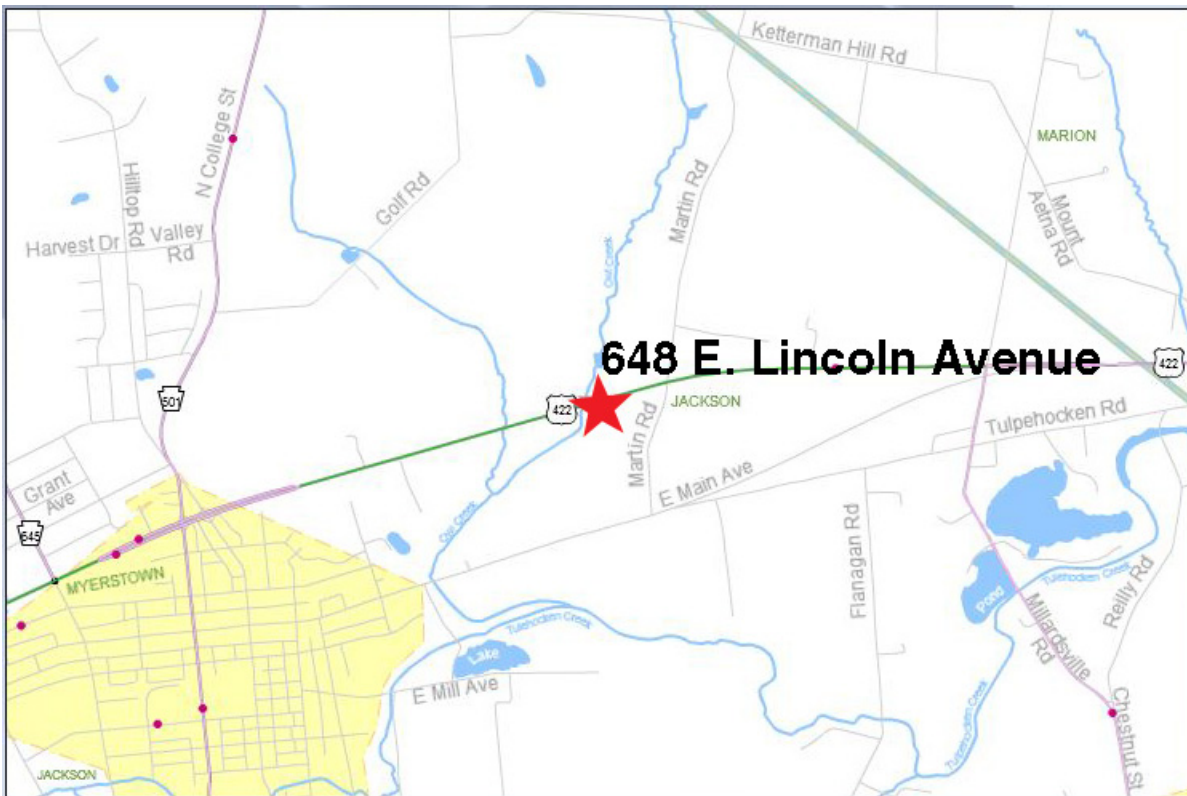
Acres	3.06 acres
Dimensions	410'x400' irregular rectangle
Frontage	410' on 422
Fencing	None
Parking	10,000 SF parking area
Topography	Flat

Local amenities

Located on busy 422 along the retail corridor between Lebanon and Reading
Neighboring businesses include Dutch Way Market and restaurant, Martins Appliance, Ace Hardware, PNC Bank, Country Fare Restaurant and ECC Retirement Village



Location maps



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