

SOUTH SIDE OF ROUTE 422

PALMYRA, PA

JOIN

Wawa



AspenDental

& MORE

PA 422 (17,130 AADT)

MSC

23 ACRE DEVELOPMENT WITH 1,000-10,000 SF
INCLUDING END-CAP WITH DRIVE-THRU FOR LEASE

SITE





SOUTH SIDE OF ROUTE 422

DEMOGRAPHICS

EST. POPULATION	EST. EMPLOYEES
3 mi 24,848	3 mi 5,579
5 mi 42,245	5 mi 11,773
7 mi 76,625	7 mi 27,974

EST. AVG HH INCOME

3 mi \$96,328
5 mi \$99,797
7 mi \$105,957

PROPERTY DETAILS

- ▶ Join Aldi, Taco Bell, Chipotle, Aspen Dental and Wawa
- ▶ Exceptional visibility from Route 422 (17,130 ADV)
- ▶ Located 6 miles from Hersheypark (3.19 million visitors in 2022)
- ▶ Delivery 2027
- ▶ Proposed traffic light for full access between site and Route 422
- ▶ Londonderry Square (Walmart/Lowes shopping center) is located across the street and attracts 3.5 million customers annually which ranks Londonderry Square in the top 87th percentile for community centers in PA (source Placer.ai)

JOIN THESE AREA TENANTS



AERIAL



AERIAL



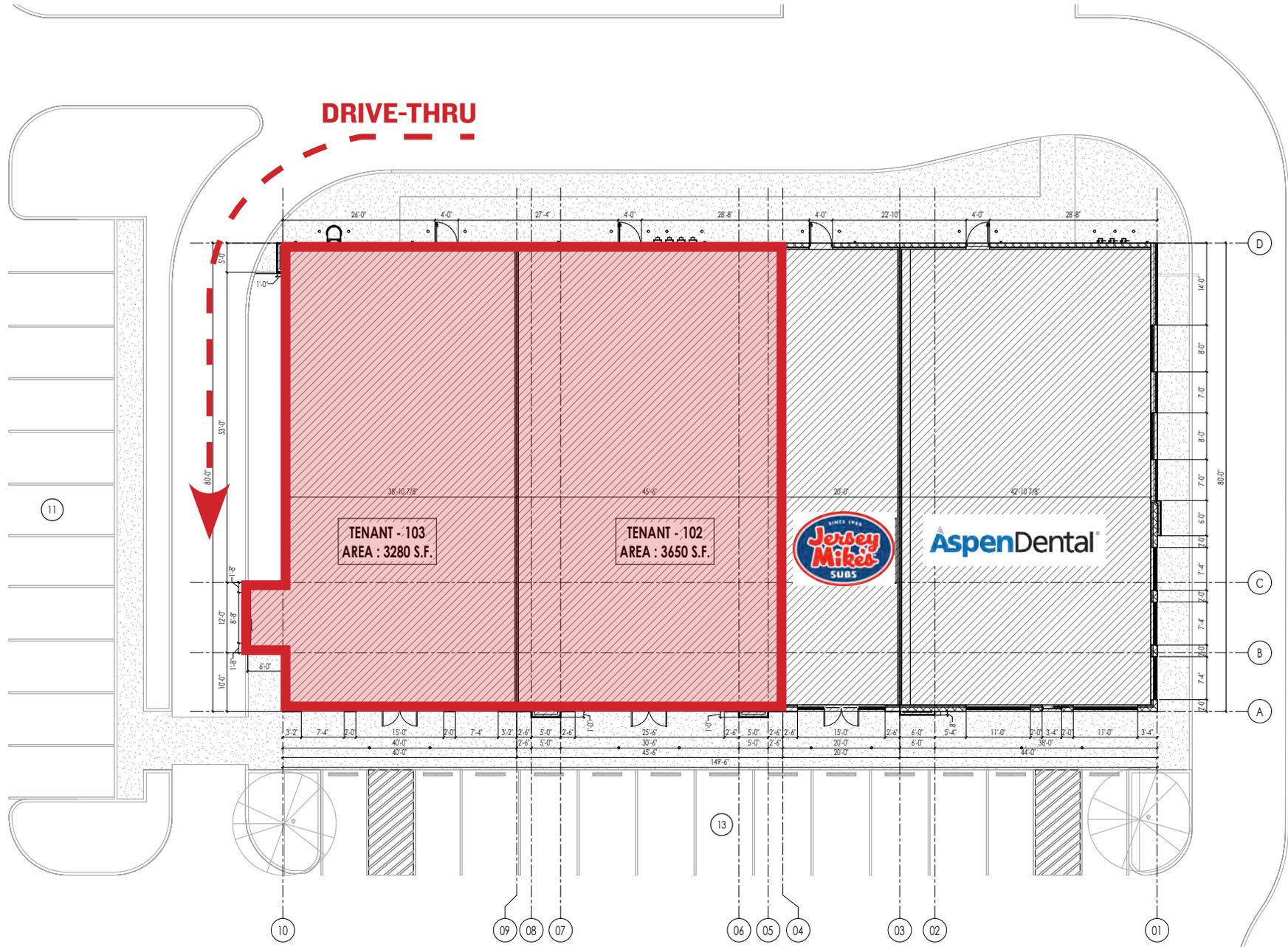
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ELEVATIONS



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FLOOR PLAN



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ELEVATION

EXTERIOR MATERIAL KEY

KEYNOTES

- 1 TENANT SIGNAGE - UNDER SEPARATE PERMIT
- 2 NICHINA PANEL - GRAY
- 3 SMOOTH CONCRETE MASONRY (INT. COLOR: L)
- 4 SHIPLAP CONCRETE MASONRY (INT. COLOR: L)
- 5 METAL WALL PANEL - CHARCOAL
- 6 SYNTHETIC STONE VENEER AS APPROVED BY THE OWNER
- 7 CLEAR ANODIZED ALUMINUM STOREFRONT
- 8 HARDIE PLANK LAP SIDING - UNDESIGNATED
- 9 SYNTHETIC STONE SLUWATER TABLE AS SPECIFIED
- 10 EPS CORNICE, PRIME AND PAINT
- 11 PRE-FINISHED METAL COPING - DARK BRONZE
- 12 HARDIE PLANK LAP SIDING - FAUN WHITE
- 13 4" CONCRETE FILLED PFR SQUARES - PRIME AND PAINT
- 14 PRE-FINISHED METAL DOWNPOUT
- 15 HOLLOW METAL DOOR AND FRAME - PRIME AND PAINT
- 16 DECORATIVE CONCEALED LIGHT FIXTURE
- 17 CONTROL JAMB
- 18 ELECTRIC METER
- 19 CT CABINET
- 20 GAS METER
- 21 PRE-FINISHED METAL CURTIE
- 22 ROOF AS SPECIFIED
- 23 RTU - REFER MECHANICAL
- 24 DOME UP FINNCHOW
- 25 PRE-FINISHED METAL AWNING - DARK BRONZE
- 26 PRE-FINISHED METAL AWNING - REGAL BLUE
- 27 HARDIE PLANK LAP SIDING - GRIZZLE GRAY
- 28 ROOF ACCESS LADDER
- 29 PRE-FINISHED METAL COPING - REGAL BLUE

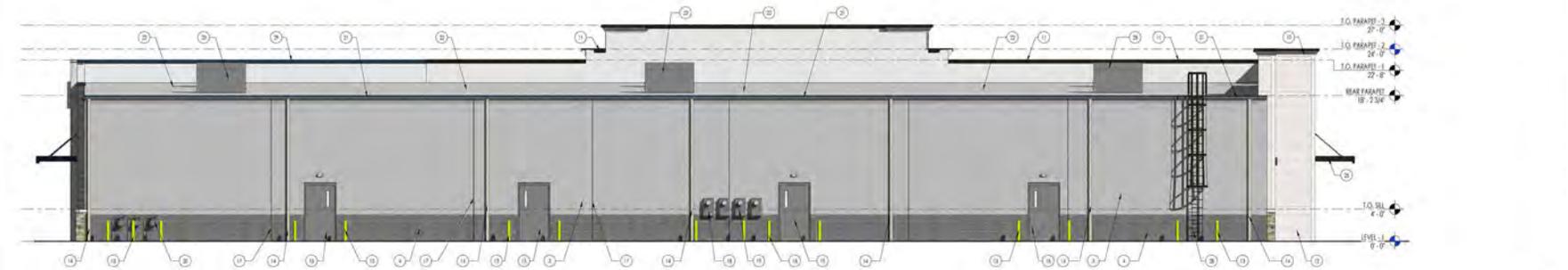


01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



03 SIDE ELEVATION
SCALE: 3/16" = 1'-0"

02 SIDE ELEVATION
SCALE: 3/16" = 1'-0"



04 REAR ELEVATION
SCALE: 3/16" = 1'-0"



RENDERING



**1,000 - 10,000 SF END-CAP WITH
DRIVE-THRU AVAILABLE FOR LEASE
RAISED ROOF FOR BETTER VISIBILITY**

27' ROOF HEIGHT



**FULL ACCESS
TRAFFIC LIGHT**



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BENJAMIN FRANKLIN HWY (US 422) | PALMYRA, PA 17078

RENDERING



**1,000 - 10,000 SF END-CAP WITH DRIVE-THRU AVAILABLE FOR LEASE
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27' ROOF HEIGHT

FULL ACCESS TRAFFIC LIGHT



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RENDERING



**FULL ACCESS
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SITE

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