SOUTH SIDE OF ROUTE 422

PALMYRA, PA



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



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

LOWE'S

Walmart SUPERCENTER

weis

GROCERYOUTLET bargain market

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AERIAL



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MSC

RENDERING



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

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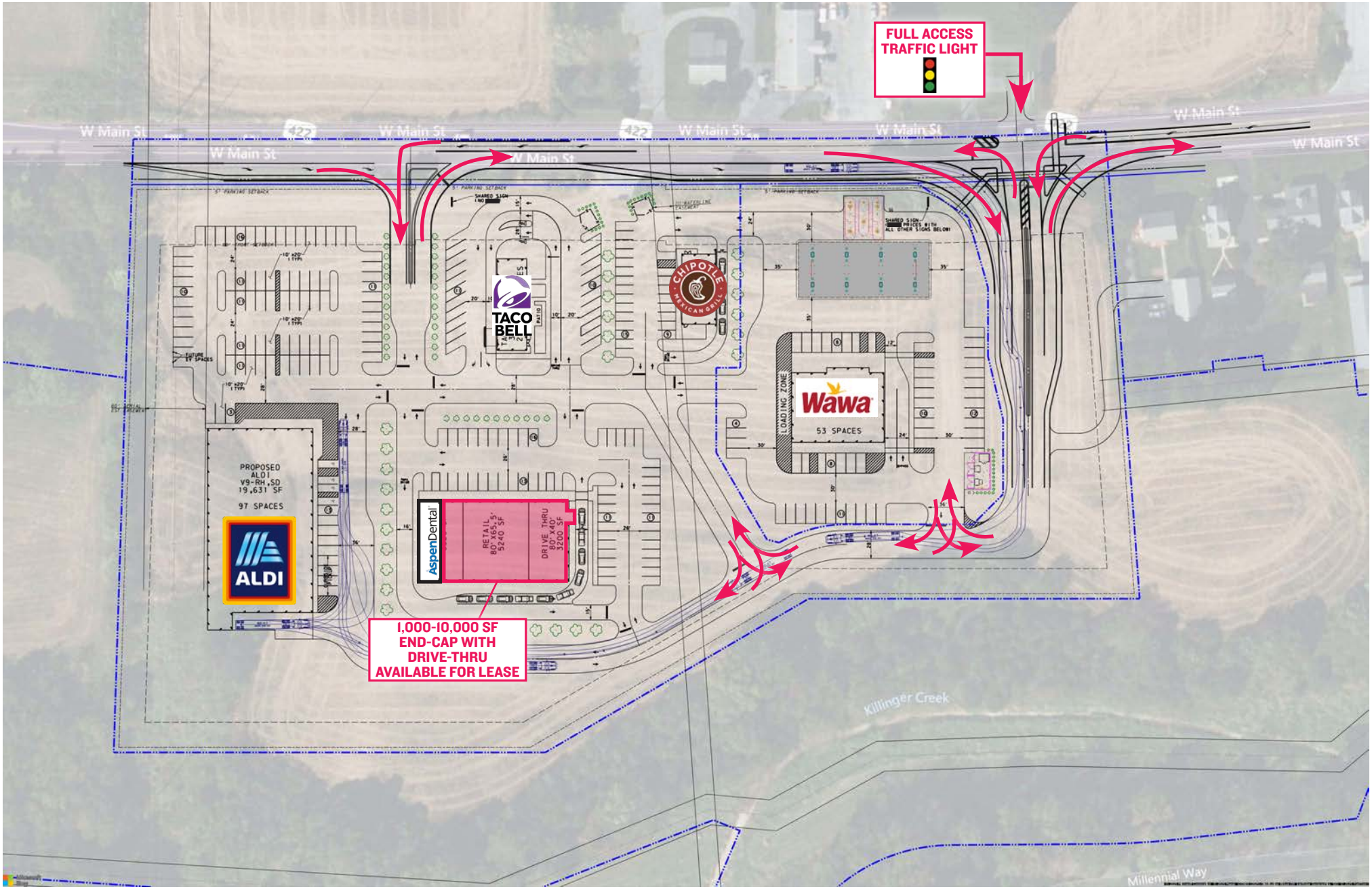
SITE PLAN



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ELEVATIONS







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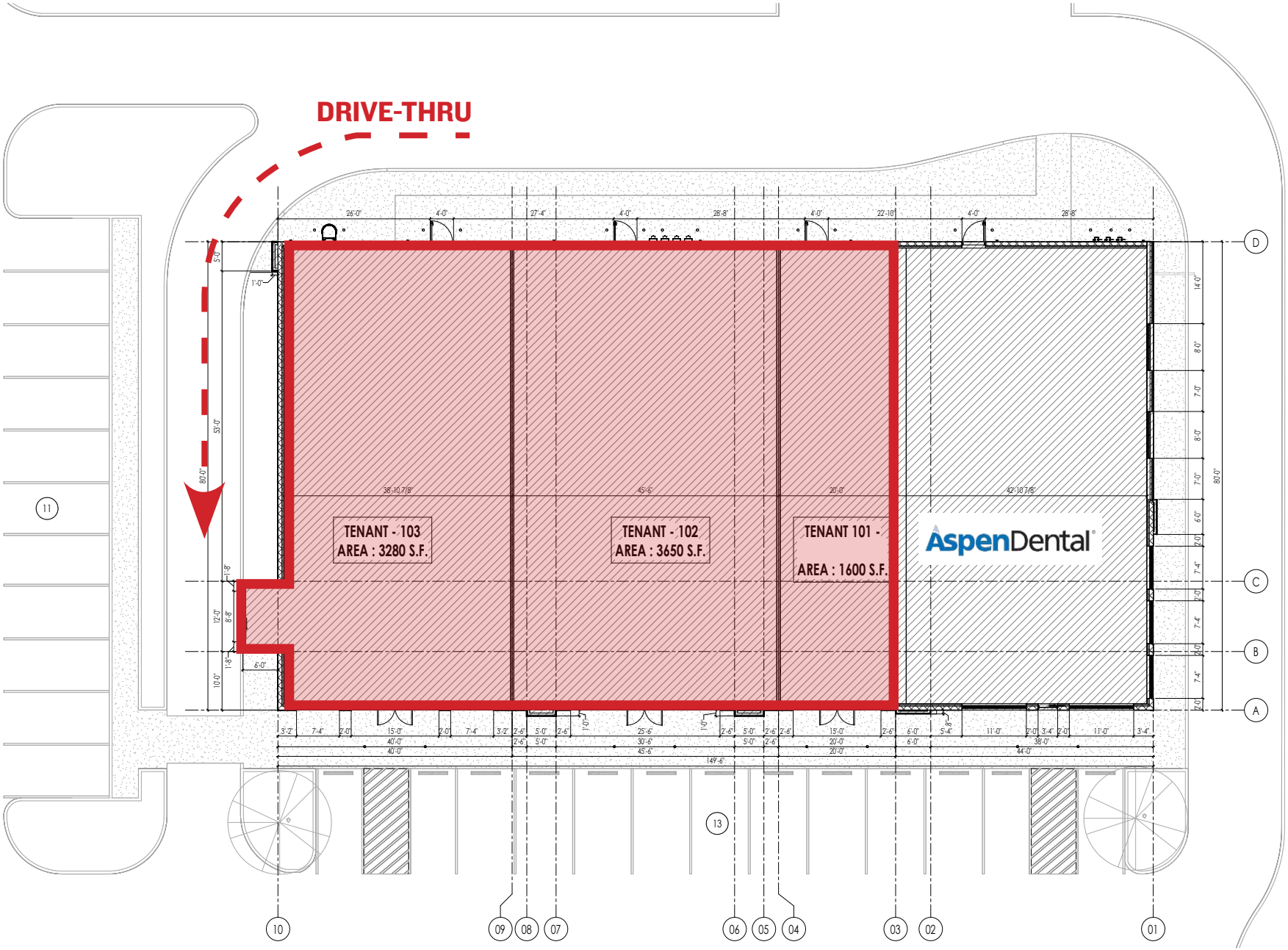
FLOOR PLAN



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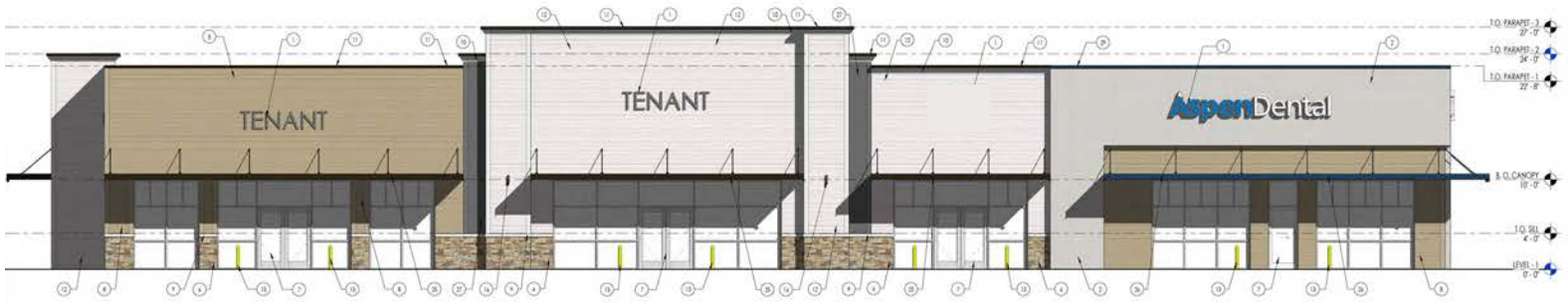
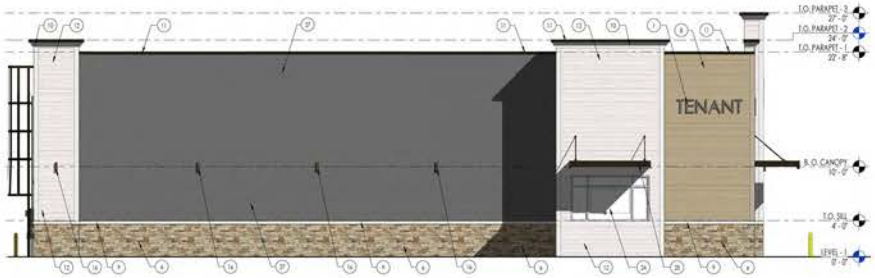
ELEVATION

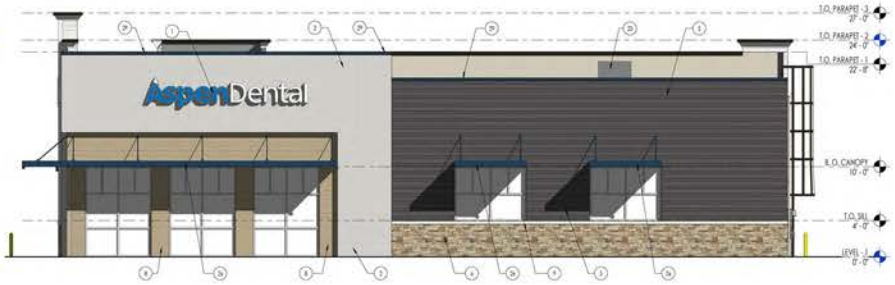




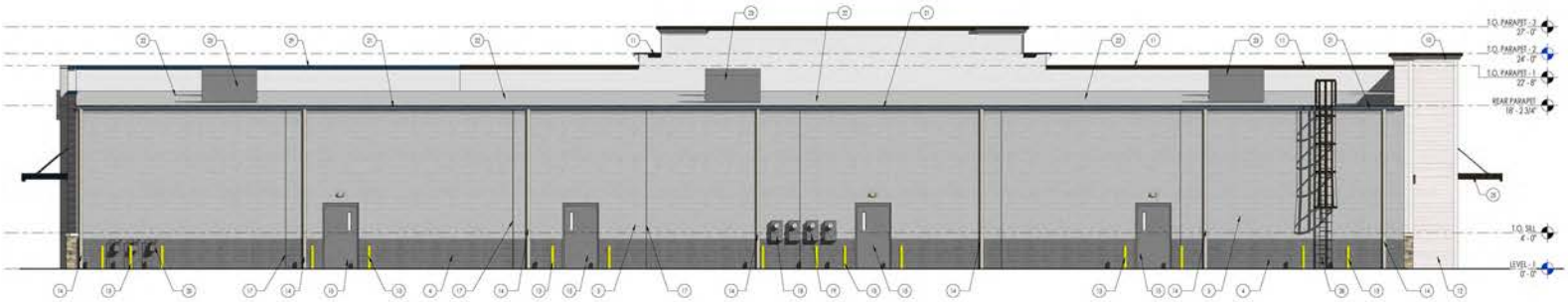
01 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

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