

MSC

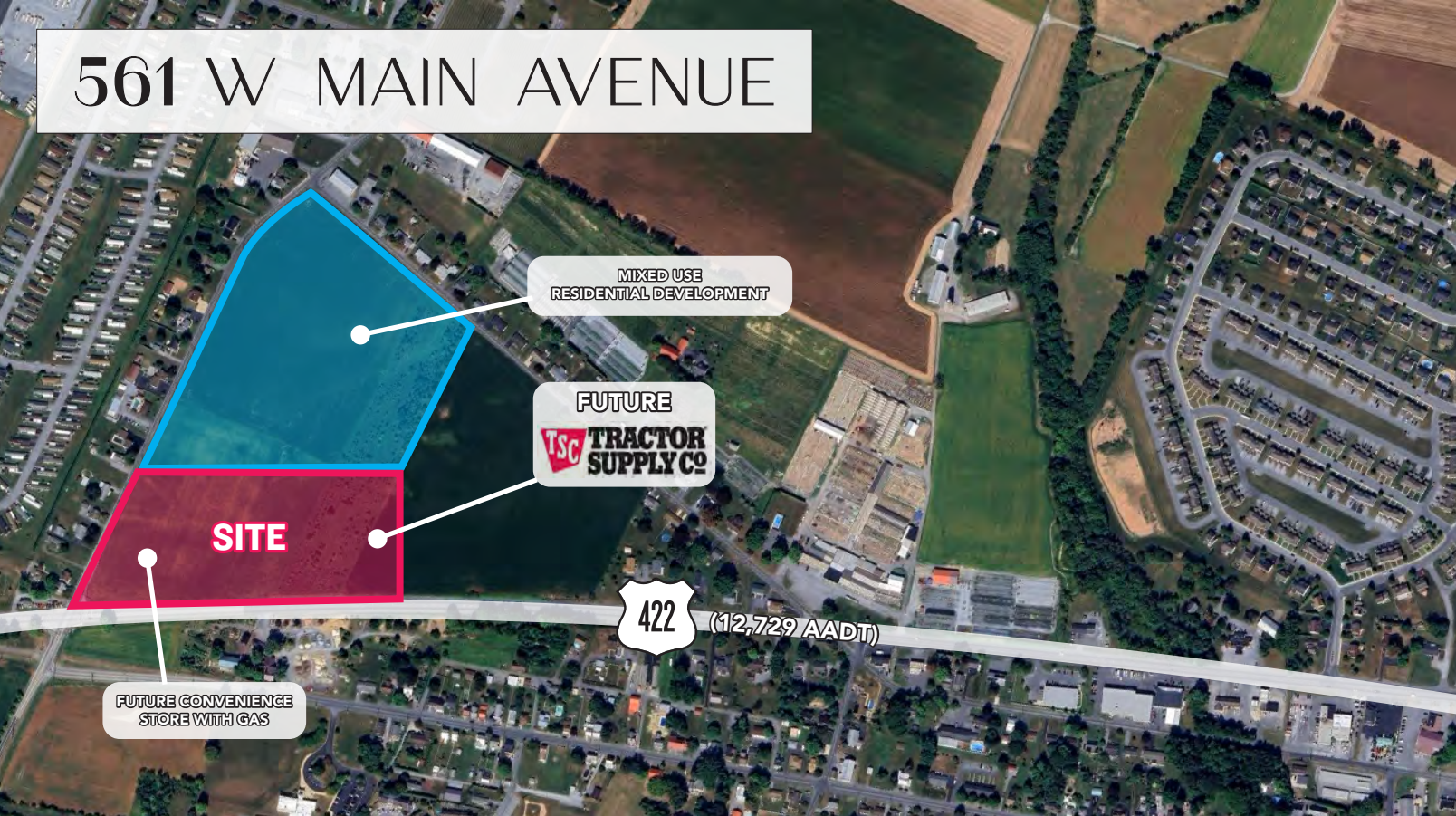
561 W MAIN AVENUE

MYERSTOWN, PA

NEW CONSTRUCTION RETAIL DEVELOPMENT - MYERSTOWN, PA



561 W MAIN AVENUE



DEMOGRAPHICS

EST. POPULATION

1 mi 2,658
3 mi 13,997
5 mi 42,960
7 mi 86,386

EST. EMPLOYEES

1 mi 521
3 mi 5,330
5 mi 11,072
7 mi 26,097

EST. MEDIAN HH INCOME

1 mi \$65,247
3 mi \$73,894
5 mi \$77,467
7 mi \$73,585

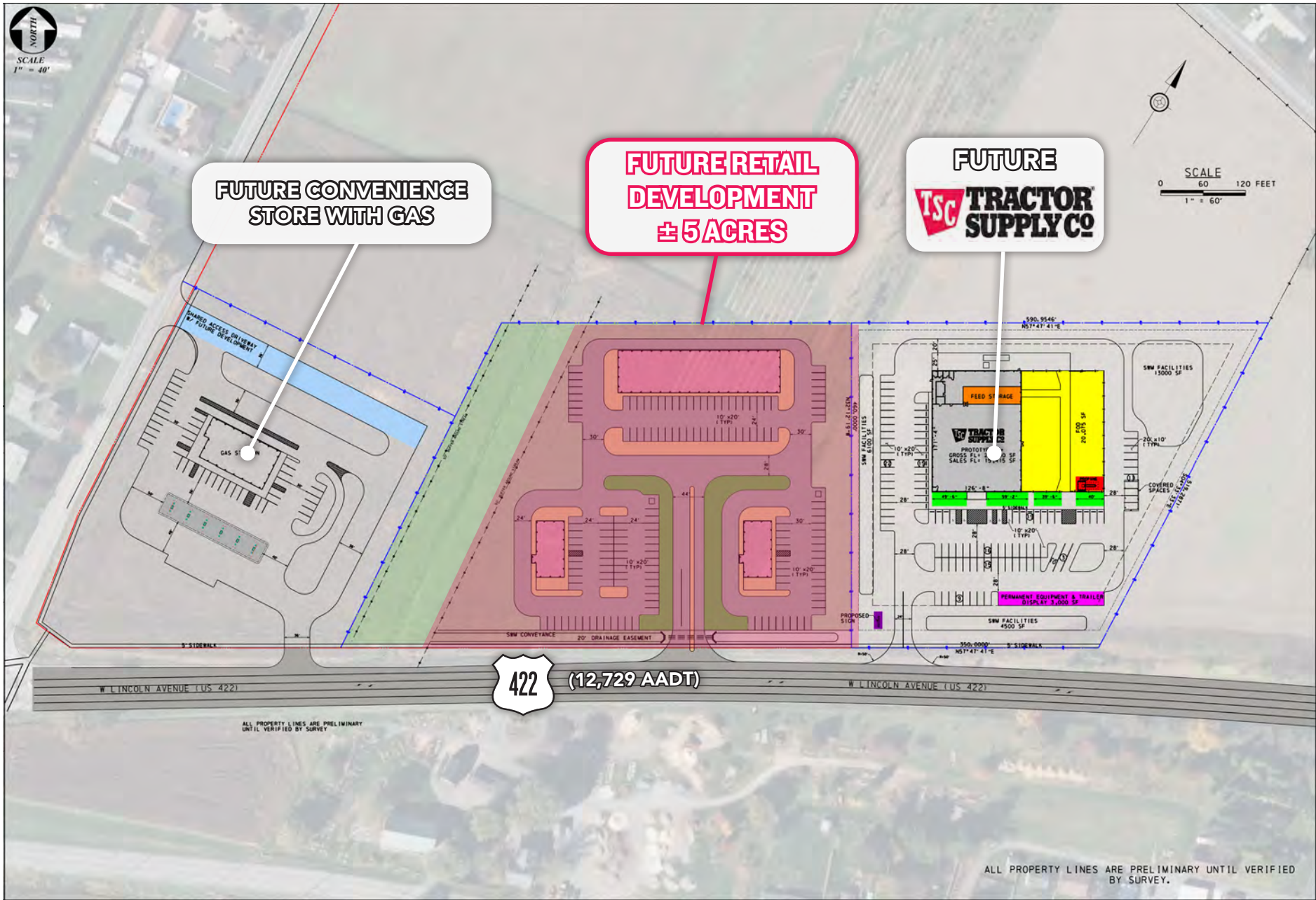
PROPERTY DETAILS

- ▶ Located on Route 422 (12,729 AADT) Myerstown's most prominent traffic corridor
- ▶ Adjacent to future Tractor Supply Company and future convenience store with gas
- ▶ Positioned alongside a fully signalized intersection with easy access
- ▶ Tremendous visibility and strong local commuter traffic between Lebanon and Reading

JOIN THESE AREA TENANTS



SITE PLAN



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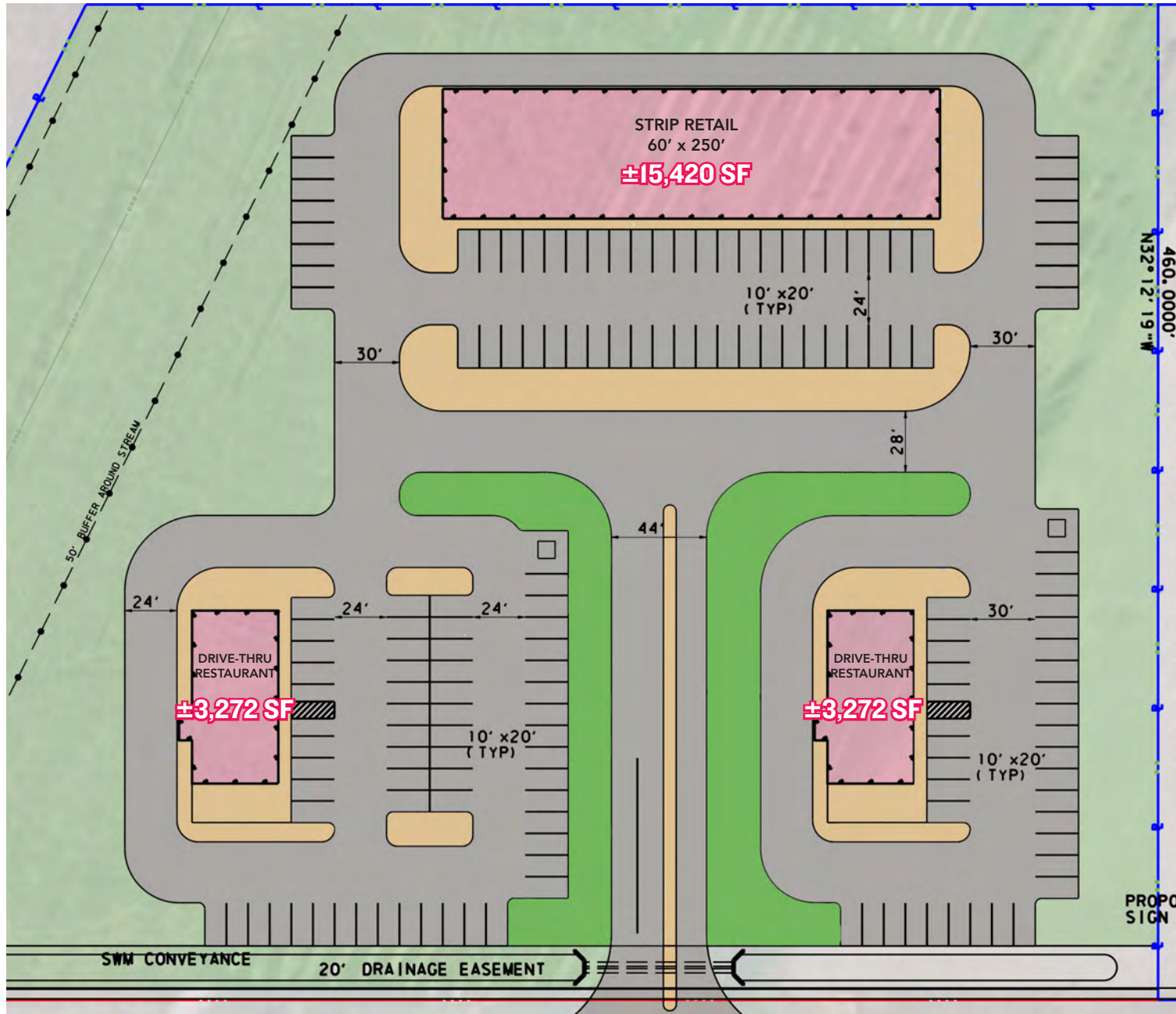
CONCEPTUAL RENDERINGS



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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ZOOMED SITE PLAN



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AERIAL



An aerial photograph of a suburban area. A red polygon highlights a specific plot of land, which is a large, dark green field. The surrounding area includes residential streets with houses, commercial buildings, and various agricultural fields in shades of green and brown. The MSC logo is in the top left corner.

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