

MSC

# 561 W MAIN AVENUE

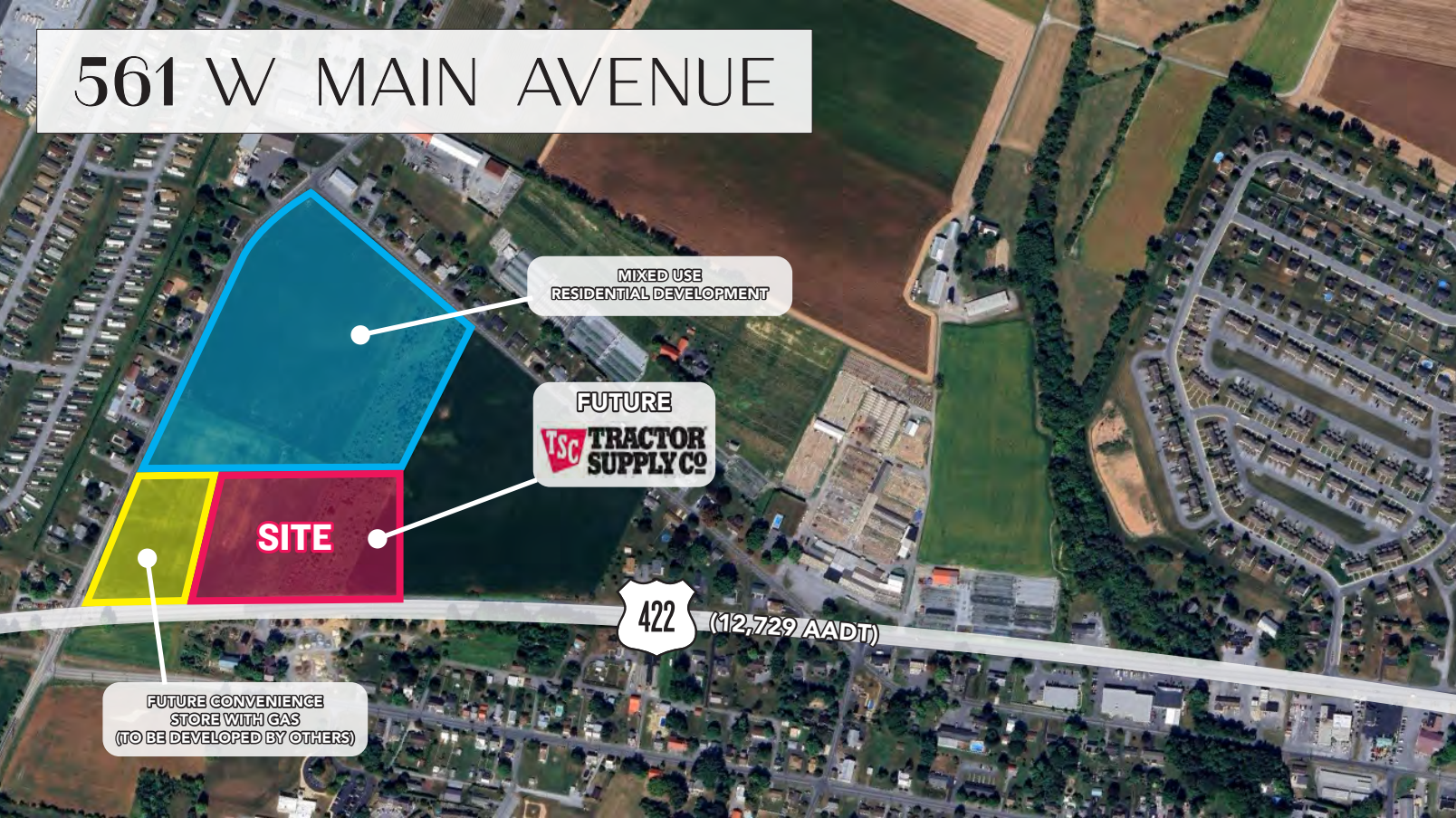
MYERSTOWN, PA



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

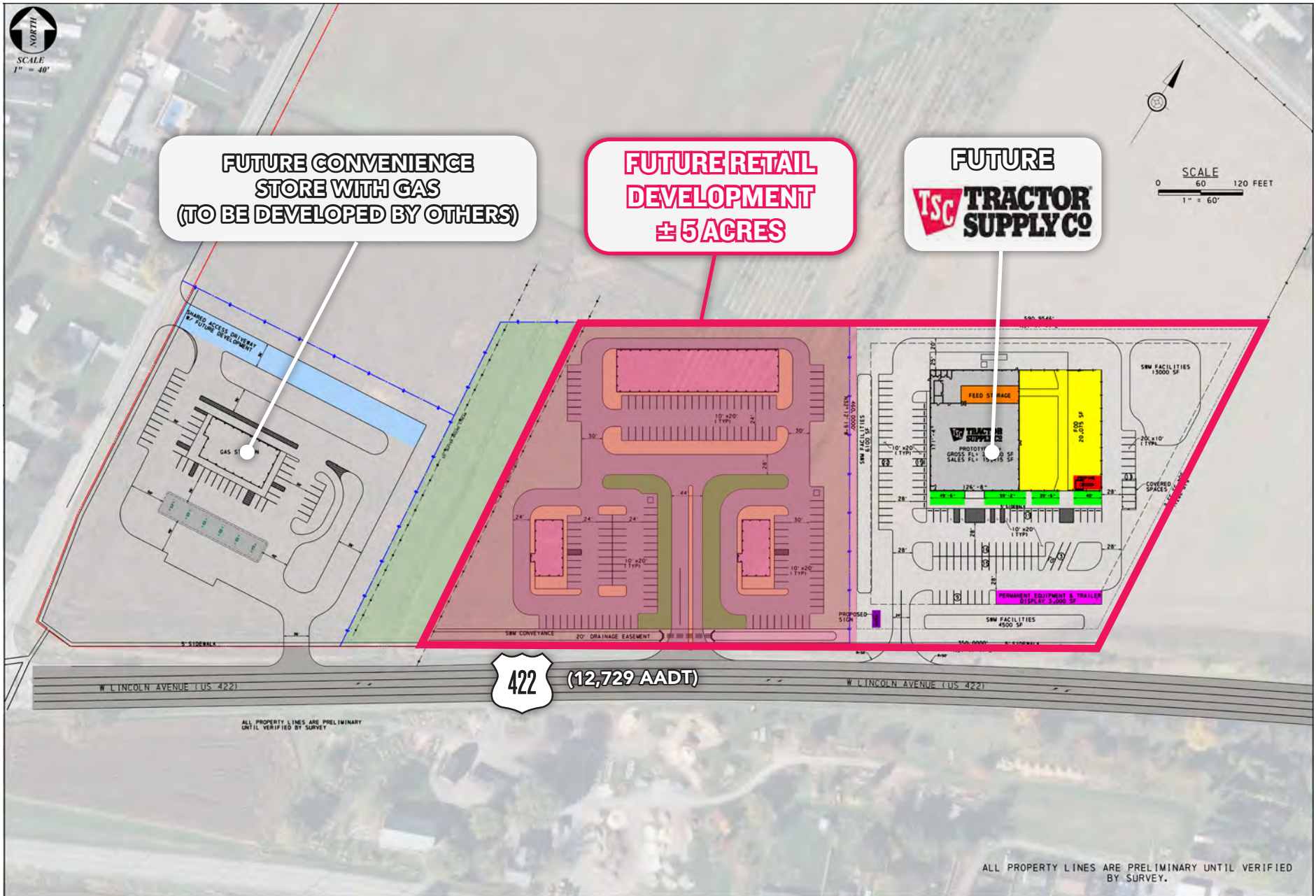
## PROPERTY DETAILS

- ▶ 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



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.



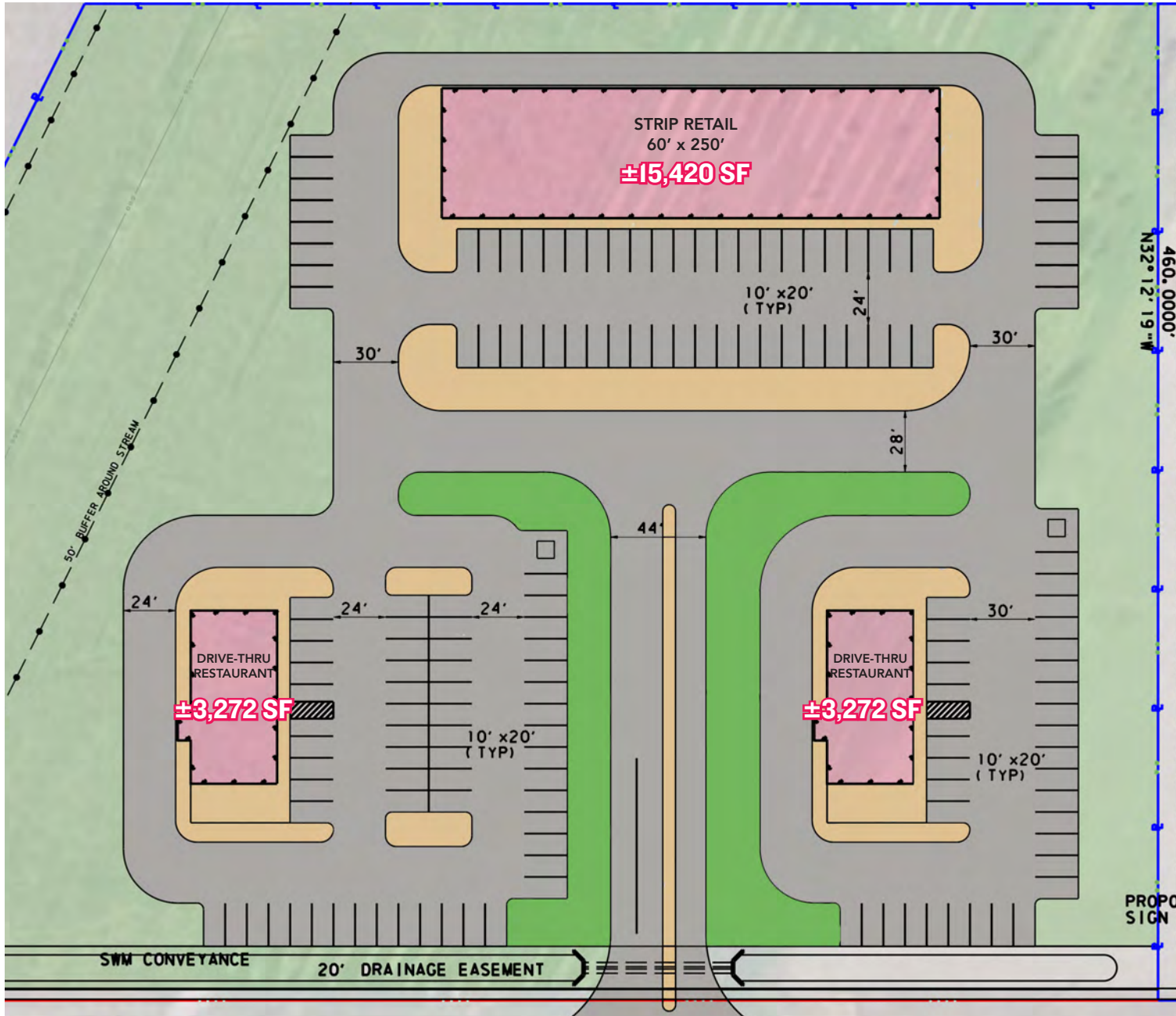
# CONCEPTUAL RENDERINGS



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.

**MSC**

ZOOMED SITE PLAN



# AERIAL



An aerial photograph of a suburban area. A red polygon highlights a specific plot of land in the center-left. The surrounding area includes residential streets, houses, a school building, and large open fields. The MSC logo is in the top left corner.

# MSC

**KYLE QUIGLEY**  
RETAIL SPECIALIST  
kquigley@hellomsc.com  
267.436.2665

**JOSEPH RANISZEWSKI**  
SENIOR VICE PRESIDENT  
jraniszewski@hellomsc.com  
610.764.6734