

# 2071 Camp Swatara Road | Myerstown, PA 17067

± 1.19 Acres Industrial/Commercial Available

Available For Sale

## Property Overview

**2071 Camp Swatara Road** This property is located in the INDUSTRIAL COMMERCIAL ZONE of ordinances of Bethel Township, Berks County, PA. This zoning allows for many additional uses including retail stores, restaurant, office, manufacturing, warehousing, convenience store and more. There is an existing residence and 2 outbuildings with shop and storage areas where the current owner resides. There is also an expanded parking and driveway area that can accommodate larger vehicles. Based on the many zoning uses permitted,, owner anticipates demolition of existing buildings and development of the site but the zoning would allow for the existing residence and buildings home based business services upon Township approval. The property is just over 1.19 acres with 200+ feet over road frontage.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
TOTAL POPULATION	3,869	11,997	97,680
TOTAL EMPLOYEES	688	2,739	26,546
AVERAGE HHI	\$109,981	\$93,375	\$74,024
TOTAL HOUSEHOLDS	1,341	4,323	37,455

### TRAFFIC COUNTS:

Interstate 78 - ±43,081 VPD | Rt. 645 - ±2,695 VPD



**GREG WHEDBEE**  
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York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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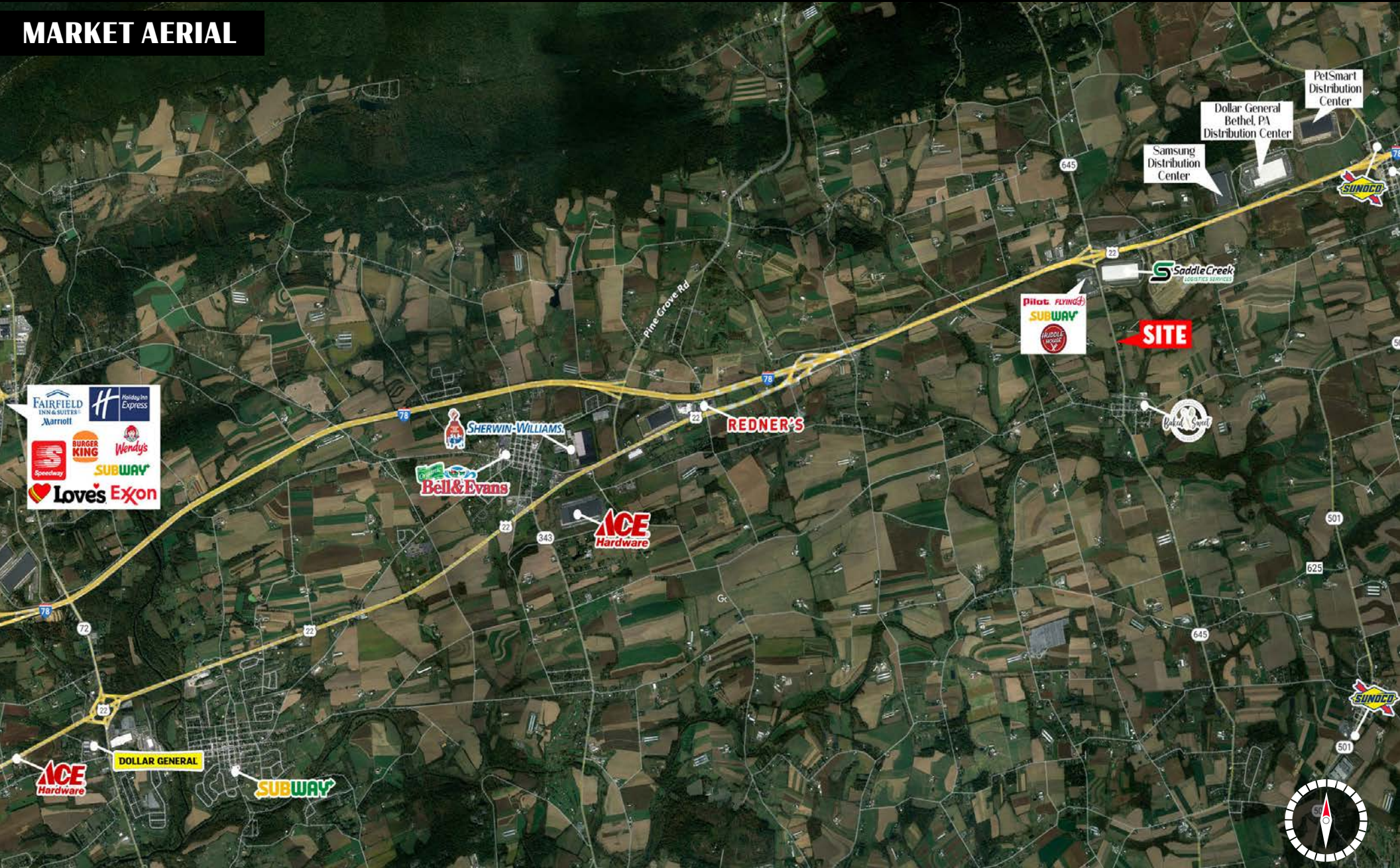


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### MARKET AERIAL



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