

# 1324 E Main Street

Annville, PA | 17003

*For Sale*



*Property Overview*

*Available*  
**0.8 Acres**

Rare opportunity. Sub dividable residential/commercial lot along high trafficked Rt. 422 in Annville, PA.  
Approximately 17,000 VPD. Utilities on site. Perfect location for commercial or subdivide and build residential.  
Sale price is \$295,000

| DEMOGRAPHICS     | 3 MILE   | 5 MILE   | 7 MILE   |
|------------------|----------|----------|----------|
| TOTAL POPULATION | 21,605   | 67,144   | 111,148  |
| TOTAL EMPLOYEES  | 6,398    | 23,920   | 32,397   |
| AVERAGE HHI      | \$84,967 | \$69,296 | \$73,971 |
| TOTAL HOUSEHOLDS | 8,137    | 26,093   | 44,016   |

TRAFFIC COUNTS: **E Main Street** ± 17,000 VPD



*Surrounding Retailers*



**Joshua Miller | Tom Troccoli**

For Sale Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



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## MARKET AERIAL



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

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## OUR LOCATIONS:

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3528 Concord Rd.  
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### LANCASTER OFFICE:

2173 Embassy Dr.  
Lancaster, PA 17603

### EXTON OFFICE:

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Exton, PA 19341

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
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### WILLIAMSPORT OFFICE:

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### CONTACT US

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