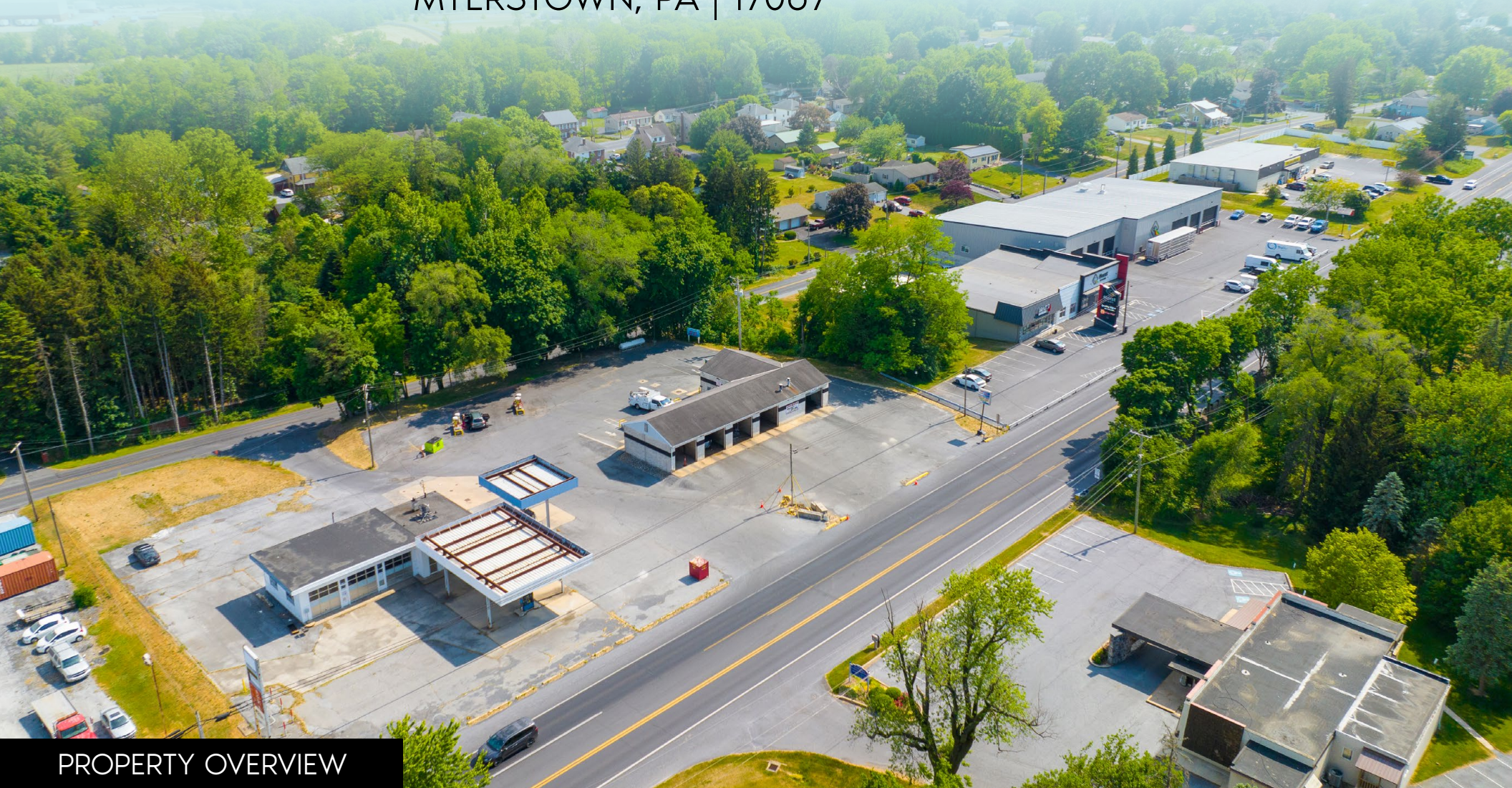


428 W Lincoln Ave

MYERSTOWN, PA | 17067

± 11,194 SF
FOR LEASE



PROPERTY OVERVIEW

428 West Lincoln Ave is a +/- 11,194 square foot development opportunity located in Myerstown, PA. The site is located directly along Route 422, with access from both Eastbound and Westbound lanes making it easily accessible for all traffic on one of the busiest roadways in Myerstown. Nearby retailers include McDonald's, Advance Auto Parts, Subway, Dollar General, and Turkey Hill, just to name a few. This property is located in the heart of Jackson Township, in Lebanon County, Pennsylvania.



Blake Shaffer | Tyler Gettel | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	12,886	31,705	81,294
TOTAL EMPLOYEES	4,635	9,398	24,205
AVERAGE HHI	\$108,257	\$101,904	\$87,815
TOTAL HOUSEHOLDS	5,085	12,144	31,371

TRAFFIC COUNTS: **W Lincoln Ave** ±17,000 VPD



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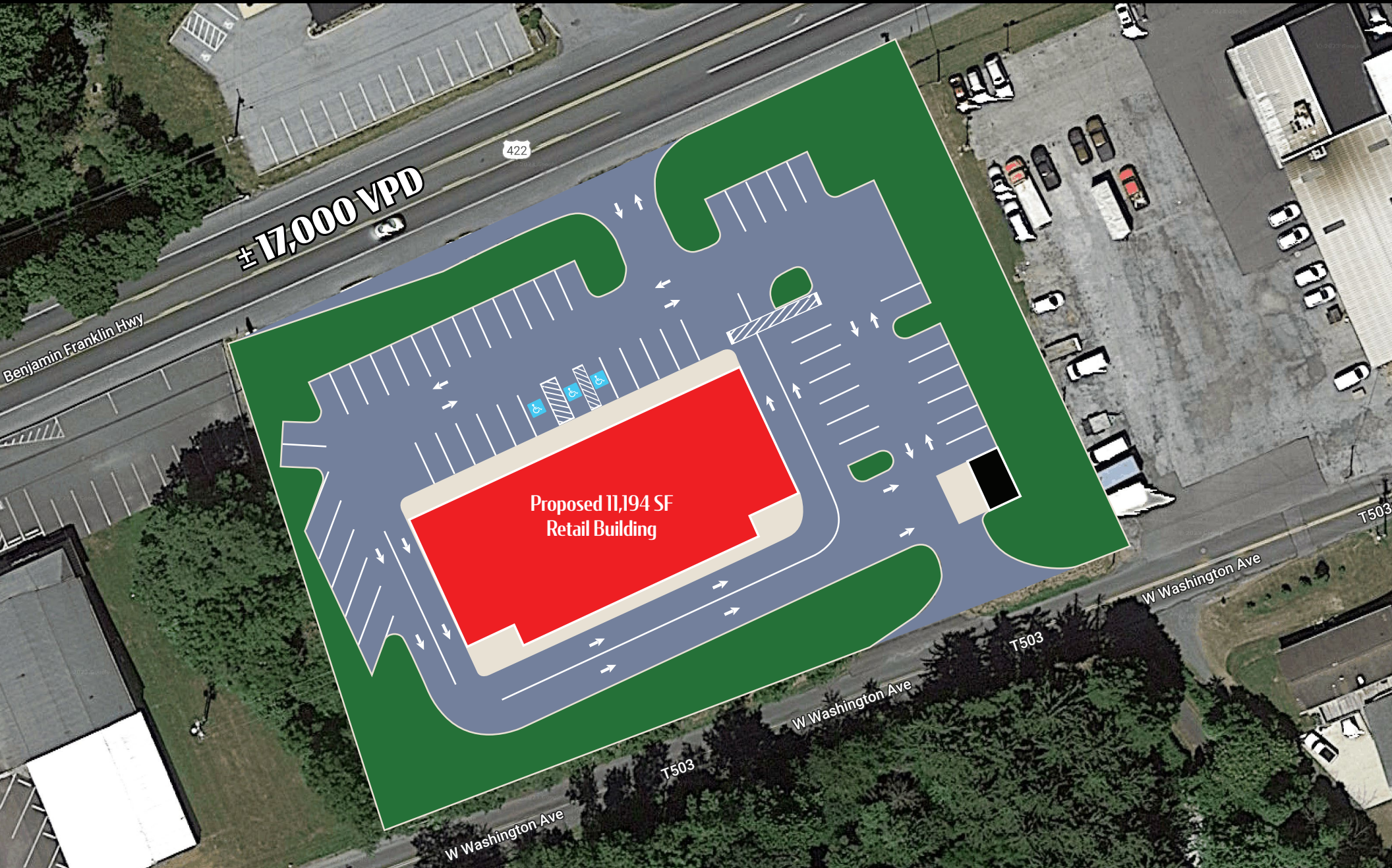


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428 W Lincoln Ave

MYERSTOWN, PA | 17067

± 11,194 SF
FOR LEASE



± 17,000 VPD

422

Benjamin Franklin Hwy

Proposed 11,194 SF
Retail Building

W Washington Ave

W Washington Ave

W Washington Ave

T503

T503

T503



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MARKET OVERVIEW



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ACTIVE MEMBER OF:
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COMMERCIAL BROKERAGE. *Redefined.*

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.



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