

# PRIME DEVELOPMENT SITE WITH EXISTING RETAIL STRUCTURE



**SITE**

**E MAIN ST ±18,000 VPD**

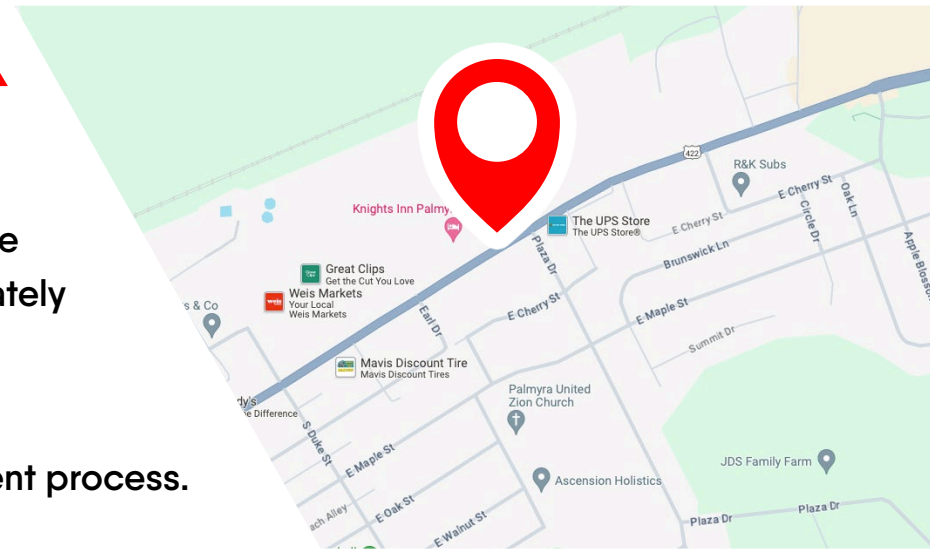
**1091 E  
MAIN STREET  
PALMYRA, PA | 17078**

**±1,166 SF/.55 AC  
FOR SALE**

# PROPERTY OVERVIEW

This 0.55-acre property, strategically located along Route 422 in a Highway Commercial zone, presents a prime opportunity for development. The existing 1,980 sq ft brick building adds immediate functionality. Enjoying high visibility and a traffic count of approximately 18,000 CPD, it is adjacent to national retailers like Auto Zone, Mavis Discount Tires, Weis Markets, and Wendy's.


All utilities are readily available on-site, streamlining the development process. The flexible zoning caters to various development possibilities.





**SITE**

**AutoZone**

**The UPS Store** 

**E MAIN ST #18,000 VPD**



**POPULATION**

1 MILE- 6,437  
3 MILE- 25,074  
5 MILE- 44,660



**EMPLOYEES**

1 MILE- 1,931  
3 MILE- 5,764  
5 MILE- 16,658



**AVERAGE HHI**

1 MILE- \$97,561  
3 MILE- \$102,805  
5 MILE- \$106,353



**HOUSEHOLDS**

1 MILE- 2,609  
3 MILE- 10,180  
5 MILE- 17,312



**Tom Troccoli | Joshua Miller**

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

COMMERCIAL BROKERAGE *Redefined.*

# PROPERTY OVERVIEW



## NORTH LONDONDERRY SQUARE

**GROCERYOUTLET** Bargain Market | **DOLLAR GENERAL** | **SHERWIN WILLIAMS**  
**New York FITNESS CLUBS** | **FLAGSHIP CINEMAS Premium** | **FRESENIUS MEDICAL CARE**

**LOWE'S** | **Walmart\***

### PALMYRA SHOPPING CENTER

**weis** | **Goodwill** | **McDonald's**  
**Great Clips** IT'S GONNA BE GREAT | **SALLY BEAUTY**  
**SUBWAY** | **OneMain Financial**  
**Davita** | **Sprint** | **H&R BLOCK**

±18,000 VPD  
422

**Pizza Hut**  
**Arby's**  
**DUNKIN'**

Northside Elementary School

**SITE**

**First National Bank** | **JW** | **Fulton Bank**  
**Wendy's** | **SHEETZ** | **RITE AID**  
**CVS pharmacy** | **WELLS FARGO** | **M<sup>ST</sup> MEMBERS 1<sup>ST</sup> FEDERAL CREDIT UNION**  
**Rita's** | **Advance Auto Parts** | **MAVIS DISCOUNT TIRE**

Palmyra Area Middle School



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### NEW JERSEY OFFICE:

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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

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

