TRUE Commercial Real Estate LLC

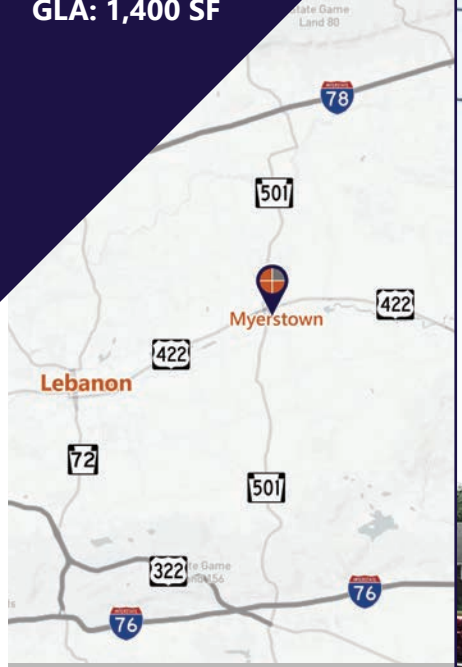
1st Floor Office Space w/Parking

Myerstown Borough | Lebanon County **14 E. Main Ave. Myerstown, PA 17067**

For Lease

First floor office space with off-street parking is available in Downtown Myerstown.

GLA: 1,400 SF



Ted Hummel, CCIM
Cell: 717.222.9625
thummel@truecommercial.com

Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

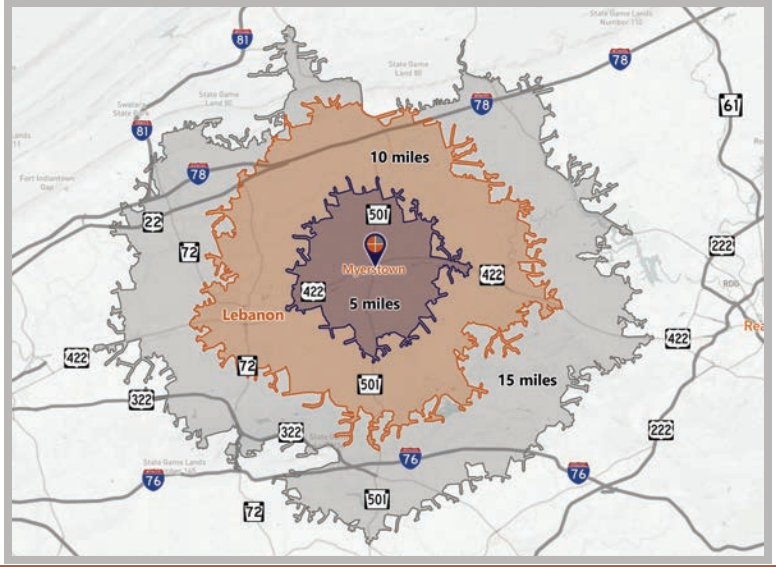
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

1st Floor Office Space with Parking

DEMOGRAPHICS

Variable	15 E. Main Ave. Myerstown, PA 17067		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	17,238	94,692	159,397
Population Density (Pop per Sq. Mile)	395.3	499.1	385.1
Total Daytime Population	16,425	89,452	147,438
Total Households	6,724	36,535	60,719
Per Capita Income	$29,988	$27,478	$30,417
Average Household Income	$77,310	$70,963	$79,548
Average Disposable Income	$61,594	$56,748	$62,923
Aggregate Disposable Income	$414,158,024	$2,073,289,143	$3,820,619,841
Total (SIC01-99) Businesses	541	3,072	4,845
Total (SIC01-99) Employees	6,427	36,931	56,926
Total (SIC01-99) Sales ($000)	$1,494,764	$8,764,073	$13,932,151
Annual Budget Expenditures	$453,378,110	$2,243,399,671	$4,156,133,245
Retail Goods	$147,712,589	$700,674,615	$1,292,819,924

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

We are pleased to offer this professional office space opportunity in downtown Myerstown. The turn-key first floor space consists of 1,400 SF and includes a reception/waiting area, conference room, open workspace with workstations, office and storage/IT area.

Located in the heart of downtown Myerstown, the space is easily accessible from Route 501 and Route 422. Ample off-street parking is available.

PROPERTY DETAILS

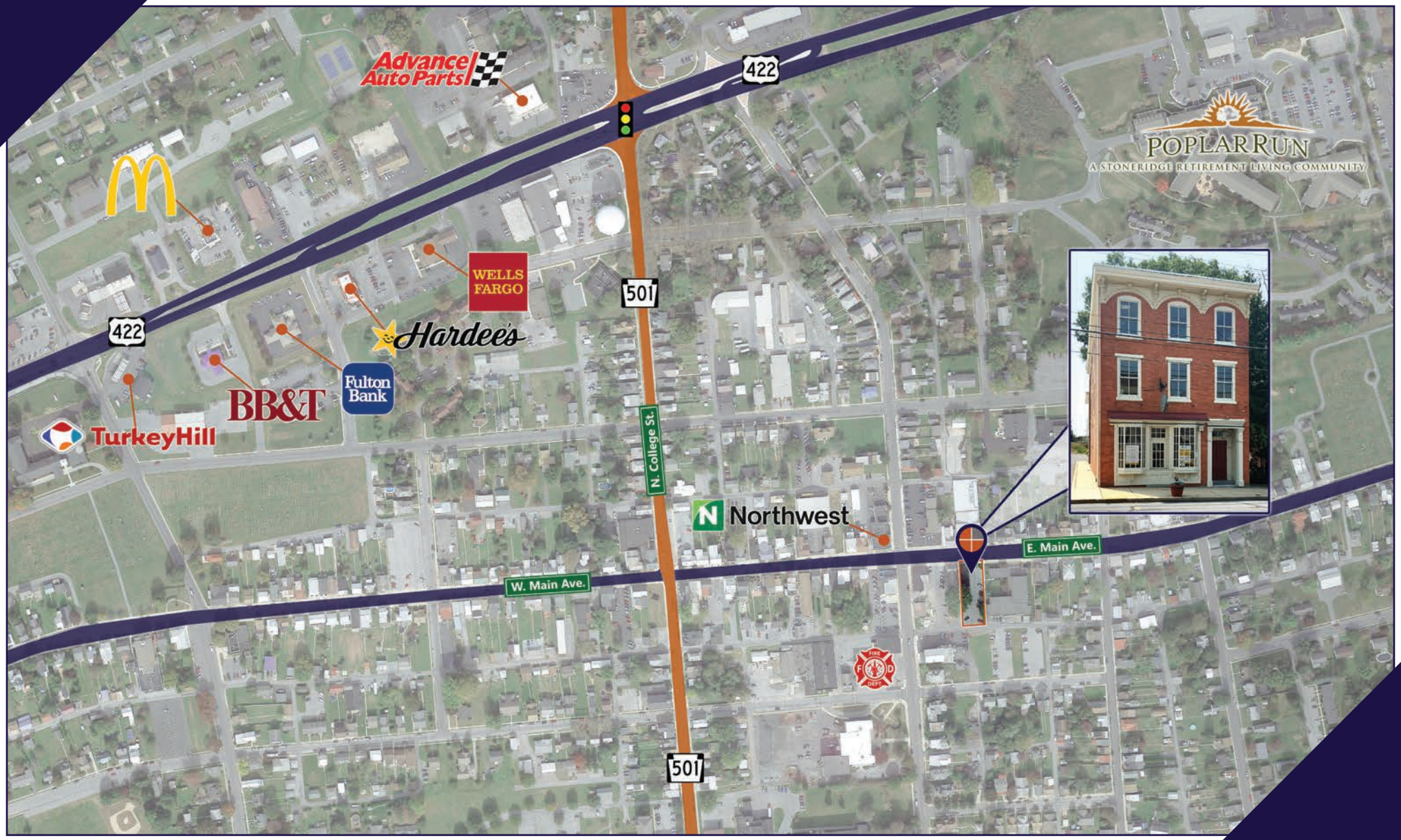
- Gross Leaseable Area:..... 1,400 SF
- Lease Rate:.....$1,400/month + CAM
- Lease Terms:.....Negotiable
- CAM Costs:.....$190/month
- Zoning:..... Town Centre District
- Date Available:.....Immediately
- Parking:.....Yes, Paved Lot
- Roof Type:.....to be replaced 10/2021
- Ceiling Height:.....8.5 ft.
- Heating:.....Oil Heat
- Cooling:.....Forced Air/Central
- Electric:..... 200 amps
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

- E. Main Ave.:.....300 VPD
- N. College St./Route 501:..... 9,307 VPD
- Lincoln Ave./Route 422:.....10,736 VPD

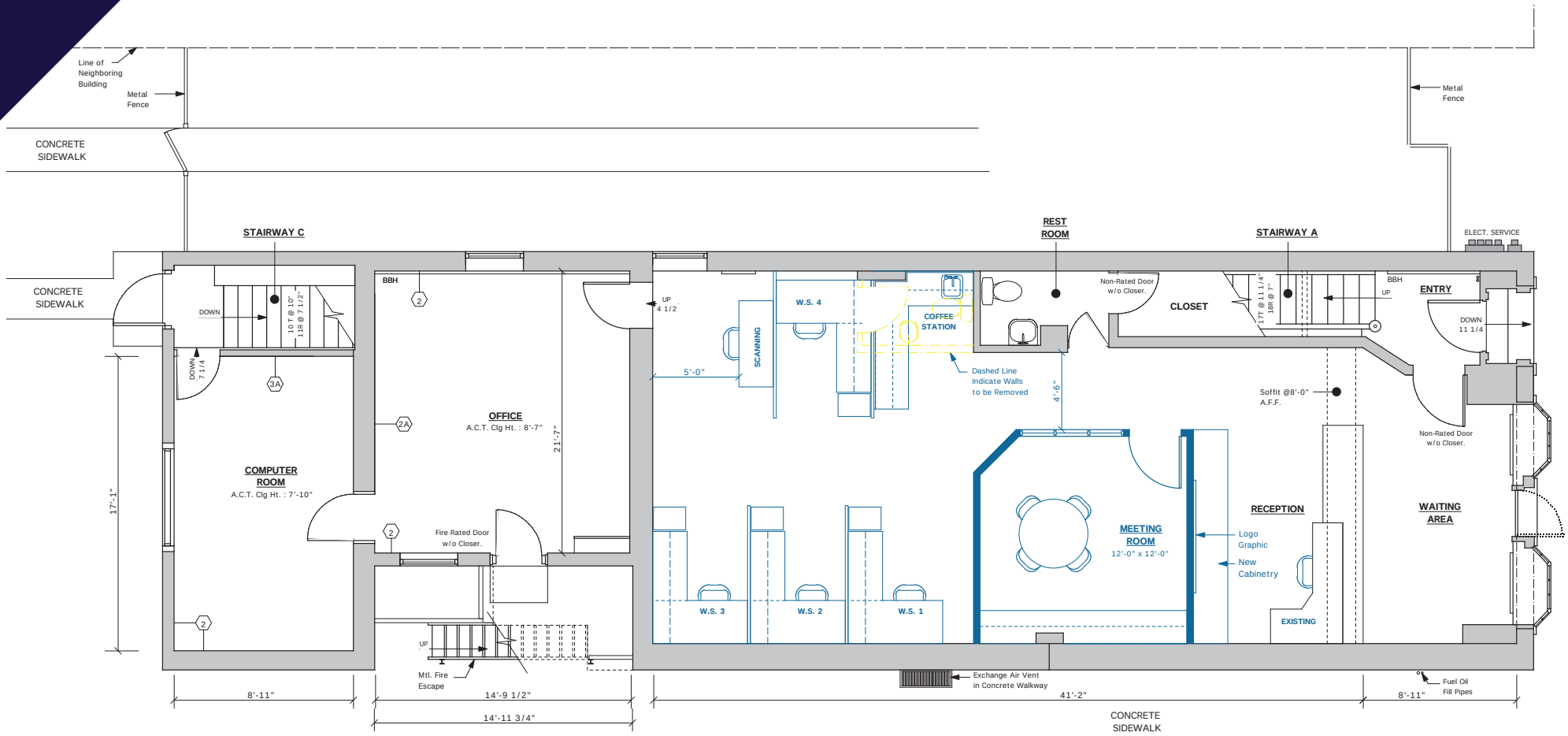
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Established Regional Competition Map



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Floor Plan | First Floor



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.