

FOR SALE/LEASE - FREESTANDING METAL BUILDING

Currently home to Marty's Music Store (Business Relocating)

Annville Township | Lebanon County

GLA: 12,149 +/- SF



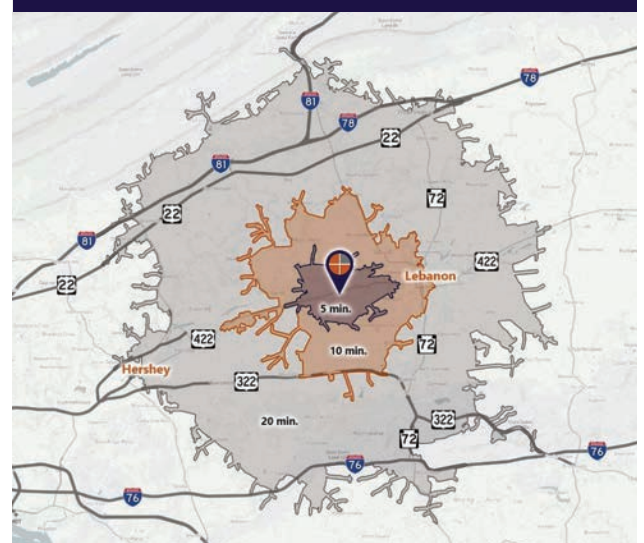
Property Highlights

- 1.51 Acre Lot
- Open Floor Plan with Exposed Steel Beams
- Flexible Design, Able to Accommodate Numerous Uses
- Designed to Maximize Natural Light
- Roll-up Grade Door
- Second Floor Flex Space with Separate Egress / Ingress
- Strong Location Anchored by Pinnacle Health
- Zoned Commercial

1245 E. Main St. Annville, PA 17003

Variable	1245 E. Main St. Annville, PA 17003		
Travel Distance from Site	5 minutes	10 minutes	20 minutes
Total Population	9,655	36,515	125,302
Population Density (Pop per Sq. Mile)	1,135.5	913.0	544.9
Total Daytime Population	10,946	36,463	119,323
Total Households	3,448	14,056	49,046
Per Capita Income	\$29,431	\$27,075	\$30,204
Average Household Income	\$77,791	\$68,567	\$75,744
Median Household Income	\$61,811	\$52,850	\$58,579
Average Disposable Income	\$61,072	\$54,232	\$59,426
Aggregate Disposable Income	\$210,575,023	\$762,281,690	\$2,914,597,418
Total (SIC01-99) Businesses	427	1,363	4,111
Total (SIC01-99) Employees	5,740	16,407	53,869
Total (SIC01-99) Sales	\$886,310	\$2,583,027	\$10,960,554
Annual Budget Expenditures	\$229,796,368	\$830,326,792	\$3,182,415,473
Retail Goods	\$70,322,296	\$255,690,824	\$990,613,822

Travel Distance from Site



FOR MORE INFORMATION CALL 717.850.TRUE (8783)

Blaze Cambruzzi | Cell: 717.850.8702 | blaze@TRUECommercial.com

Ted Hummel | Cell: 717.222.9625 | tedhummel@TRUECommercial.com

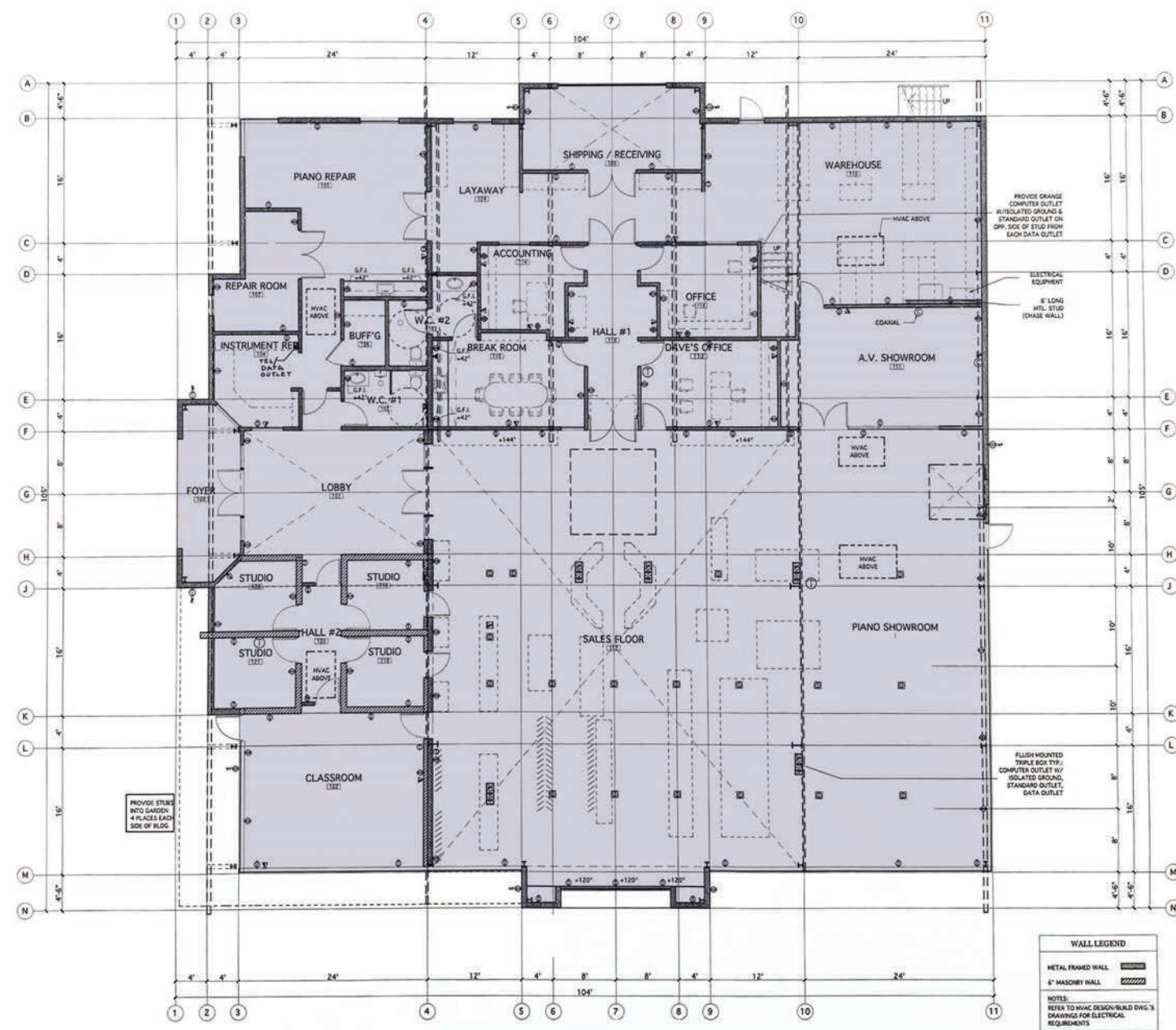
TRUE
Commercial Real Estate LLC

1018 North Christian Street Lancaster PA 17602 | www.TRUECommercial.com

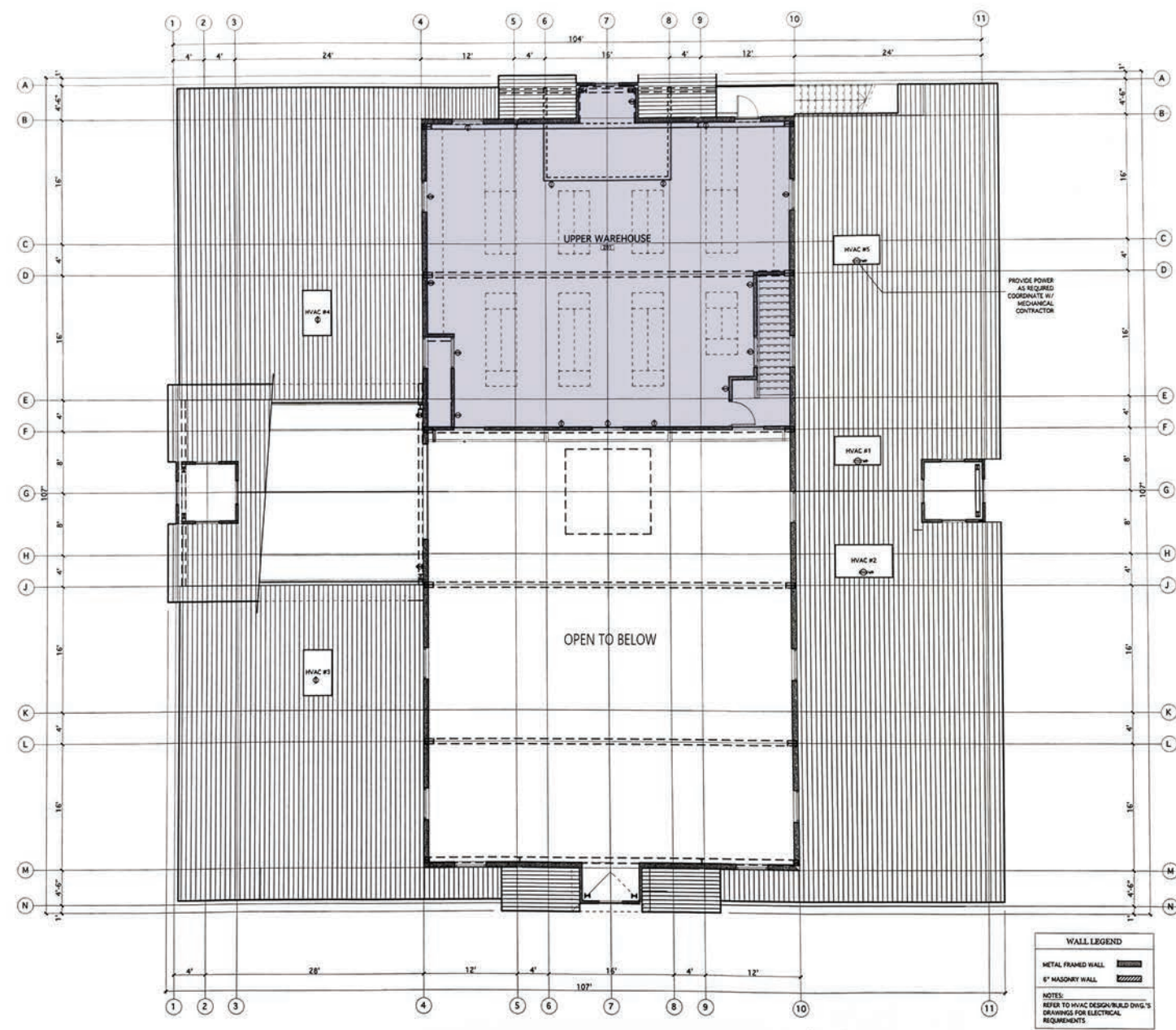
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MARTY'S MUSIC FLOOR & ELEVATION PLANS

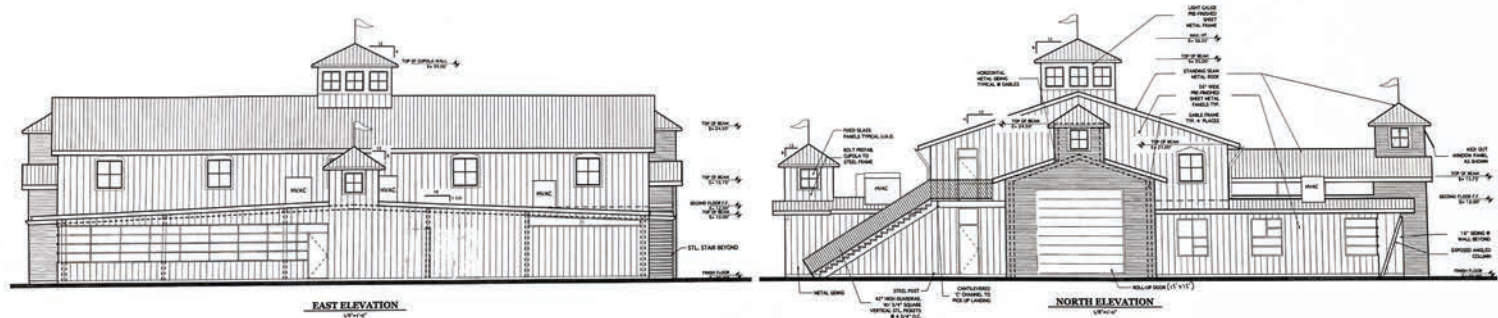
First Floor - Floor Plan



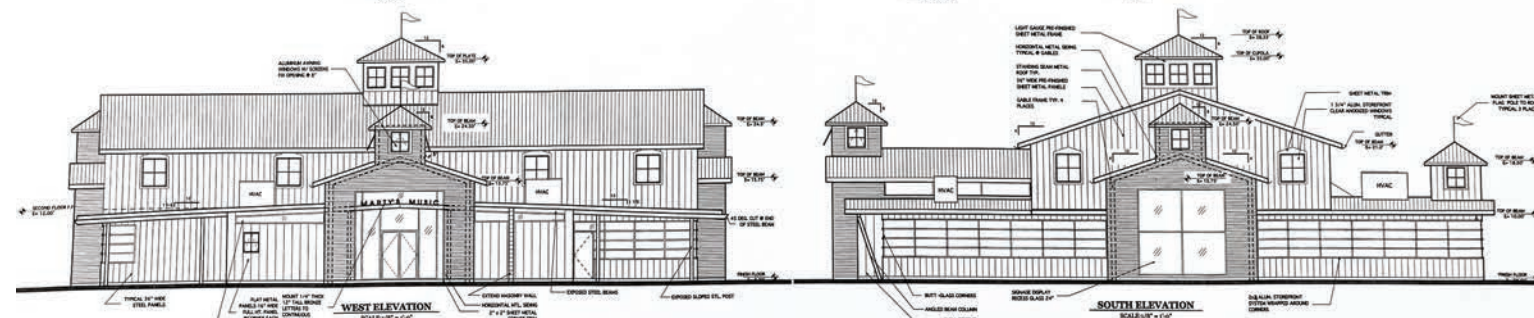
Second Floor - Floor Plan



East & North Elevations



West & South Elevations

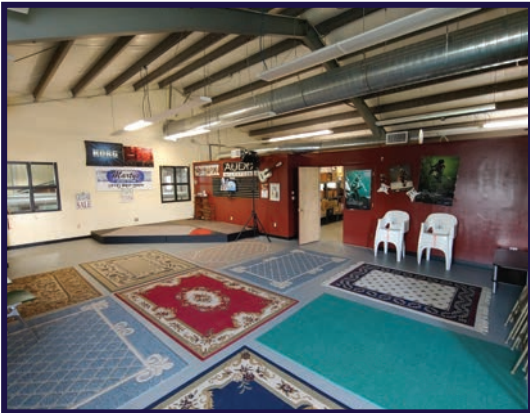


ESTABLISHED RETAIL & COMMERCIAL AREA



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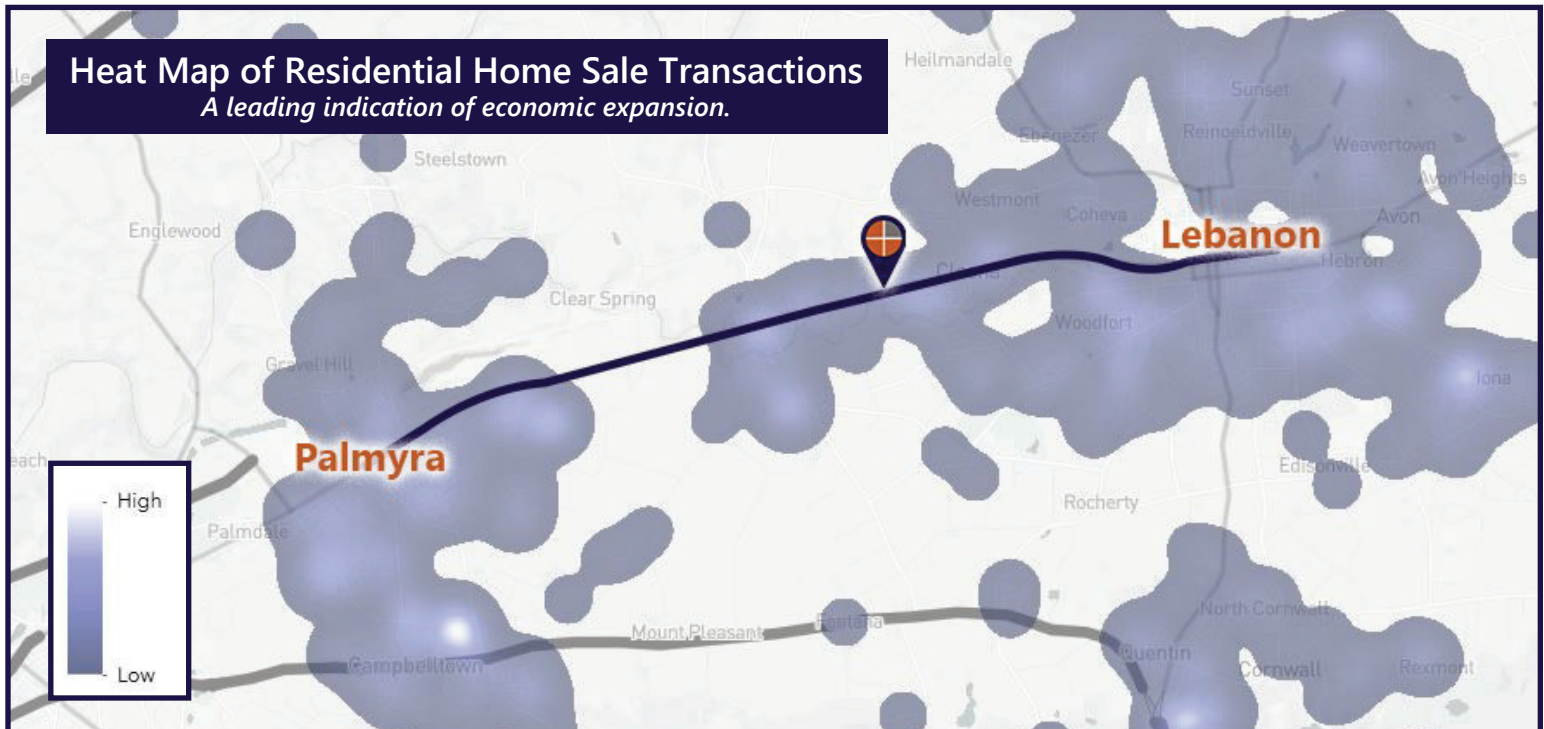
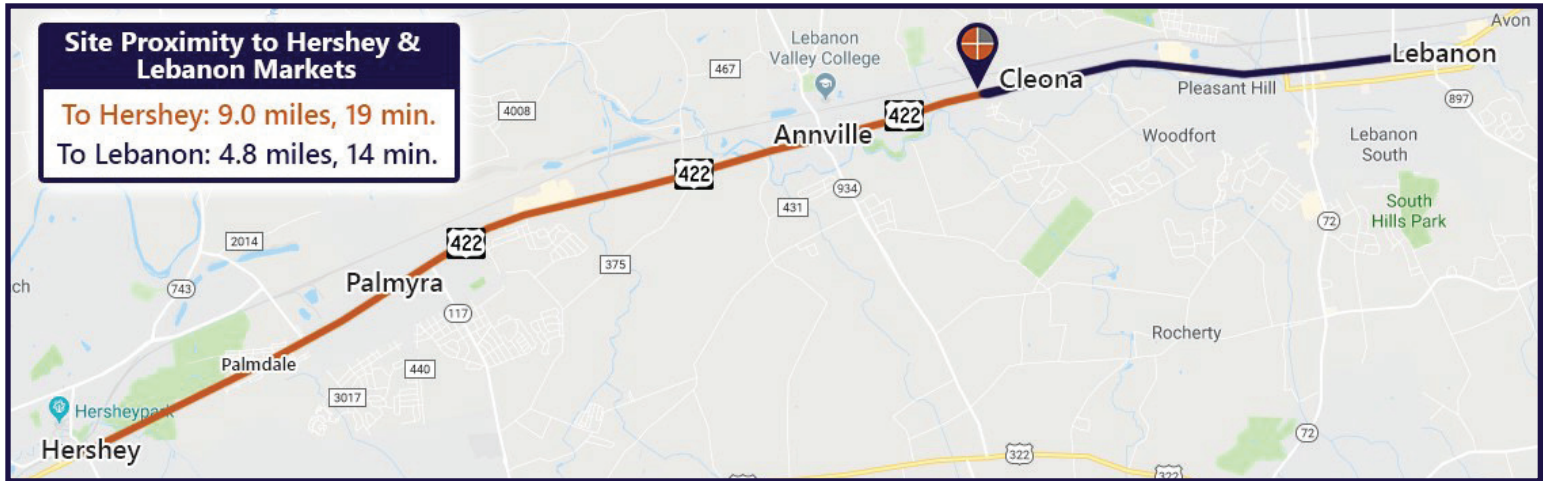
INTERIOR AND AERIAL DRONE PHOTOS



ANNVILLE-CLEONA CORRIDOR

Location Highlights

The Route 422 Corridor, which this property fronts on, is evolving as one of the regions top growth areas both in terms of commercial business and residential housing. The charts below indicate the proximities to the anchors, the City of Lebanon and Hershey, as well as a heat map illustrating high volumes of residential home sale transactions, a leading indicator of economic growth and prosperity.



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