

RETAIL FOR LEASE

TURNKEY RETAIL/OFFICE SPACE FOR LEASE

52 W Main Street, Palmyra, PA 17078



OFFERING SUMMARY

AVAILABLE SF:	800 SF -1,600 SF
LEASE RATE:	N/A
BUILDING SIZE:	3,204 SF
ZONING:	Commercial

PROPERTY OVERVIEW

2 turnkey, move-in ready spaces! Each space approximately 800 SF and will easily combine for a total of 1,600 SF. Conveniently located apartments upstairs for either owner/operator or employee use of business. Looking for startups and/or established businesses seeking sites with great exposure and convenience! Multiple uses: Salon, Spa, Health & Wellness, Medical, Retail, Restaurant, Office. Highly visible and convenient parking (street side parking and off street parking). Centrally located, within one block of signalized corner. Palmyra Middle School, Local Bank, Post Office, Turkey Hill, and Local Pizzeria all within one block of site! Approximately 18,000 vehicles per day.

PROPERTY HIGHLIGHTS

ALLENTOWN, PA



JAMES BALLIET

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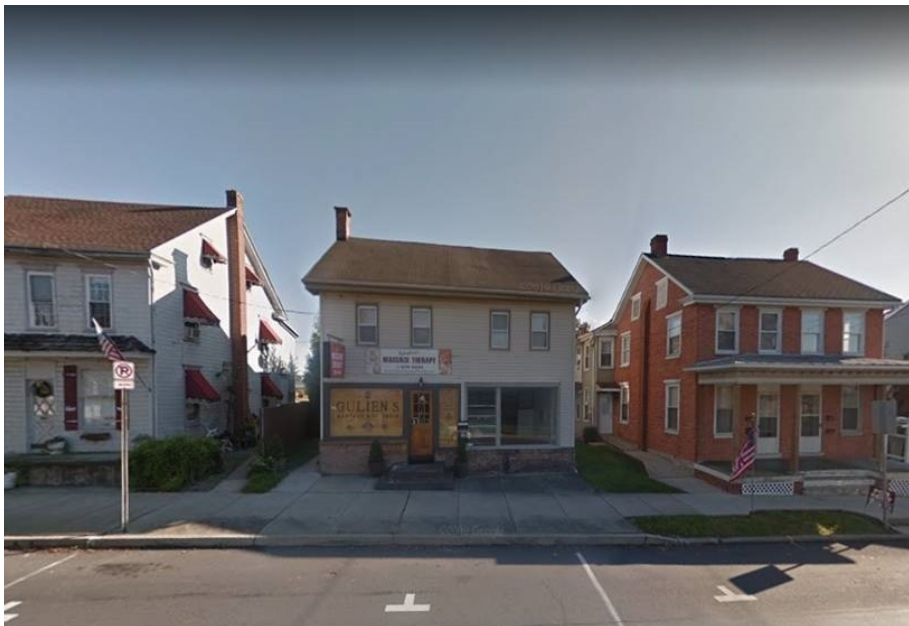
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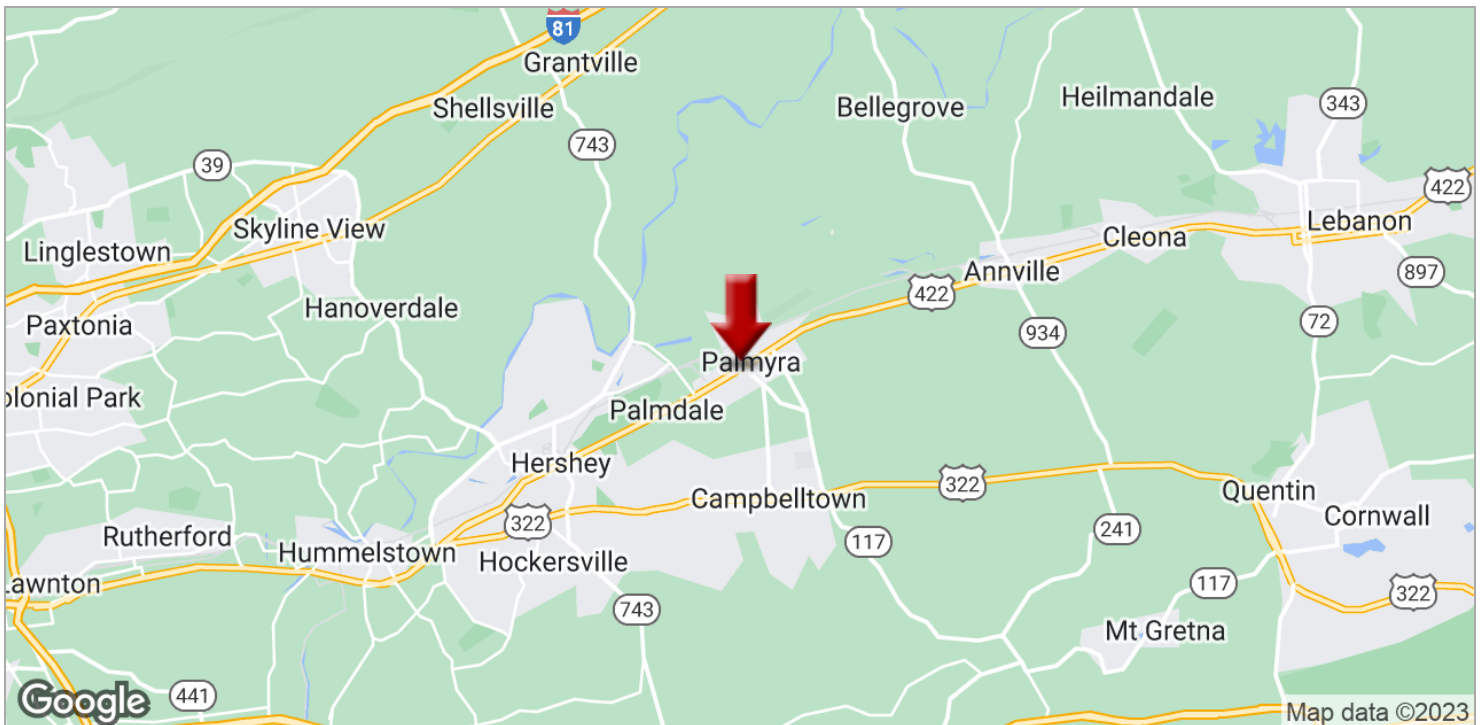
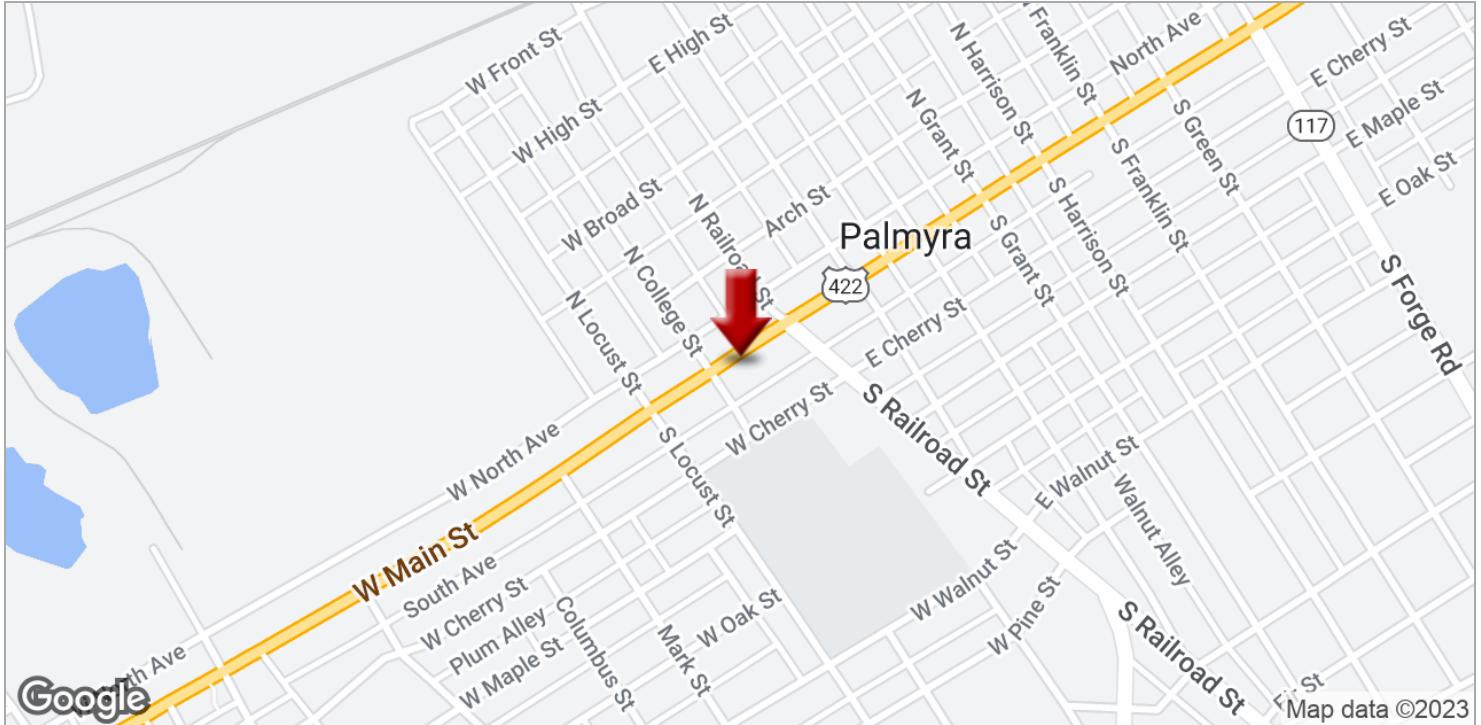
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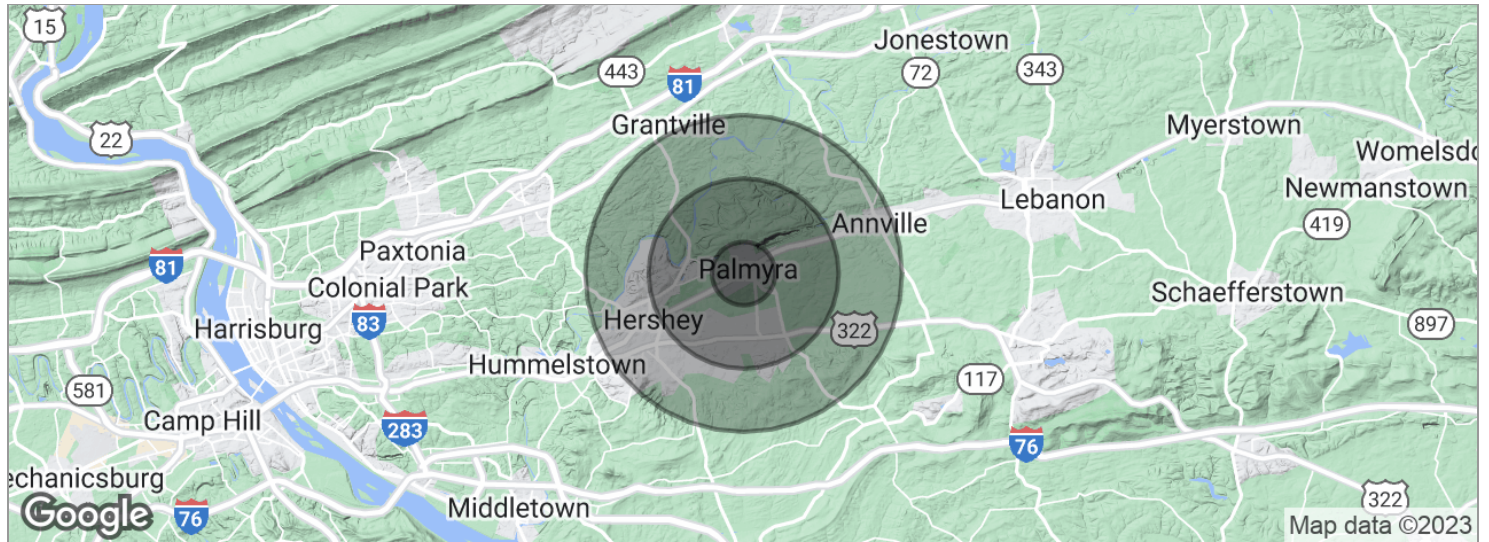
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,538	25,184	42,552
Median age	42.4	42.6	42.3
Median age (male)	40.3	41.8	41.3
Median age (Female)	45.7	43.7	43.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,858	10,828	17,994
# of persons per HH	2.2	2.3	2.4
Average HH income	\$60,273	\$69,892	\$71,844
Average house value	\$148,379	\$169,050	\$197,930

* Demographic data derived from 2020 ACS - US Census

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