

For Sale

717.697.2422



► Prime Commercial Location



Clear Spring Crossing
North Annville Township
Annville, PA 17003

Available Acreage:

4.1 +/- Acres

Sale Price:

\$2,000,000

Description:

Excellent development opportunity in a location seeing many projects such as Hershey Foods Distribution Center, Rutters and WellSpan to name a few. Good traffic counts. New traffic signal at corner of site.

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LAND INFORMATION

Total Acres Available	4.1 +/- Acres
Zoning	Commercial
Municipality	North Annville Township/Lebanon County
Tax Map & Parcel #	Map #39, Parcel #25-039-200
Road Access	Route 422 and Clear Spring Road
Front Feet On	390' +/- on Route 422
Visibility	Excellent
Topography	Good
Present Use	Vacant land
Surrounding Use	Residential, industrial, commercial

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Possible Uses	Retail, commercial
Restrictions	Building structure can be 50% of site Gas transmission line in setback
Real Estate Taxes	To be determined

Utilities

Sewer	North Annville Township Authority
Water	PA American Water
Gas	UGI
Electric	Med Ed

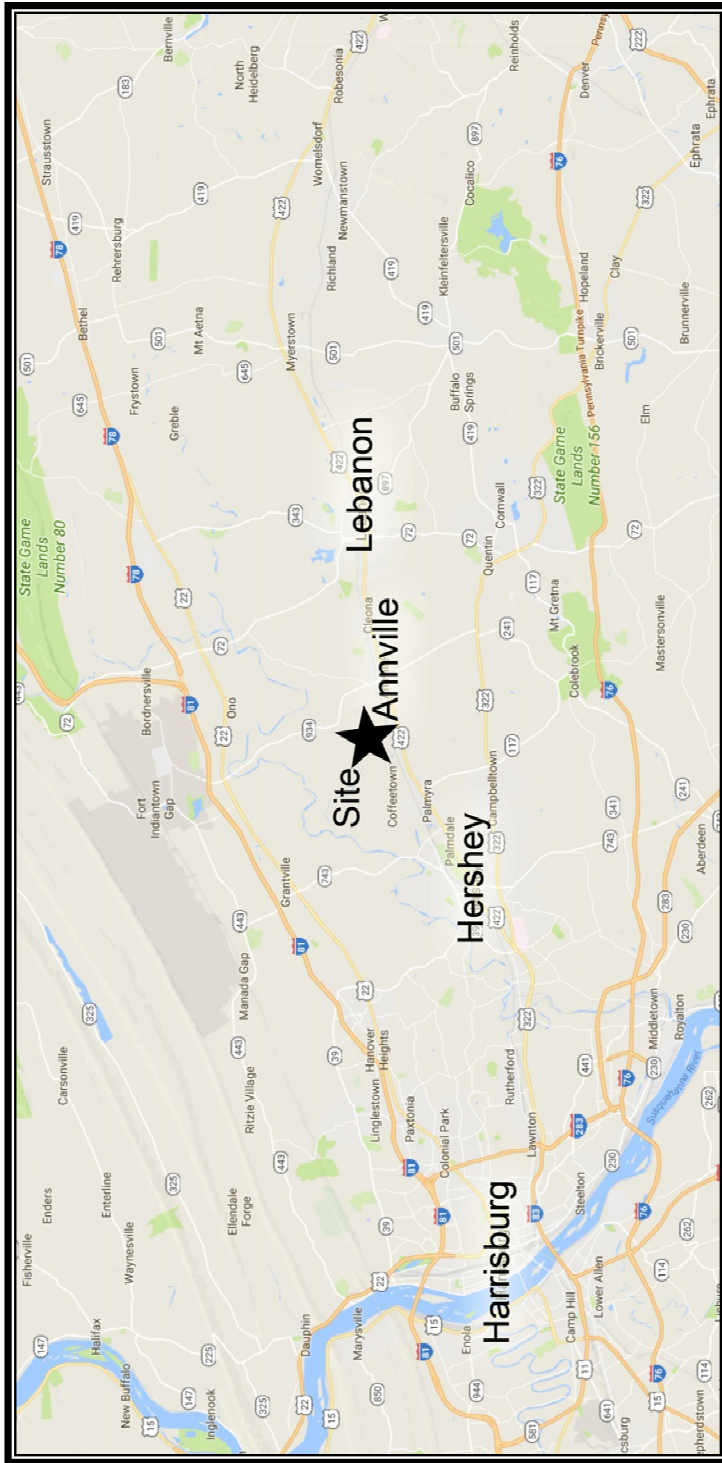
Traffic Count

Traffic Count	ADT 16,531 @ Route 422
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<u>Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	1,178	15,806	44,133
Households	556	5,978	17,363
Avg. HH Income	\$62,582	\$81,354	\$82,773

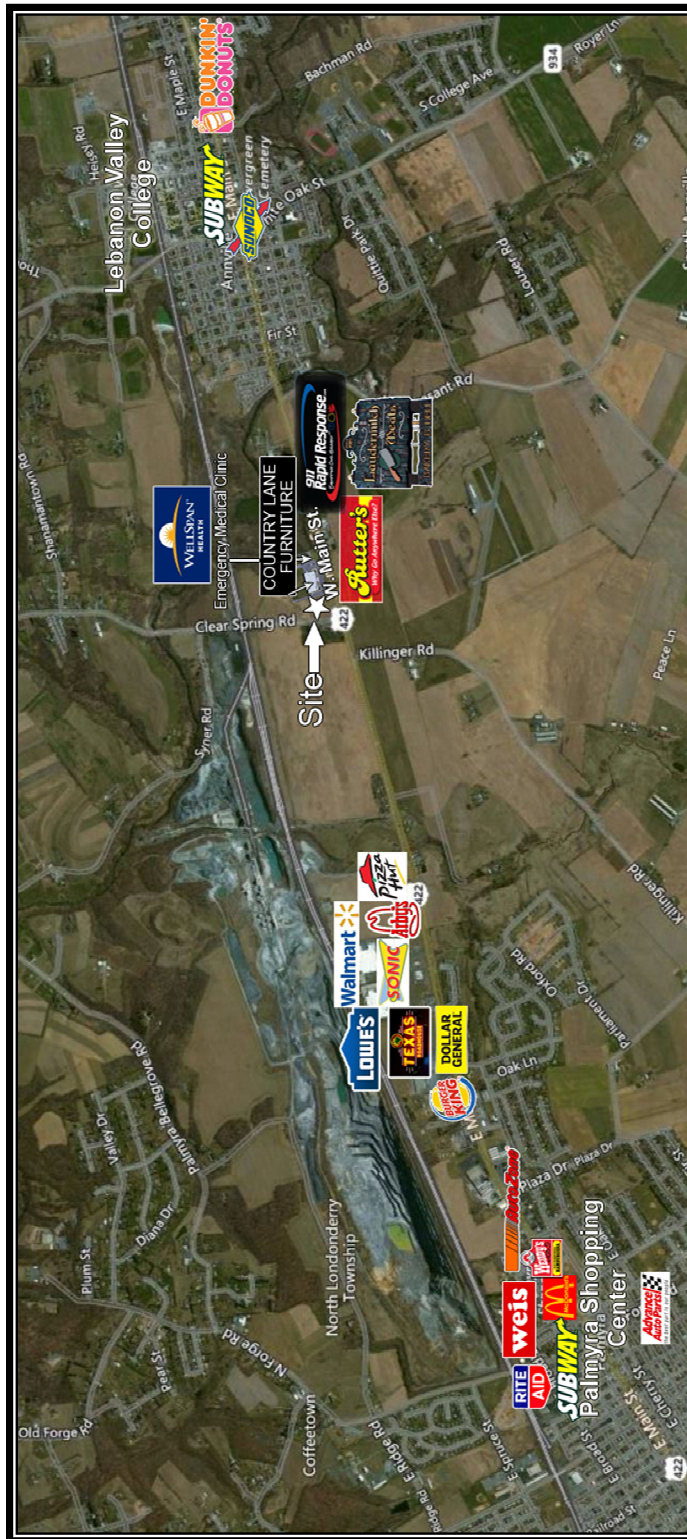
Location Map

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Retail Map

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