

# Former Family Dollar

1192 West Penn Ave (Route 422) - Womelsdorf, PA 19567

±8,000 SF Available for Lease - Suite Can Be Subdivided



**±8,000 SF  
AVAILABLE  
CAN SUBDIVIDE!**

**Questions? Contact Us.**

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## Highlights

- 25,437 Households Within a 20 Minute Drive
- Centrally located between Myerstown (7 Miles) and Robesonia (2 Miles)
- Ideal Tenants include Daycare, Fitness, Animal Urgent Care, and Auto Parts
- Situated on W Penn Ave with 13,196 AADT

**JOIN**



Demographic	1 Mile	3 Miles	5 Miles
Population	2,069	11,023	21,112
Households	818	4,362	8,102
Avg HH Income	\$87,219	\$77,102	\$87,442
Daytime Employees	367	2,181	4,786



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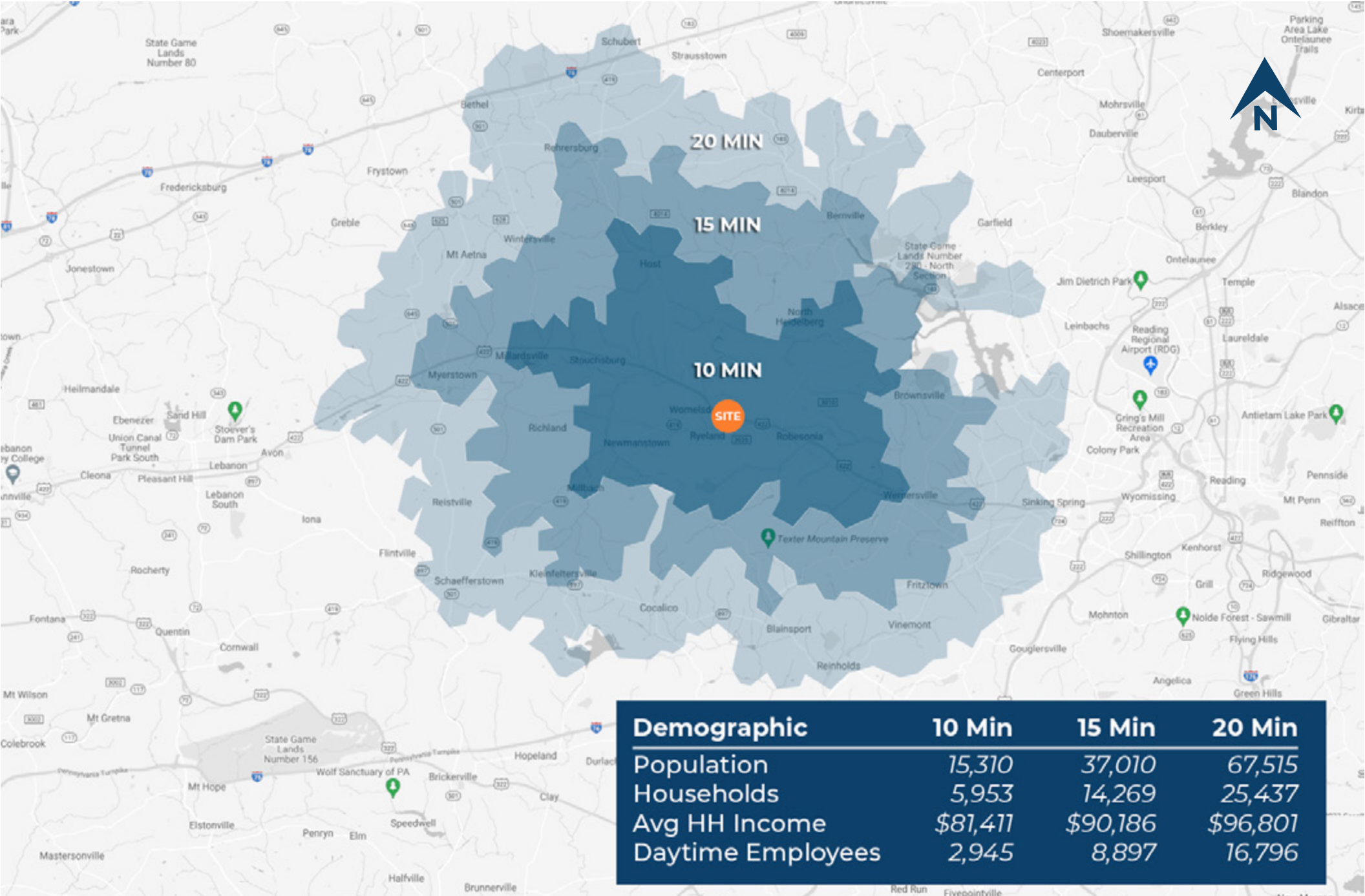
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Demographic	10 Min	15 Min	20 Min
Population	15,310	37,010	67,515
Households	5,953	14,269	25,437
Avg HH Income	\$81,411	\$90,186	\$96,801
Daytime Employees	2,945	8,897	16,796

# Drive Time Map

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422

W Penn Avenue 13,196 AADT

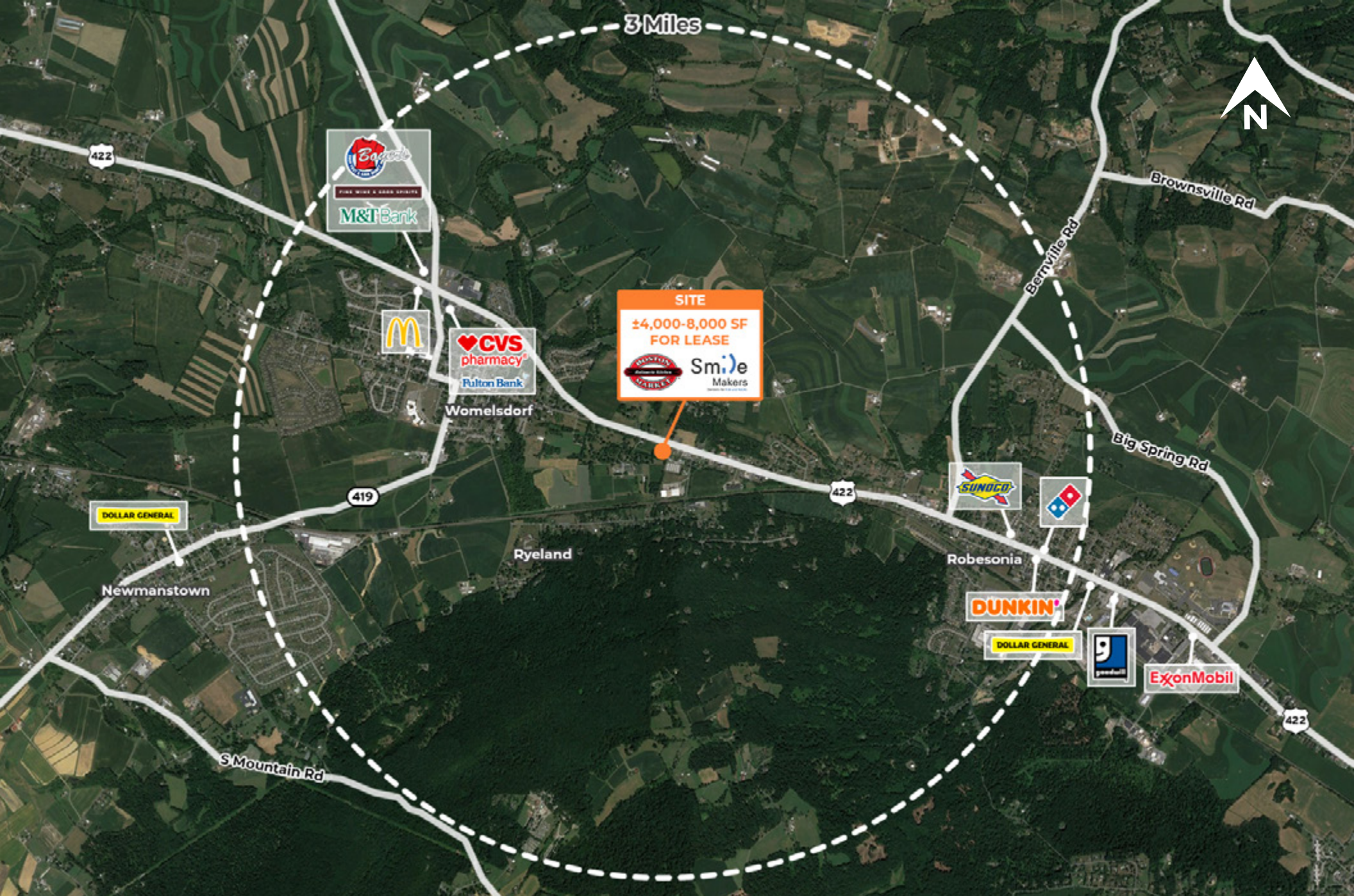
PYLON



±4,000-8,000 SF  
AVAILABLE  
FOR LEASE

# Zoom Aerial





3 Miles



**SITE**  
±4,000-8,000 SF  
FOR LEASE  
 

  
FINE WINE & CIDER SPIRITS  


Womelsdorf

Ryeland





Robesonia









422

422

419

422

Newmanstown

S Mountain Rd

Brownsville Rd

Berryville Rd

Big Spring Rd

# Market Aerial

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