

# 2203 Cumberland Street | Lebanon, PA 17042

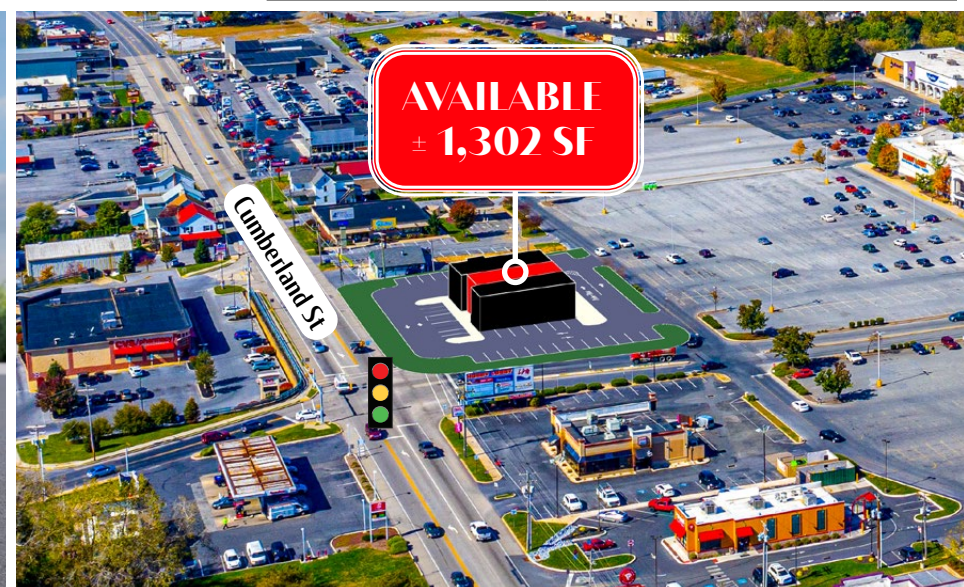
## Up to 1,302 SF Retail Space Available

Available For Lease

### Property Overview

2203 W. Cumberland Street is a two tenant building with up to 4,800 square feet. The property is ideally located along Cumberland Street in Lebanon, PA. The property sits in front of Lebanon Valley Mall and is surrounded by a strong variety of national and local retailers, including Hobby Lobby, CVS, Dunkin, and Planet Fitness, to name a few. The property will be redeveloped with a new facade and modern exterior renovation. The site will have plenty of parking and is complimented by several traffic generating mix of tenants surrounding the site, which makes 2203 W. Cumberland Street perfect for any type of user.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	49,625	71,652	94,416
TOTAL EMPLOYEES	22,593	31,289	37,050
AVERAGE HHI	\$64,962	\$69,795	\$75,427
TOTAL HOUSEHOLDS	19,657	27,914	36,998
TRAFFIC COUNTS: <b>Cumberland St</b> - ±15,000 VPD			



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## Location

2203 W. Cumberland Street is strategically located along Cumberland Street (15,360 VPD) with great visibility and pylon signage. The site benefits from high-volume traffic flow of Route 422, one of the main East-West thoroughfares of the Lebanon market. The site benefits from traffic to Lebanon Valley Mall, an anchored shopping center with over 390,000 square feet of retail space. The trade area extends over 5 miles, which brings in an expansive customer base. With high concentration of traffic driven by the surrounding retail market as well as the dense residential area, the center pulls from the immediate and surrounding areas.

## Trade Area

The stability of 2203 W. Cumberland Street is attributed to the 20-minute drive time demographic of over 105,331 people with household incomes of more than \$72,336 and daytime employment demographics equally as strong with 44,062. The demographics within a 10-mile radius include 139,935 people in 55,855 homes, a labor force of 111,988 with an average household income of \$73,704. The areas growth has increased 12.1% since 2000 with over 6,769 new homes.

## LOCAL MAP



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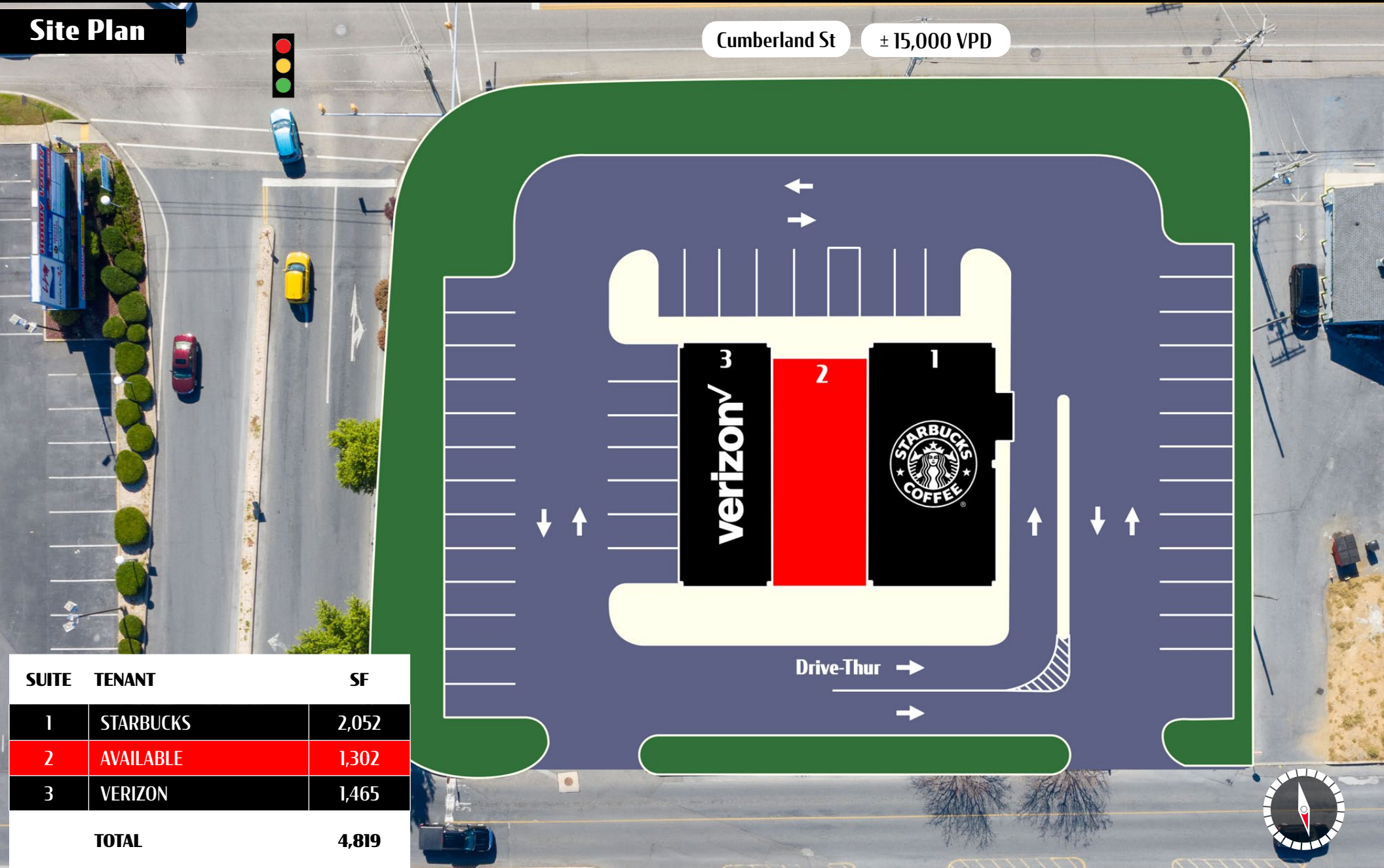
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## Site Plan

Cumberland St

± 15,000 VPD



SUITE	TENANT	SF
1	STARBUCKS	2,052
2	AVAILABLE	1,302
3	VERIZON	1,465
TOTAL		4,819

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## MARKET AERIAL



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