

# APPROVED SELF STORAGE DEVELOPMENT

900 MAPLE ST • LEBANON, PA • 17042



**SITE**

N 9TH ST: ±7,000 VPD

MAPLE ST: ±9,000 VPD

**FOR SALE/LEASE/JV**  
**SELF STORAGE FACILITY**



# PROPERTY OVERVIEW

This climate-controlled storage development at 900 Maple Street is a great opportunity to invest in Lebanon! This asset was a former elementary school, that has been under construction and through permitting processes for self-storage. Standing at approx. 60,000 SF gross, this property also offers a parking field and neighboring pad for additional use. With new HVAC units, façade upgrades, elevator intact, and open shells on the interior, this development is ready for end user configuration.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	74,669	98,943	142,657
EMPLOYEES	22,334	29,751	40,499
AVERAGE HHI	\$89,061	\$94,223	\$99,183
HOUSEHOLDS	29,155	38,794	55,912

## CONSTRUCTION INITIATIVES

- New HVAC units (climate controlled-building)
- New elevator
- Parking lot, underground SWM, retention are all in place
- Sprinkler system
- 3 Floors all open shell
- Exterior façade done (metal panel façade)



## TRADE AREA

The stability of the project is driven by strong market demographics, that include a 20-minute drive time demographic of over 192,065 people with household incomes of more than \$77,498 and daytime employment demographics equally as strong with 153,021. The demographics within a 10-mile radius include 139,085 people in 55,233 homes, a labor force of 111,256 with an average household income of \$74,549. The area's growth has increased over 16.0% since 2000 with over 12,178 new homes.

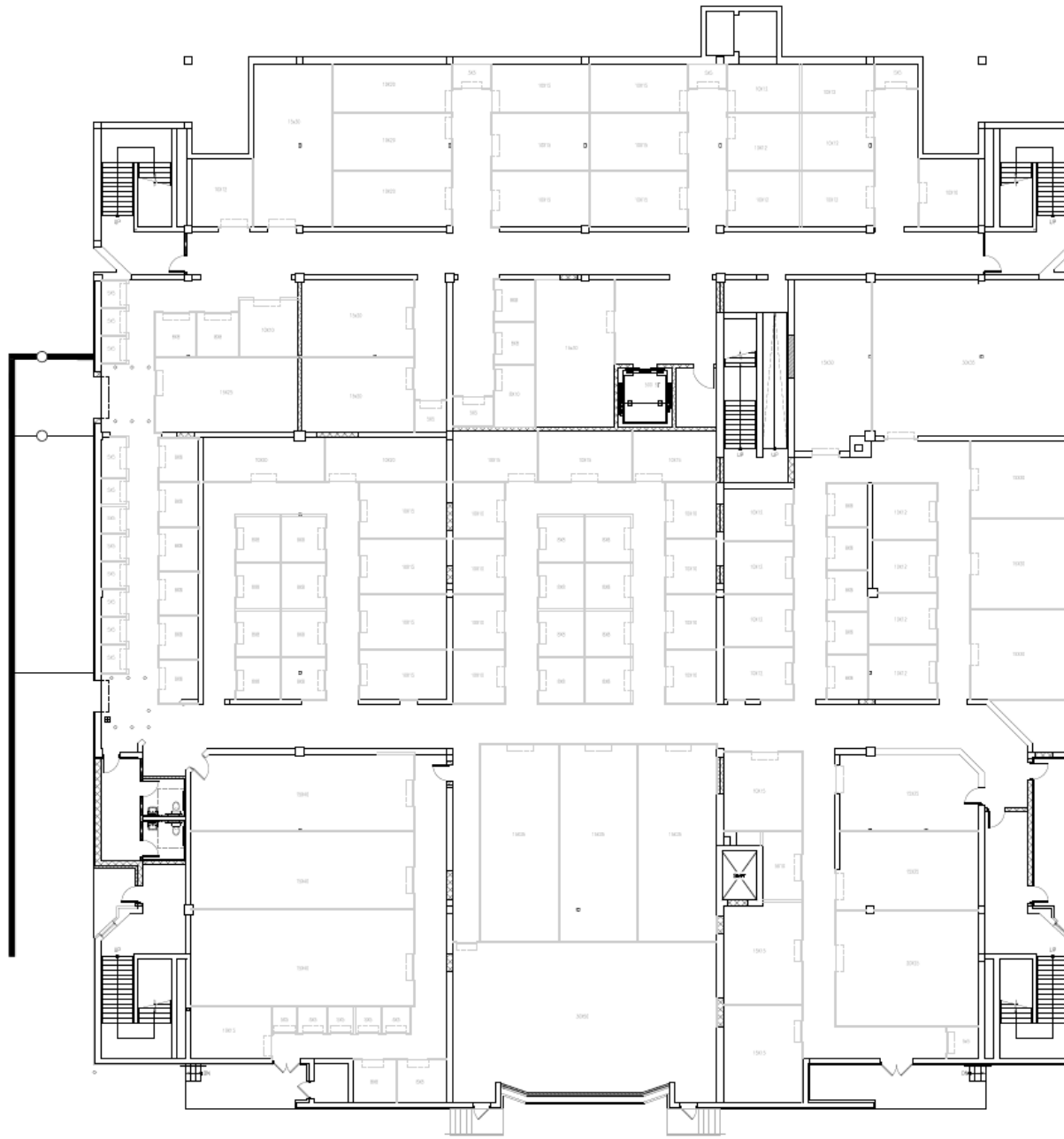




# RENDERINGS



# BASEMENT FLOOR LAYOUT



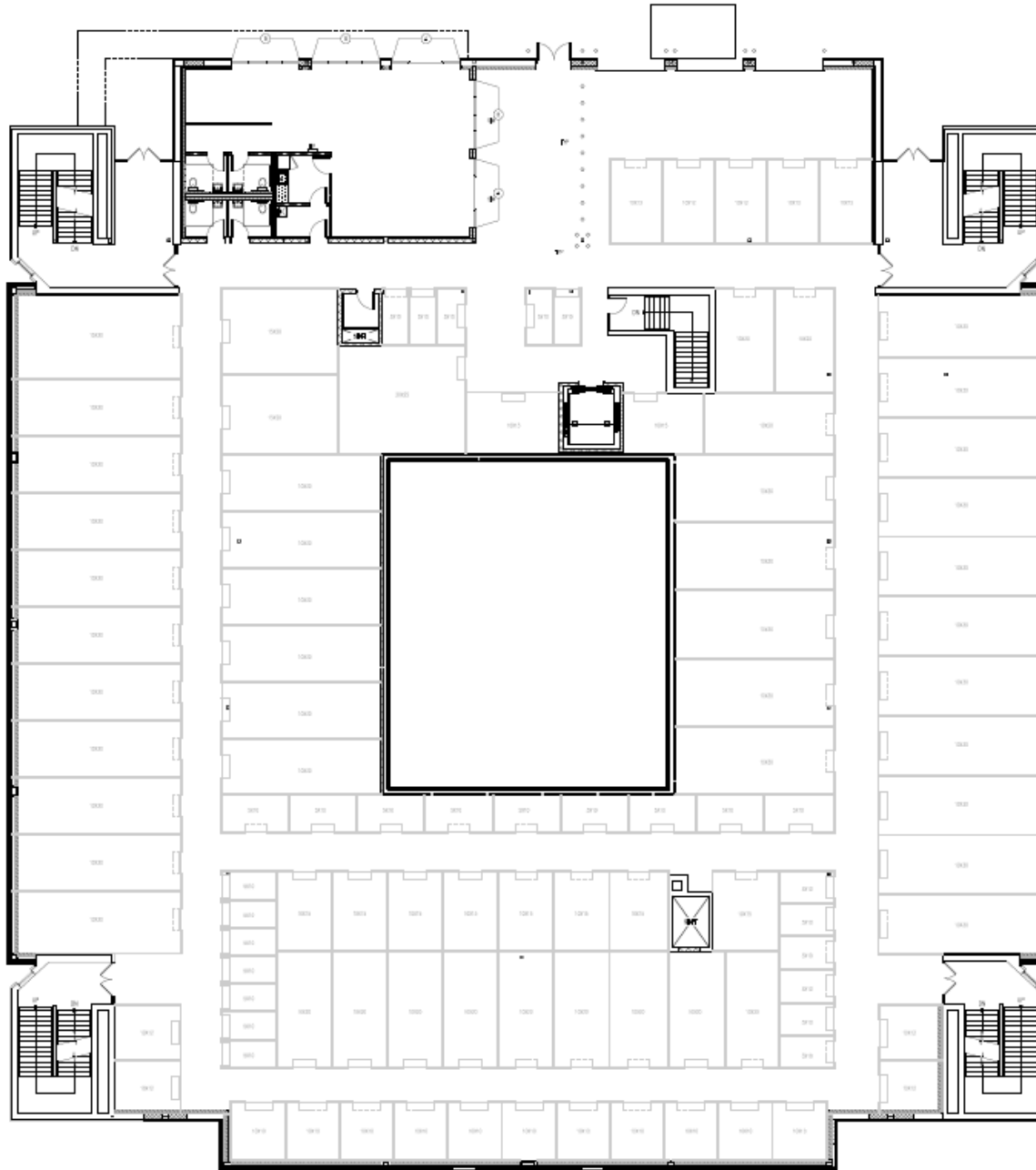
## PROJECT AREAS:

TOTAL BUILDING FLOOR AREA = 107,437SF

## TOTAL BUILDING STORAGE UNIT MIX:

5x5	x 27 UNITS	= 675SF
5x10	x 51 UNITS	= 2,550SF
8x8	x 33 UNITS	= 2,112SF
8x10	x 1 UNITS	= 80SF
10x10	x 46 UNITS	= 4,600SF
10x12	x 25 UNITS	= 3,000SF
10x15	x 36 UNITS	= 5,400SF
10x20	x 27 UNITS	= 5,400SF
10x30	x 77 UNITS	= 23,100SF
12x15	x 2 UNITS	= 360SF
15x15	x 4 UNITS	= 900SF
15x20	x 10 UNITS	= 3,000SF
15x25	x 3 UNITS	= 1,125SF
15x30	x 4 UNITS	= 1,800SF
15x35	x 3 UNITS	= 1,575SF
15x40	x 3 UNITS	= 1,800SF
20x25	x 3 UNITS	= 1,500SF
30x35	x 1 UNITS	= 1,050SF
30x50	x 1 UNITS	= 1,500SF
STORAGE UNIT TOTAL AREA		= 61,527SF
STORAGE UNIT QUANTITY		= 357

# FIRST FLOOR LAYOUT



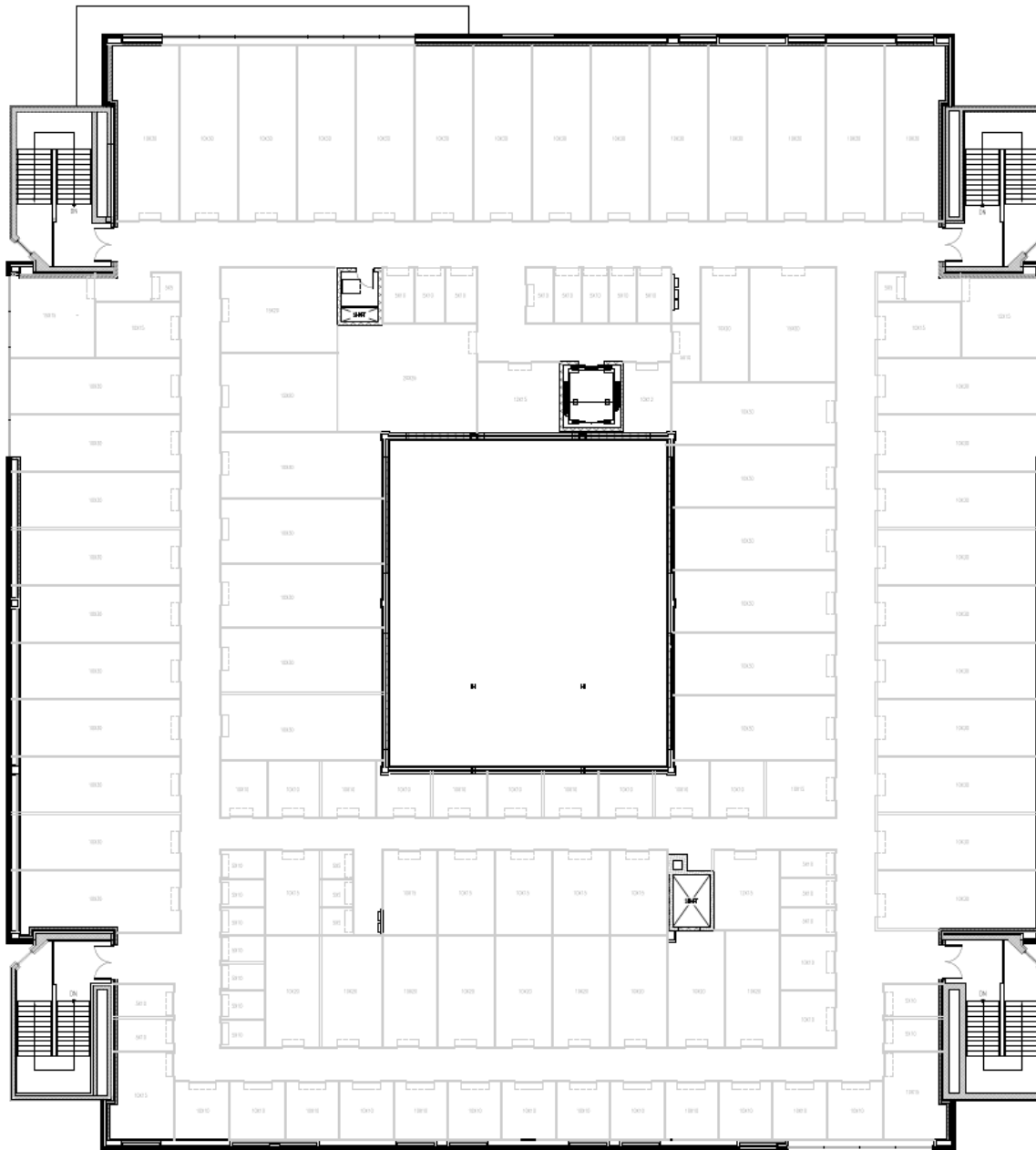
## 1ST FLOOR BUILDING STORAGE UNIT MIX:

5x10	x 27 UNITS	= 1,350SF
10x10	x 11 UNITS	= 1,100SF
10x12	x 9 UNITS	= 1,080SF
10x15	x 10 UNITS	= 1,500SF
10x20	x 12 UNITS	= 2,400SF
10x30	x 32 UNITS	= 9,600SF
15x20	x 2 UNITS	= 600SF
15x30	x 1 UNITS	= 450SF
20x25	x 1 UNITS	= 500SF
STORAGE UNIT TOTAL AREA		= 18,580SF
STORAGE UNIT QUANTITY		= 105

## TOTAL BUILDING STORAGE UNIT MIX:

5x5	x 27 UNITS	= 675SF
5x10	x 51 UNITS	= 2,550SF
8x8	x 33 UNITS	= 2,112SF
8x10	x 1 UNITS	= 80SF
10x10	x 46 UNITS	= 4,600SF
10x12	x 25 UNITS	= 3,000SF
10x15	x 36 UNITS	= 5,400SF
10x20	x 27 UNITS	= 5,400SF
10x30	x 77 UNITS	= 23,100SF
12x15	x 2 UNITS	= 360SF
15x15	x 4 UNITS	= 900SF
15x20	x 10 UNITS	= 3,000SF
15x25	x 3 UNITS	= 1,125SF
15x30	x 4 UNITS	= 1,800SF
15x35	x 3 UNITS	= 1,575SF
15x40	x 3 UNITS	= 1,800SF
20x25	x 3 UNITS	= 1,500SF
30x35	x 1 UNITS	= 1,050SF
30x50	x 1 UNITS	= 1,500SF
STORAGE UNIT TOTAL AREA		= 61,527SF
STORAGE UNIT QUANTITY		= 357

# SECOND FLOOR LAYOUT



## 2ND FLOOR BUILDING STORAGE UNIT MIX:

5x5	x 5 UNITS	= 125SF
5x10	x 23 UNITS	= 1,150SF
10x10	x 25 UNITS	= 2,500SF
10x12	x 1 UNITS	= 120SF
10x15	x 11 UNITS	= 1,650SF
10x20	x 10 UNITS	= 2,000SF
10x30	x 45 UNITS	= 13,500SF
12x15	x 2 UNITS	= 360SF
15x15	x 2 UNITS	= 450SF
15x20	x 3 UNITS	= 900SF
20x25	x 1 UNITS	= 500SF

STORAGE UNIT TOTAL AREA = 23,255SF

STORAGE UNIT QUANTITY = 128

## TOTAL BUILDING STORAGE UNIT MIX:

5x5	x 27 UNITS	= 675SF
5x10	x 51 UNITS	= 2,550SF
8x8	x 33 UNITS	= 2,112SF
8x10	x 1 UNITS	= 80SF
10x10	x 46 UNITS	= 4,600SF
10x12	x 25 UNITS	= 3,000SF
10x15	x 36 UNITS	= 5,400SF
10x20	x 27 UNITS	= 5,400SF
10x30	x 77 UNITS	= 23,100SF
12x15	x 2 UNITS	= 360SF
15x15	x 4 UNITS	= 900SF
15x20	x 10 UNITS	= 3,000SF
15x25	x 3 UNITS	= 1,125SF
15x30	x 4 UNITS	= 1,800SF
15x35	x 3 UNITS	= 1,575SF
15x40	x 3 UNITS	= 1,800SF
20x25	x 3 UNITS	= 1,500SF
30x35	x 1 UNITS	= 1,050SF
30x50	x 1 UNITS	= 1,500SF

STORAGE UNIT TOTAL AREA = 61,527SF

STORAGE UNIT QUANTITY = 357



# MARKET OVERVIEW





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

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York, PA 17402

### LANCASTER OFFICE:

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