

# QUENTIN CROSSINGS



1960 Quentin Rd | Lebanon, PA 17042

*For Lease*  
**±1,800 SF**

**±1,800 SF**  
**+ Drive-Thru Window**



*Nearby*



**GIANT. DUNKIN'**

Staples



**Quentin Crossings** 1960 Quentin Road is a 15,000 SF New Construction retail center along busy Quentin Road (Rt. 72) in South Lebanon. This site is shadow anchored by a new Target and Lowe's Home Improvement Store. The parcel offers access and visibility along Quentin Road (15,254 VPD). The site is perfect for any time of restaurant, retail, or commercial user looking to enter the Lebanon market.



Adam Hagerman | Cale Bruso | Brad Rohrbaugh | Chad Stine  
For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

1960 Quentin Rd  
Lebanon, PA 17042



±1,800 SF  
**Available For Lease**

## Location

1960 Quentin Road is well positioned in the established Lebanon market. Large developments such as Cedar Crest Square, Lebanon Plaza, and Lebanon Valley Mall, among others, lead the market in the surrounding area. The parcel has convenient access from Quentin Road (15,254 VPD), the main north-south thoroughfare of the Lebanon market. Major employers such as Cornwall-Lebanon School District, WellSpan, and Lebanon Valley Medical Center will easily bring traffic to the site. A trade area that extends over 7 miles combined with high-volume traffic from the dense retail and residential areas allows the site to pull from surrounding market points.



## Trade Area

Adding to the stability of the project, 1960 Quentin Road shows a 20-minute drive time demographic of over 177,352 people with household incomes more than \$75,133 and daytime employment demographics equally as strong with 141,359. The demographics within a 10-mile radius include 149,598 people in 59,470 homes, a labor force of 119,634 with an average household income of \$74,428. The areas growth since 2000 has increased 16.5% with over 11,583 homes.



DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	2,104	74,678	146,792
TOTAL EMPLOYEES	2,963	32,443	55,751
AVERAGE HHI	\$82,192	\$69,660	\$74,103
TOTAL HOUSEHOLDS	868	30,441	57,817
<b>TRAFFIC COUNTS:</b>			
Quentin Rd (Rt 72) - ± 15,254 VPD			



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**Surrounding Retailers**

**DUNKIN'**  
**MATTRESS FIRM**

**M<sup>1st</sup> MEMBERS 1<sup>st</sup>**  
FEDERAL CREDIT UNION

**LOWE'S**



**DOLLAR GENERAL**

FINE WINE & GOOD SPIRITS

**Site**

**TSC TRACTOR SUPPLY CO**

**Cedar Crest Square**  
**Staples** **CVS pharmacy**  
**GIANT** **JOANN**



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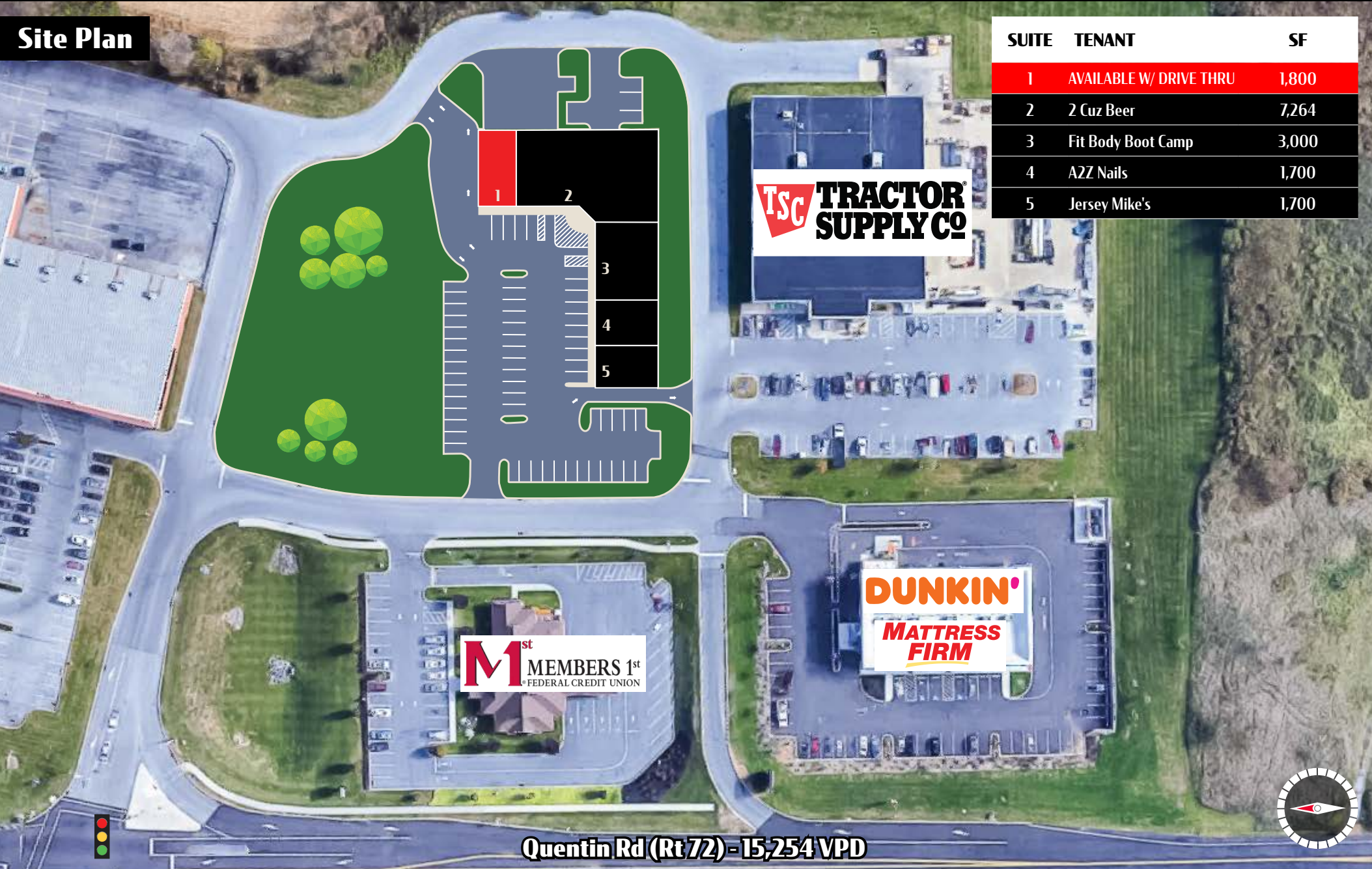
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**Site Plan**



SUITE	TENANT	SF
1	AVAILABLE W/ DRIVE THRU	1,800
2	2 Cuz Beer	7,264
3	Fit Body Boot Camp	3,000
4	AZZ Nails	1,700
5	Jersey Mike's	1,700

**Quentin Rd (Rt 72) - 15,254 VPD**



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# Market Aerial

**Lebanon Valley Mall**  
POPEYES, REGAL, HOBBY LOBBY, planet fitness, T Mobile, DUNKIN', LONGHORN STEAKHOUSE, Price Rite, GameStop, KAY JEWELERS

**Cleona Square**  
GIANT, ANYTIME FITNESS, BIG LOTS, RITE AID, FINE WINE & GOOD SPIRITS, McDonald's

**Lebanon Plaza**  
KOHLS, PETSMART, TJ-MAXX, Michaels, ULTA, New York Famous Footwear, DOLLAR TREE, maurices, ME golden corral, PEARLE VISION, SHERWIN-WILLIAMS, Ruby Tuesday

**Lebanon Plaza**  
Target, in.finito's, DOLLAR GENERAL, FINE WINE & GOOD SPIRITS

**Lebanon Plaza**  
MATTRESS Warehouse, FIVE GUYS, verizon, SHEETZ

**Lebanon Plaza**  
KIA, AT&T, Wendy's, CVS pharmacy, BURGER KING, TACO BELL, GMC, weis, goodwill

**Lebanon Plaza**  
Jeep, CHRYSLER, HYUNDAI, NISSAN, KFC, Advance Auto Parts, U-HAUL, RITE AID, FAMILY DOLLAR, RITE AID, ALDI, AutoZone

**Lebanon Plaza**  
JACK WILLIAMS, Tire & Auto Service Centers

**Lebanon Plaza**  
Save a lot

**Lebanon Plaza**  
Starbucks, WellSpan Health, Friendly's, McDonald's

**Lebanon Plaza**  
AT&T, Panera Bread, CHIPOTLE

**Lebanon Plaza**  
AspenDental, The UPS Store

**Lebanon Plaza**  
WELLSPAN HEALTH, AAA

**Lebanon Plaza**  
Chevrolet, Toyota

**Promenade at Lebanon**  
GIANT, ANYTIME FITNESS, Advance Auto Parts, MAJIK, FINE WINE & GOOD SPIRITS, CVS pharmacy, Walmart+, Wendy's, McDonald's, AutoZone

**Lebanon Plaza**  
Little Caesars

**Lebanon Plaza**  
Pizza Hut, BURGER KING, DOLLAR TREE, Dunham's Sports

**Lebanon Plaza**  
Cedar Crest Square, Staples, CVS pharmacy, GIANT, JOANN

**Lebanon Plaza**  
Cedar Crest Crossing, TRACTOR SUPPLY CO, MATTRESS FIRM, DUNKIN', M<sup>FCU</sup> MEMBERS 1<sup>ST</sup> FEDERAL CREDIT UNION

**Site**



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# About Bennett Williams



Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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