

801 Cumberland Street | Lebanon, PA 17042

± 11,930 SF Former Bank Space Available For Lease



PROPERTY OVERVIEW

801 Cumberland Street (US-422) sits at Lebanon County's busiest intersection (35,000 VPD). The project will feature 39 parking spaces on site and walking distance to 3 adjacent city lots. The building offers 3 Drive Thru lanes, elevator and 11,930 SF of mixed-use space available. With 2 floors of office/co-working space, the top floor offers 6,750 SF and the bottom floor is 5,360 SF of available space. In total, the project will feature 11,930 square feet of commercial office, medical and professional space. Both floor layouts are open and flexible, dependent on a Tenant's needs.



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York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
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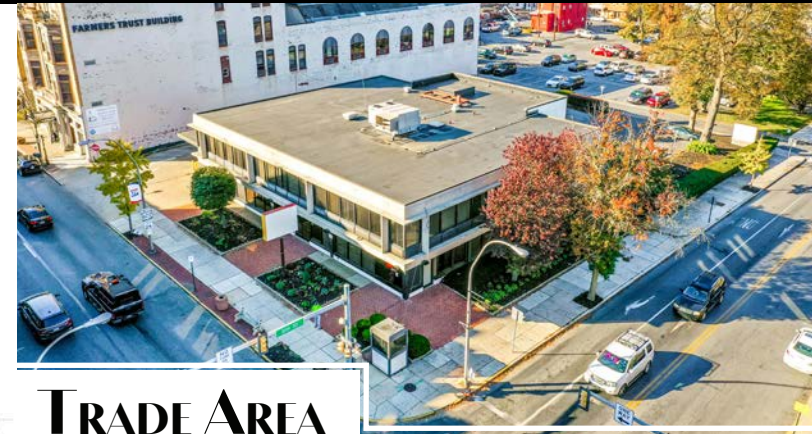
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LOCATION

801 Cumberland Street is ideally located along US-422 (35,000 VPD), between Gannon & 8th Street at the “crossroads” of the Downtown Lebanon market. The property is easily accessible from multiple points of ingress-egress. The property is a 1-mile drive from the Lebanon Valley Mall, an anchored shopping center with over 390,000 square feet of retail space, as well as 1-mile North of all of the recent development along Quentin Road. The roadway acts as a focal point for a dense residential area, with numerous schools and major employers nearby.

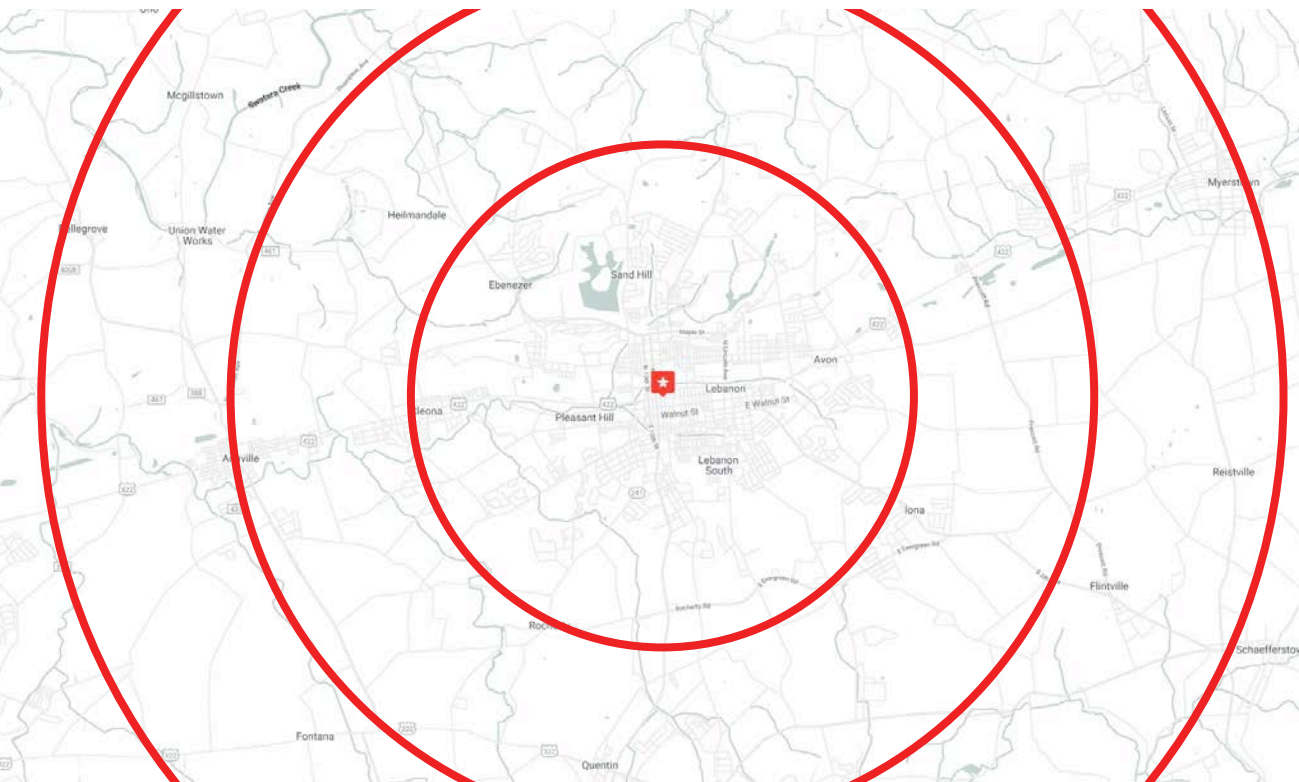


TRADE AREA

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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	55,612	73,412	98,072
TOTAL EMPLOYEES	19,726	23,819	30,255
AVERAGE HHI	\$64,335	\$68,858	\$71,910
TOTAL HOUSEHOLDS	21,588	28,137	37,703

TRAFFIC COUNTS:
Cumberland Street - ±9,000 VPD | 8th Street - ±4,000 VPD



Nearby Retailers:



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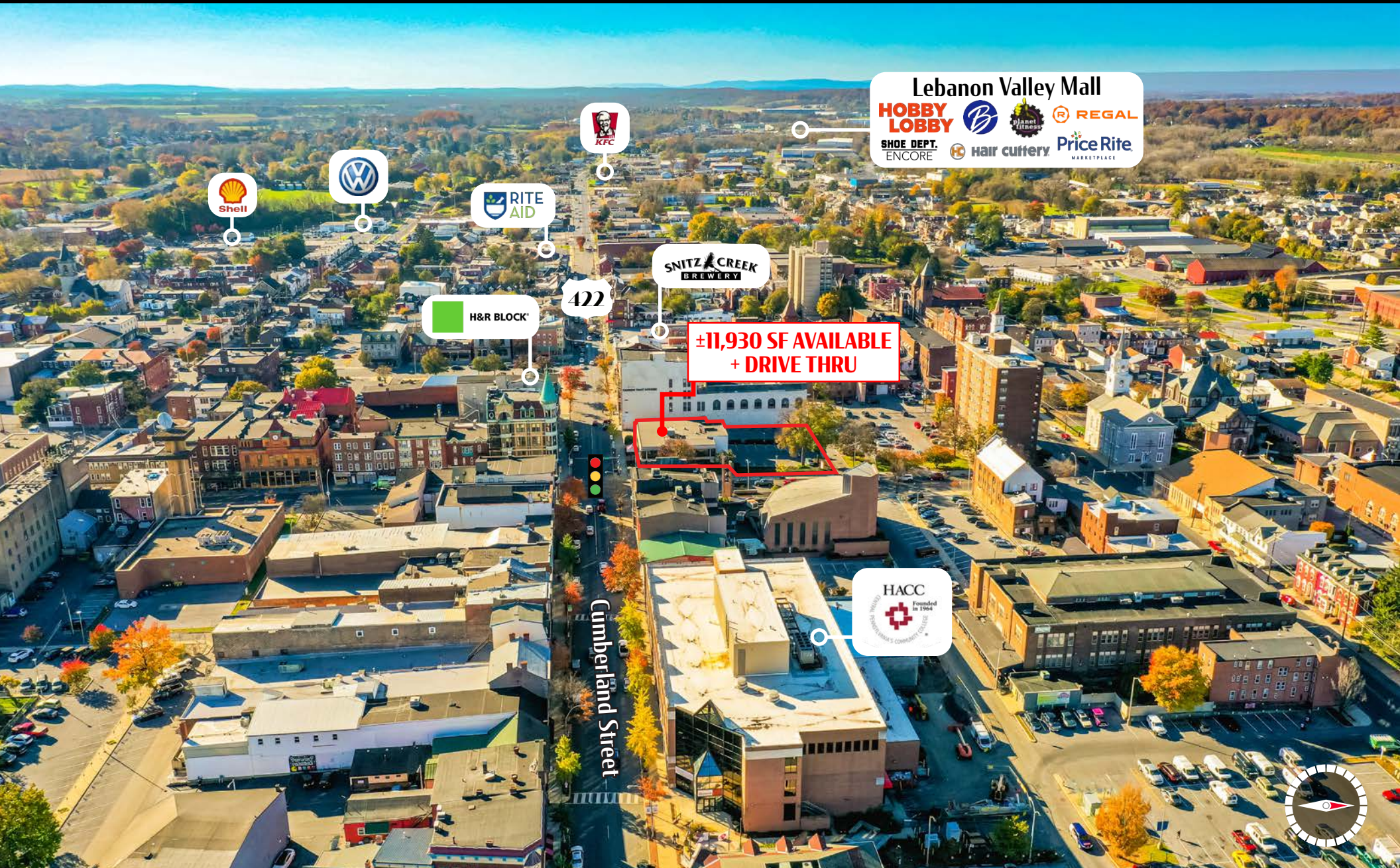
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MARKET AERIAL



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