

*For Sale*

# 3000 LEBANON ROAD

±3 Acres

Manheim, PA 17545



±250,000 Annual Attendees

*Available*  
±3 Acres



**Lebanon Rd - ±17,640 VPD**  
**PA Turnpike - ±31,000 VPD**

## *Property Overview*

*\*Plan Depicted is Conceptual*

Located at the Lebanon exit #266 from the Pennsylvania Turnpike (I-76). When passing through the tollgate, the site is directly in front of you at an existing traffic light. Lease was executed with 7-11 for a 5,000 SF c-store with gas and diesel before they put a freeze on new sites in PA. A land swap agreement was signed with Lebanon Transit Authority which involves building a park & ride next door.



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## Property Highlights

- First sight you'll see after the toll booth at exit 266
- Site plan approval obtained in 2022 for convenience store with gas & diesel
- Existing park & ride to be relocated and expanded as part of a signed land swap deal
- Also suitable for hotels and restaurants- tourist attractions nearby include Renaissance Fair, Lebanon Valley Fairgrounds, State Game Lands, golf courses and Hershey Park.



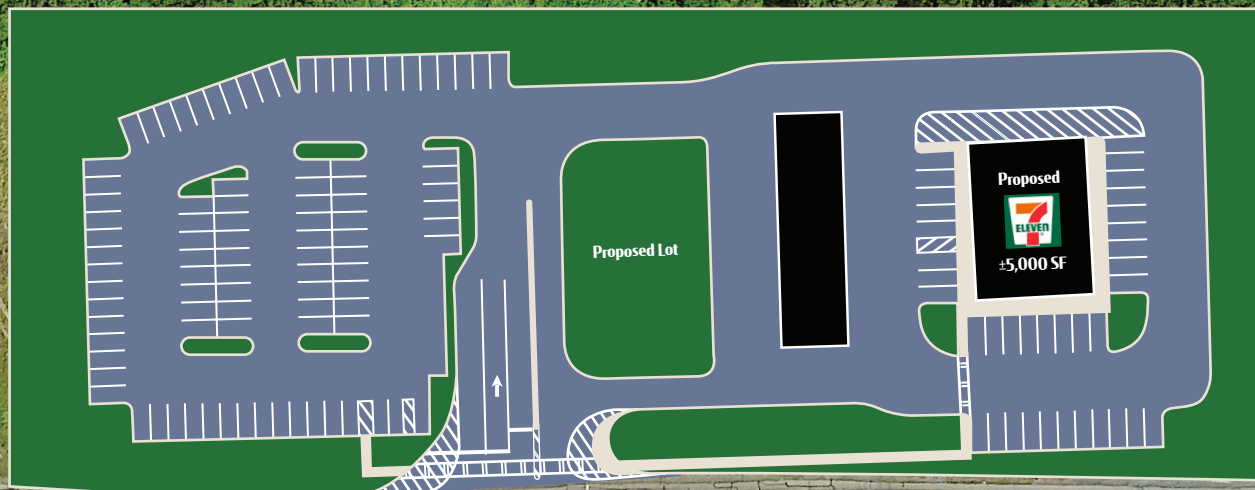
### DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	5,538	22,532	46,839
TOTAL EMPLOYEES	1,027	5,845	15,793
AVERAGE HHI	\$95,469	\$90,298	\$88,352
TOTAL HOUSEHOLDS	2,301	9,034	18,251

### TRAFFIC COUNTS:

**Lebanon Rd** ± 17,640 VPD | **I-76** ± 31,000 VPD

## Site Plan



**Lebanon Rd**

**±17,640 VPD**

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**Bennett WILLIAMS**  
COMMERCIAL NEW JERSEY, LLC

**Anthony Curcio**

For Sale Information: 856.422.9022 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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## MARKET AERIAL





# 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.

## LISTING AGENTS:

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Exton, PA 19341

### WILLIAMSPORT OFFICE:

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Williamsport, PA 17701

### LANCASTER OFFICE:

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