

# 2012 W Cumberland Street

Lebanon, PA | 17042

*For Sale*



High profile commercial property positioned along a prime retail corridor Route 422/Cumberland Street with approximately 275' of road frontage, and over 15,000 vehicles per day. The property is comprised of four contiguous parcels of mostly rectangular in shape totaling 1.23 acres with an approximate 15,000 square foot free standing building, five service bays with 10' X 10' openings, one drive-in door with a 12' X 10' opening, one dock with an 8' X 8' opening, outdoor display/parking areas, and large pylon sign. This is a great opportunity to join in the mix of many national retailers, and local established businesses. Parcel numbers; 26-2331750-368716-0000, 26-2331630-368814-0000, 26-2331743-368810-0000, & 26-2331585-368774-0000. Currently occupied by a lawn and garden equipment dealership, property will be vacant at time of settlement.

## *Surrounding Retailers*

**HOBBY LOBBY**

**Price Rite**  
MARKETPLACE

**BENNETT**  
AUTOMOTIVE GROUP  
A World of Difference | bennettcars.com

**LONGHORN**  
STEAKHOUSE

**BURGER KING**

**TACO BELL**

**BW**  
COMMERCIAL

**Keith Kahlbaugh**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 2012 W Cumberland Street

Lebanon, PA | 17042

*For Sale*

## LOCAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,215	52,590	74,548
TOTAL EMPLOYEES	2,502	17,671	23,436
AVERAGE HHI	\$78,098	\$78,885	\$86,237
TOTAL HOUSEHOLDS	3,572	20,709	29,162

**TRAFFIC COUNTS: Cumberland St ± 16,000 VPD**

## SURROUNDING MARKET



**Keith Kahlbaugh**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 2012 W Cumberland Street

Lebanon, PA | 17042

*For Sale*

**SITE PLAN**



*Available*  
**±15,000 SF**



**Cumberland St = ±16,000 VPD**



**Keith Kahlbaugh**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
**RETAIL** BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

# 2012 W Cumberland Street

Lebanon, PA | 17042

For Sale

## MARKET AERIAL



Keith Kahlbaugh

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

ACTIVE MEMBER OF:  
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*



# 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:

**Keith Kahlbaugh**  
keith@bennettwilliams.com  
717.887.9668

## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**EXTON OFFICE:**  
1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 107  
West Chester, PA 19380

**CONTACT US**  
717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

