

*New
Development*

NORTH CORNWALL

COMMONS

Lebanon, PA 17042

1,600 -
100,000 SF



North Cornwall Commons, Lebanon County's only mixed-use development, integrates vibrant retail businesses with a townhouse and apartment community, a master-planned commercial component and dining and lodging establishments. The project includes 160 townhomes, 220 apartments, a hotel, restaurants, and much more to come.



NORTH CORNWALL

COMMONS

Located adjacent to the intersections of Rocherty Road and Cornwall Road, the development is situated directly across from the Lebanon Valley Exposition Center and Fairgrounds facility. This prime location is within 10 miles of the Pennsylvania Turnpike (I-76), providing easy access to Harrisburg, Lancaster, Philadelphia and Baltimore, and is just east of PA State Route 72, one of Lebanon's primary arteries, currently supporting 20,000 vehicles per day.

Byler Holdings LLC, has designed a coordinated and attractive architectural scheme for the various building design features that is reflective of local architectural elements, and incorporates spacious sidewalks, courtyards, extensive landscaping, and bike/walking trails throughout.



City of
LEBANON

NORTH CORNWALL
COMMONS

TRADE AREA

NORTH CORNWALL
COMMONS



Lebanon Plaza

KOHL'S **PETSMART** **TJ-MAXX**
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
Michaels
GROCERY OUTLET **ULTA BEAUTY** **FAMOUS footwear** **Ruby Tuesday**
bargain market
maurices **DOLLAR TREE** **New York FITNESS CLUBS**

Quentin Road Plaza

CHIPOTLE **MOD** **Starbucks** **Panera BREAD**
AspenDental **The UPS Store** **ups**
practice made perfect

Cedar Crest Square

Staples **CVS pharmacy**
GIANT **JOANN**

Target **in finito's**
PIZZA • PASTA • SALAD • BURRITO
DOLLAR GENERAL
FINE WINE & GOOD SPIRITS

LOWE'S

(New) Lebanon County
Emergency Services Center

Cedar Crest Crossing

TSC TRACTOR SUPPLY CO **MATTRESS FIRM** **DUNKIN'** **M^{1st} MEMBERS 1st FEDERAL CREDIT UNION**

- Phase I - Retail + Hotel
- Phase III - Retail + Multi-Family
- Phase IA - Townhomes
- Phase IV - Retail
- Phase II - 55+ Apartments
- Phase V - Retail + Hotel



Blake Shaffer | Brad Rohrbaugh | Chad Stine
 For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

COMMUNITY

NORTH CORNWALL COMMONS



The project, and its related infrastructure improvements, will be completed in phases and will enhance the area's growing retail market as well as improve Lebanon County's ability to accommodate tourists and regional visitors. The project is being touted for its livable community features, allowing residents to live, work and shop in the same geographic area.



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SITE PLAN

NORTH CORNWALL
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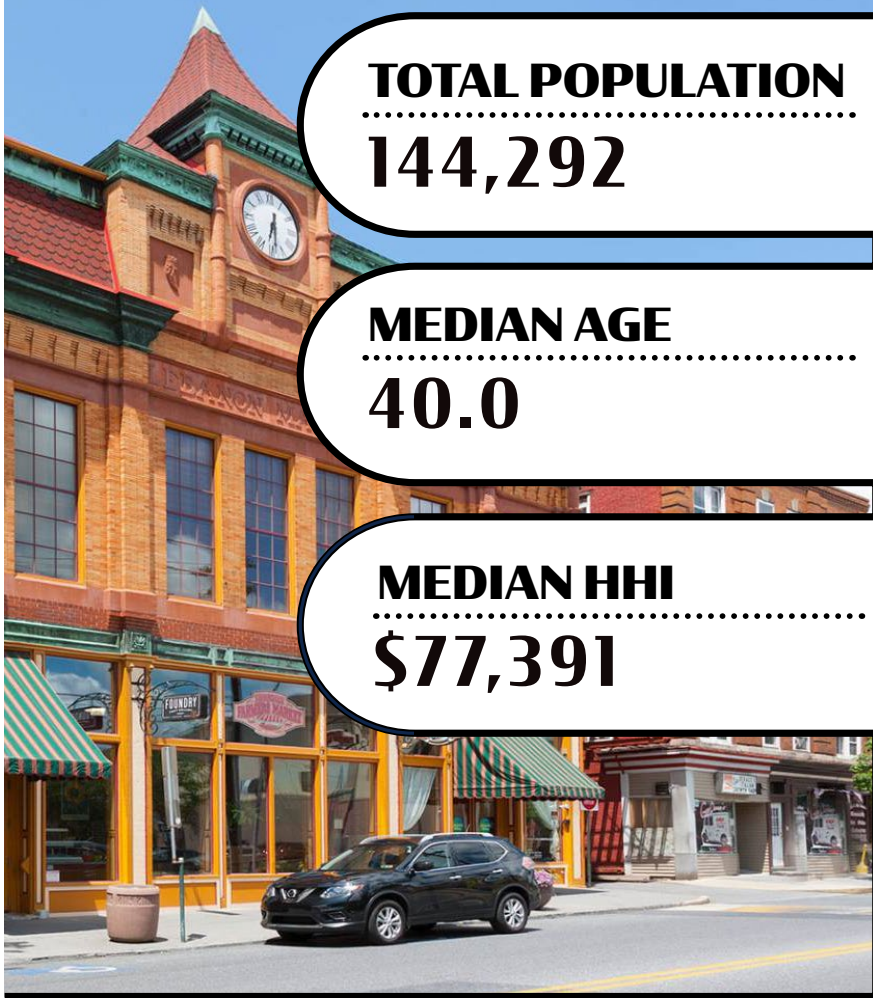
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RETAIL MARKET AERIAL

NORTH CORNWALL COMMONS





TOTAL POPULATION
.....
144,292

MEDIAN AGE
.....
40.0

MEDIAN HHI
.....
\$77,391

1. Federal Government
2. Farmers Pride Inc
3. The Good Samaritan Hospital
4. Wal-Mart Associates Inc
5. State Government
6. Cornwall-Lebanon School District
7. Bayer US LLC
8. Lebanon School District
9. Ace Hardware Distribution Center
10. Lebanon County



MARKET OVERVIEW

County of *Lebanon*

The Lebanon Valley is nestled in the pastoral surroundings of south central Pennsylvania. The Lebanon Valley is an area known for its heritage and charm. As part of Pennsylvania Dutch country, its idyllic countryside views are unparalleled; the area is centrally located with numerous metropolitan areas within easy reach. U.S. Interstates 81, 78 and 76 (the Pennsylvania Turnpike) traverse the County, providing travelers with easy access to other major roadways and cities. The County is located approximately 100 miles northwest of Baltimore, 200 miles southwest of New York City, 85 miles west of Philadelphia and 150 miles northwest of Washington, D.C. Lancaster, Reading and Harrisburg are all within 30 miles.



About Bennett Williams

Bennett WILLIAMS
COMMERCIAL REAL ESTATE

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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