



ARMEL FAMILY FUN CENTER

10 S 22ND STREET
LEBANON, PA | 17042



±5 ACRES
FOR SALE



Cale Bruso | Adam Hagerman | Brad Rhorbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

GAME TIME FUN CENTER

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**±5 ACRES
FOR SALE**

PROPERTY OVERVIEW

Game Time Fun Center features a 5-acre, high profile commercial property strategically positioned along Route 422 (15,000 VPD), the prime retail corridor in the Lebanon/Cleona market. The property sits at 10 S. 22nd Street, which is directly behind the newly approved Sheetz coming to Lebanon. In addition to Sheetz, the Game Time Fun Center is across the street from the region's Lebanon Valley Mall which holds the likes of Starbucks, Hobby Lobby, Planet Fitness, and Price Rite to name a few. The property that holds Game Time Fun Center offers a unique purchasing opportunity for someone looking to own/operate or redevelop the 5-acre parcel.



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

TOTAL POPULATION

7,329

51,519

73,913

TOTAL EMPLOYEES

2,412

15,572

23,305

AVERAGE HHI

\$85,392

\$78,878

\$86,004

TOTAL HOUSEHOLDS

2,890

20,306

28,923

TRAFFIC COUNTS: **RT 422** ±15,000 VPD



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SITE

LEBANON VALLEY MALL

- REGAL
- T-Mobile
- Price Rite MARKETPLACE
- planet fitness
- KAY JEWELERS
- HOBBY LOBBY
- GameStop

\$15,000 VPD



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ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

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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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