

ROCHERTY-COMMONS

197 ROCHERTY ROAD • LEBANON, PA • 17042

SITE

SHEETZ

TRUIST 

FIVE GUYS
BURGERS and FRIES

verizon 

TSC TRACTOR SUPPLY CO

MATTRESS Warehouse

MATTRESS FIRM

DUNKIN'

FUTURE SELF STORAGE FACILITY

± 18,000 VPD

± 13,000 VPD

**PAD SITE FOR
GROUND LEASE OR
BUILD TO SUIT**



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



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Rocherty Commons is an existing retail development located at the busy intersection of Quentin Road (Rt. 72) ($\pm 18,000$ VPD) and Rocherty Road ($\pm 13,000$ VPD) in South Lebanon. Phase II of Rocherty Commons is now available, offering two pad sites for ground lease or build to suit. The project currently features the likes of Sheetz, Five Guys, Mattress Warehouse, Verizon Wireless and Truist Bank. With the addition of Target, Chick Fil A, Jersey Mikes, WellSpan, and more, the southern end of Lebanon continues to prosper with all the mixed-use development coming to the area. Rocherty Commons offers a perfect opportunity for any restaurant, retail, medical, commercial or office user looking to enter into the market.

**PAD SITE FOR GROUND LEASE
OR BUILD TO SUIT**

$\pm 13,000$ VPD

$\pm 18,000$ VPD

DEMOS	3 MILE	5 MILE	10 MILE
 POPULATION	43,792	71,365	154,231
 EMPLOYEES	15,610	22,253	41,778
 AVERAGE HHI	\$86,572	\$91,884	\$101,800
 HOUSEHOLDS	17,401	928,535	60,501



SITE PLAN



SPACE	TENANT	SF
1	AVAILABLE	7,000
2	AVAILABLE	1,400
3	AVAILABLE	14,200
4	AVAILABLE	
5	AVAILABLE	
6	AVAILABLE	
7	AVAILABLE	2,200
8	AVAILABLE	5,000
9	TRUIST BANK	2,600
10	FIVE GUYS	2,626
11-12	MATTRESS WAREHOUSE	6,988
13	VERIZON	
14	SHEETZ	

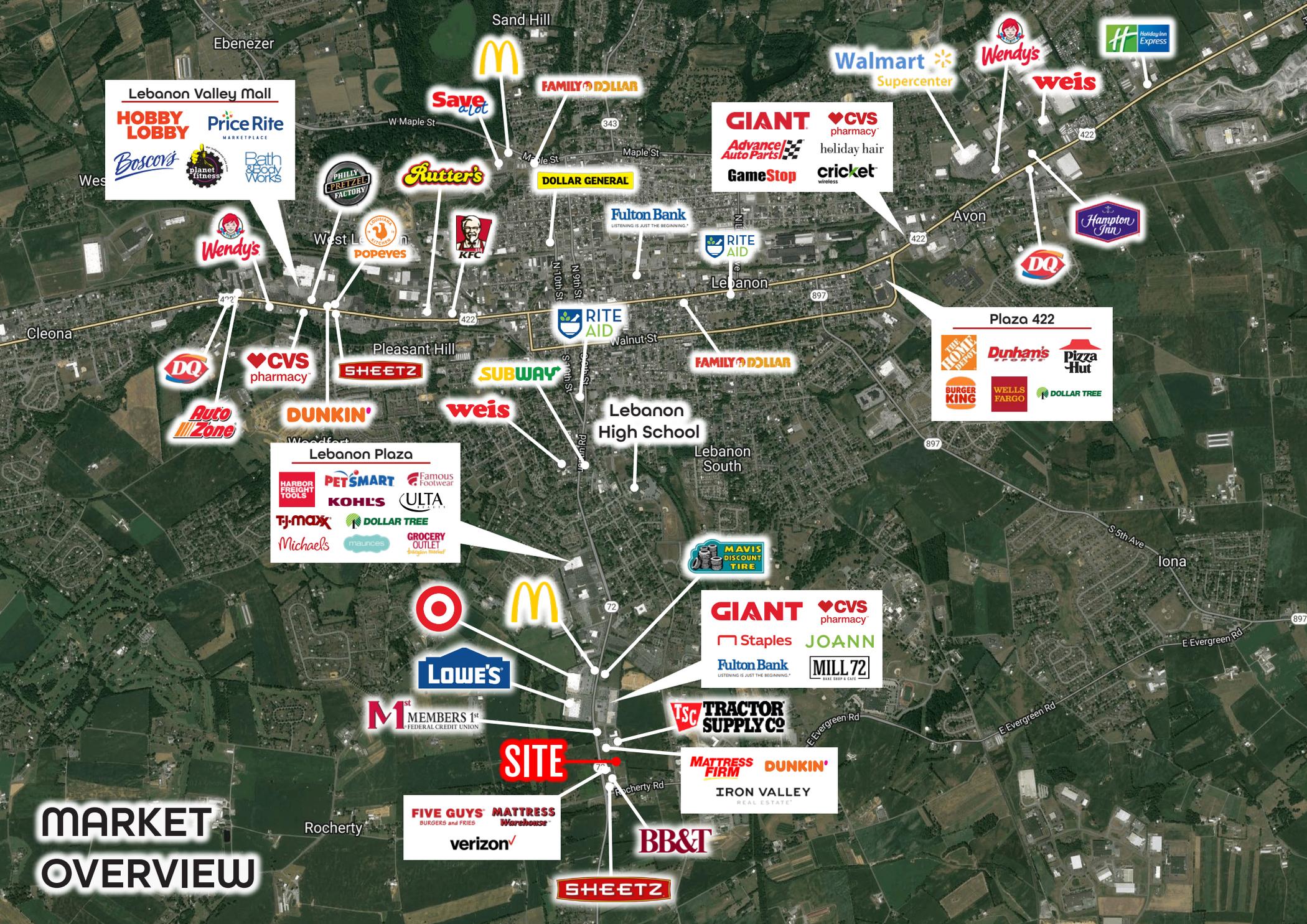
LEBANON PLAZA



NORTH CORNWALL COMMONS



CORNWALL LEBANON SCHOOL DISTRICT



MARKET OVERVIEW

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

