

OLD FORGE POINT SHOPPING CENTER

1212 MAPLE ST | LEBANON, PA | 17046



±19,500 SF
AVAILABLE FOR SALE/LEASE



Joshua Miller | Tom Troccoli

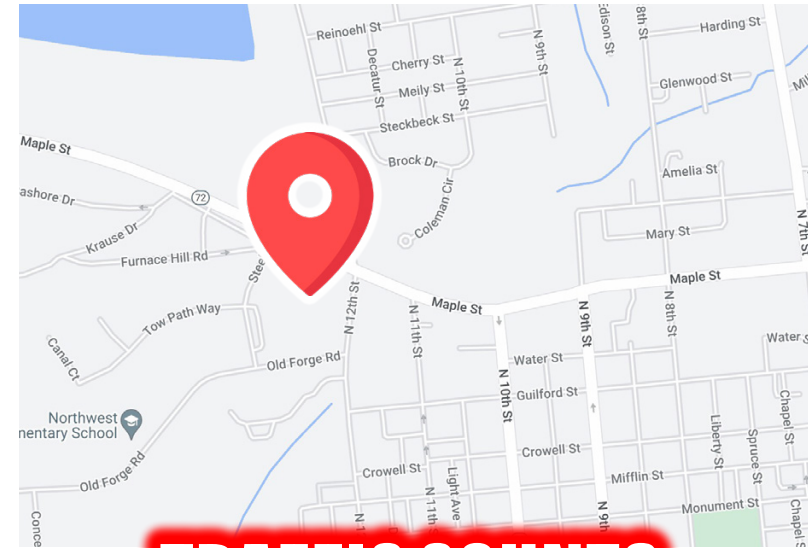
For Property Information: 717.390.9858 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROPERTY OVERVIEW

Old Forge Plaza is a +/- 23,000 SF retail development in Lebanon, PA with a 15,000 SF anchor space and 1,500-4,500 SF of inline space available for lease. In addition to the retail center there are two pad sites adjacent to an existing McDonald's available for sale, ground lease or built to suit. This retail center is one of few properties catering to the entire city of Lebanon, with convenient access for the northern Lebanon market and ease of access from anywhere in the greater Lebanon area.



DEMOGRAPHICS



POPULATION

3 MILE- 55,915
5 MILE- 75,930
7 MILE- 96,835



EMPLOYEES

3 MILE- 16,240
5 MILE- 22,530
7 MILE- 28,988



AVERAGE HHI

3 MILE- \$85,184
5 MILE- \$90,659
7 MILE- \$95,959



HOUSEHOLDS

3 MILE- 22,190
5 MILE- 29,719
7 MILE- 37,991

TRAFFIC COUNTS



W MAPLE ST - ±12,000 VPD



N 12TH ST - ±5,000 VPD



JONESTOWN RD - ±8,000 VPD



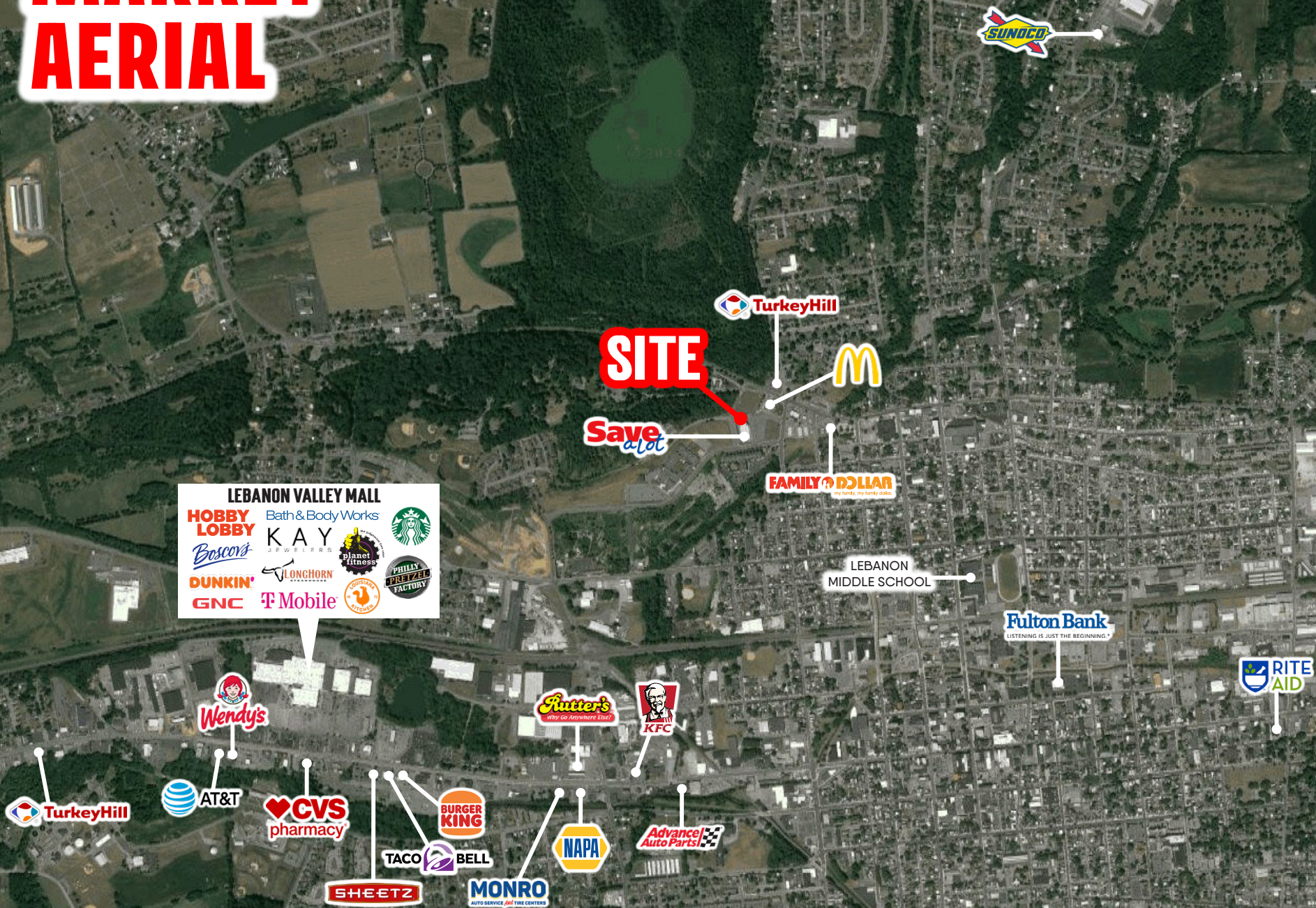
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MARKET AERIAL



SITE

LEBANON VALLEY MALL

- HOBBY LOBBY
- Bath & Body Works
- KAY JEWELERS
- Planet Fitness
- Starbucks
- DUNKIN'
- GNC
- F Mobile
- LONGHORN
- PHILLY PRETZEL FACTORY

Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

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

WEST CHESTER OFFICE:

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

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

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

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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.

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.

