

PAD SITE AND UP TO 20,800 SF AVAILABLE **FOR LEASE**



NEARBY RETAILERS:



860 E OLD CUMBERLAND ST

LEBANON, PA | 17042



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*



POPULATION
 3 MILE- 50,291
 5 MILE- 73,306
 7 MILE- 98,376



EMPLOYEES
 3 MILE- 17,209
 5 MILE- 22,930
 7 MILE- 29,145



AVERAGE HHI
 3 MILE- \$86,058
 5 MILE- \$93,639
 7 MILE- \$97,716



HOUSEHOLDS
 3 MILE- 19,857
 5 MILE- 28,978
 7 MILE- 38,170



PROPERTY OVERVIEW

Opportunity to lease space in a new commercial development located at 860 E Old Cumberland St in Lebanon, PA. This site features two proposed buildings: a 8,775 SF free standing building and a pad site large enough to fit a 20,000 SF multi-use building suitable for a variety of commercial uses including retail, medical, or office. The project will also include a new Sheetz, adding a high-traffic anchor to the site and increasing daily customer draw. The property offers flexible build-to-suit opportunities and excellent visibility along a heavily traveled corridor, making it ideal for tenants seeking exposure and convenience in a growing market.



BW COMMERCIAL ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
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ACTIVE MEMBER OF: **RETAIL BROKERS NETWORK** COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN

E Cumberland St ±17,000 VPD



E Walnut St ±9,000 VPD

E Old Cumberland St

Cun

NATIONAL GUARD

pennsylvania DEPARTMENT OF TRANSPORTATION

PROPOSED SHEETZ

8,775 SF

20,800 SF



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MARKET AERIAL



SITE

LEBANON COUNTY CAREER AND TECHNOLOGY CENTER



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MARKET AERIAL



Bennett Williams

COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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York, PA 17402

LANCASTER OFFICE:

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Lancaster, PA 17601

EXTON OFFICE:

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

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

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



LISTING AGENTS:



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TENANT
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INVESTMENT
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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.

