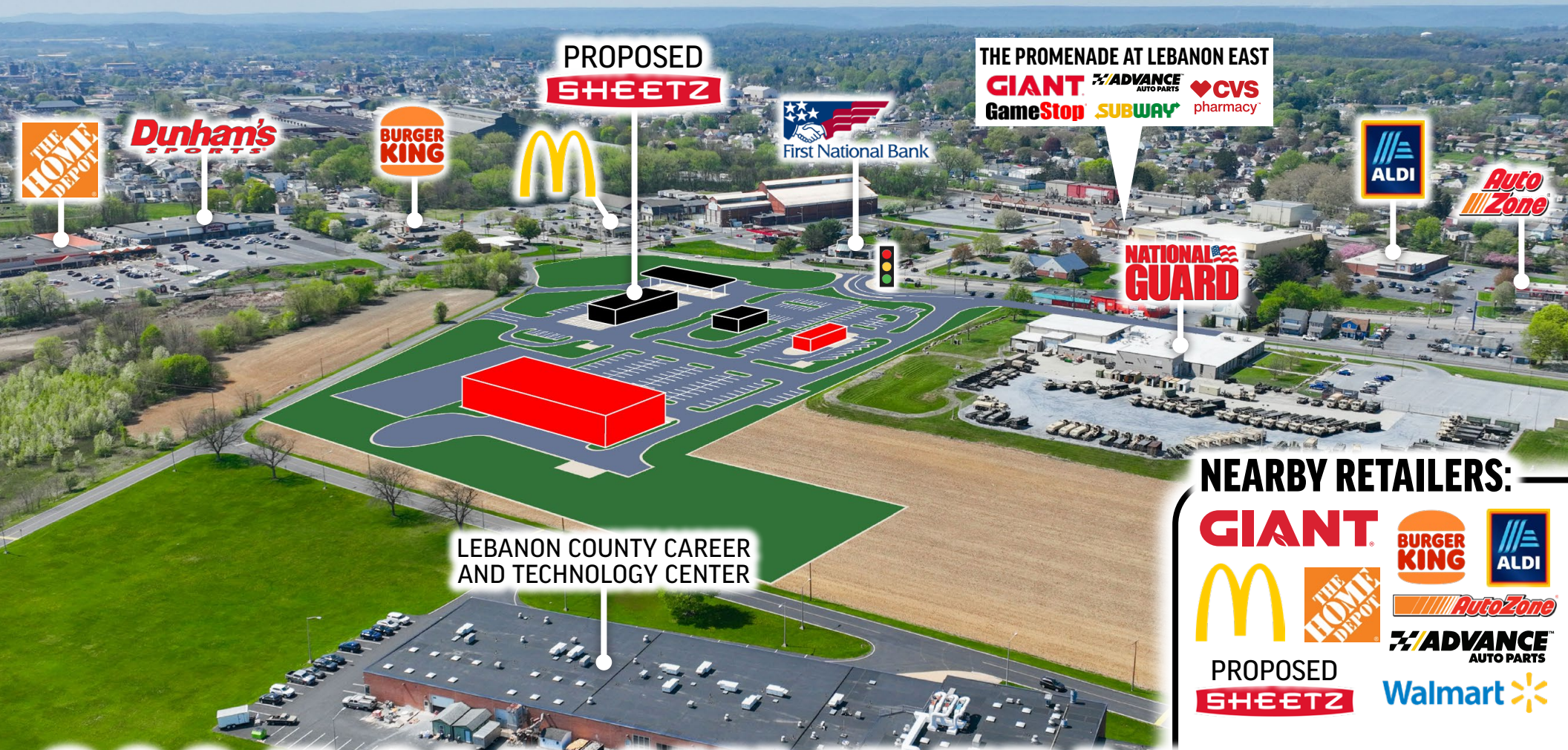


PAD SITE AND UP TO 20,000 SF AVAILABLE **FOR LEASE**



PROPOSED
SHEETZ

THE PROMENADE AT LEBANON EAST
GIANT **ADVANCE** **CVS**
GameStop SUBWAY pharmacy

**NATIONAL
GUARD**

LEBANON COUNTY CAREER
AND TECHNOLOGY CENTER

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



ACTIVE MEMBER OF: **RETAIL BROKERS NETWORK** 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 2,379 SF restaurant pad site 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.



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

SITE PLAN

E Cumberland St ±17,000 VPD

E Walnut St ±9,000 VPD

E Old Cun

NATIONAL
GUARD

PROPOSED
SHEETZ



2,379 SF

20,000 SF



ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



GIANT
ADVANCE AUTO PARTS
GameStop
CVS pharmacy
 holiday hair
cricket wireless

ALDI

AutoZone

NAPA

NATIONAL GUARD

SITE

LEBANON COUNTY CAREER AND TECHNOLOGY CENTER

PLAZA 422

THE HOME DEPOT
Dunham's
Pizza Hut
BURGER KING
WELLS FARGO
DOLLAR TREE



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK
 COMMERCIAL BROKERAGE. *Redefined.*

MARKET AERIAL



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

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

COMMERCIAL BROKERAGE. *Redefined.*

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 1
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



LISTING AGENTS:



ADAM HAGERMAN

ahagerman@bennettwilliams.com



CALE BRUSO

cbruso@bennettwilliams.com



BRAD ROHRBAUGH

brohrbaugh@bennettwilliams.com



CHAD STINE

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

