

FOR LEASE

Grocery anchored shopping center on a high traffic corridor (Route 422) between Hershey and Lebanon.

GLA: 114,845 SF



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**VASTGOOD
PROPERTIES, LLC**
Manager & Owner's
Representative

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CLEONA SQUARE SHOPPING CENTER

DEMOGRAPHICS

Variable	Cleona Square Shopping Center 435 West Penn Ave. Cleona, PA 17042			
	Travel Distance from Site	1 mile	3 miles	5 miles
Total Population		2,708	15,051	51,466
Population Density (Pop per Sq. Mile)		2,369.7	1,280.3	1,505.8
Total Daytime Population		2,023	14,619	50,387
Total Households		1,133	5,616	20,007
Per Capita Income		\$39,455	\$32,882	\$28,320
Average Household Income		\$93,778	\$87,474	\$72,964
Average Disposable Income		\$73,604	\$68,447	\$57,771
Aggregate Disposable Income		\$83,392,948	\$384,399,981	\$1,155,832,058
Total (SIC01-99) Businesses		74	539	1,744
Total (SIC01-99) Employees		891	6,693	21,115
Total (SIC01-99) Sales (\$000)		\$321,534	\$1,240,158	\$3,037,420
Annual Budget Expenditures		\$90,957,722	\$422,003,126	\$1,264,288,903
Retail Goods		\$27,773,138	\$127,933,956	\$384,963,095

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Join this neighborhood shopping center anchored by a 38,382 SF well-established and successful Giant Food Store. Situated along Route 422, the main east-west corridor between Hershey and Lebanon, the center offers excellent visibility and easy access to a diverse residential community and local amenities, including Lebanon Valley College. The area has experienced significant growth in distribution in recent years with the addition of several large warehouses. Notable facilities include the Hershey Co. Fulfillment Center, an 800,000 SF facility that packages and stores snack-size products from Hershey's manufacturing network; EaglePoint, a 1.1 million SF warehouse; and the DHL Clear Spring Logistics Park, which contains multiple warehouses.

The shopping center features a strong mix of national and regional retailers, including Rite Aid, McDonald's, Subway, Fine Wine & Good Spirits, Fulton Bank, and more. This center presents an ideal opportunity for food retailers, medical services, health and wellness businesses, and other service-oriented ventures. The property is professionally managed.

PROPERTY DETAILS

- Gross Leaseable Area:..... 114,845 SF
- Lease Rate/Terms:Negotiable
- Available: Various
- Zoning:CM, Commercial
- Parking:.....On-Site, Paved, Shared

SPACES AVAILABLE

- Suite 477-479 4,635 SF

TRAFFIC COUNTS

- W. Penn Ave/Route 422:..... 14,536 VPD



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Suite #	Tenant	Sq. Ft.
481	Giant Food Store	38,382 SF
477-479	AVAILABLE	4,635 SF
475 A	Fine Wine & Good Spirits	3,400 SF
475 B	City Watch Coffee	1,800 SF
473	Crystal Earth Gift Shop	5,456 SF
471	Pizza Town	1,872 SF
469	Rite Aid	10,800 SF
467	Big Lots	31,500 SF
459-463	Big Mike's Beer & Cigars	4,000 SF
457	China Moon	1,000 SF
455	Holiday Hair	1,000 SF
451-453	Smooth Vape	2,000 SF
447	Wag in Style	1,000 SF
449	Senior Helpers	1,000 SF
445	Cindy's Spa	1,000 SF
441-443	Subway	2,000 SF
439	Fancy Nails	1,000 SF
435-437	The Performance Group	2,000 SF
Pad Site 1	McDonald's	---
Pad Site 2	Fulton Bank	---



The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

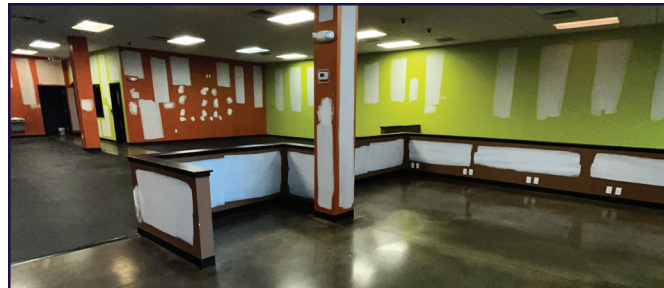
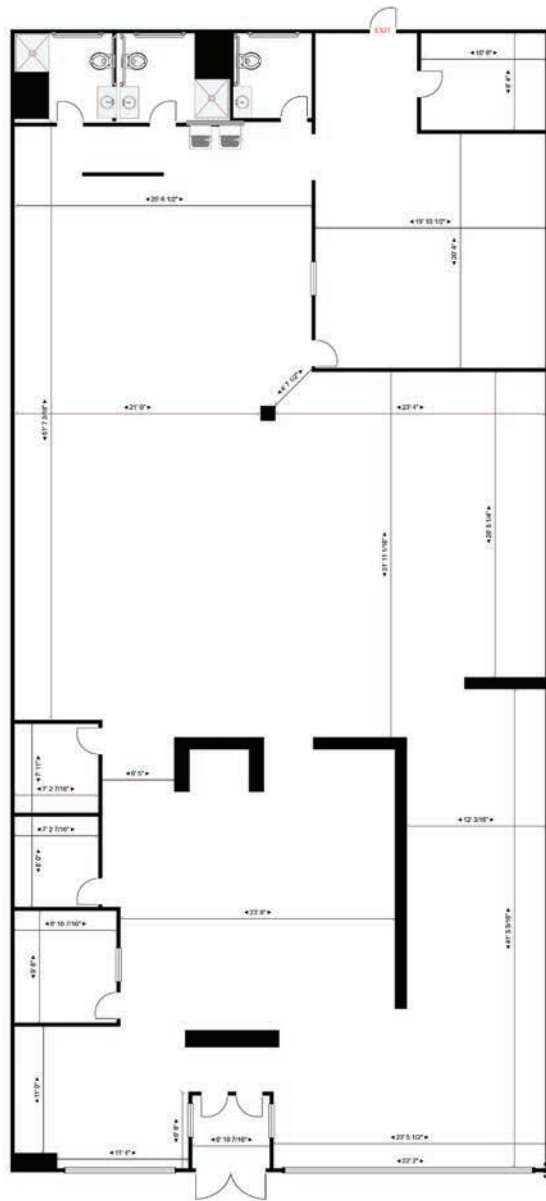
ESTABLISHED REGIONAL AREA MAP



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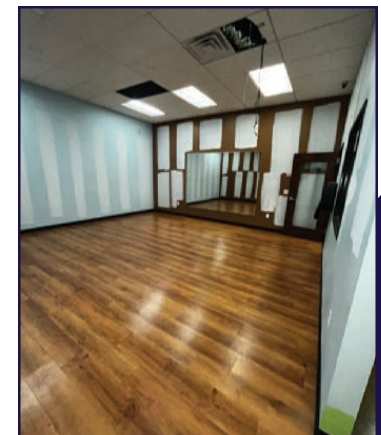
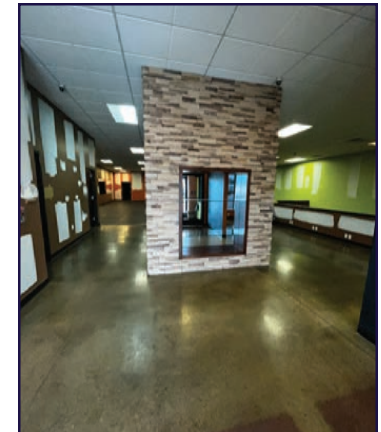
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SUITE 477-479 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 4,635 SF (formerly Anytime Fitness)
- Large Open Room / Exercise Room
- 2 Bathrooms with Showers, 1 ADA Bathroom
- 3 Private Offices
- Separate Room at the Back (Used for Classes)



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AERIAL PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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