

# OLD FORGE POINT SHOPPING CENTER

611 N 12<sup>TH</sup> ST | LEBANON, PA | 17046



±19,500 SF  
AVAILABLE FOR SALE/LEASE



Joshua Miller | Tom Troccoli

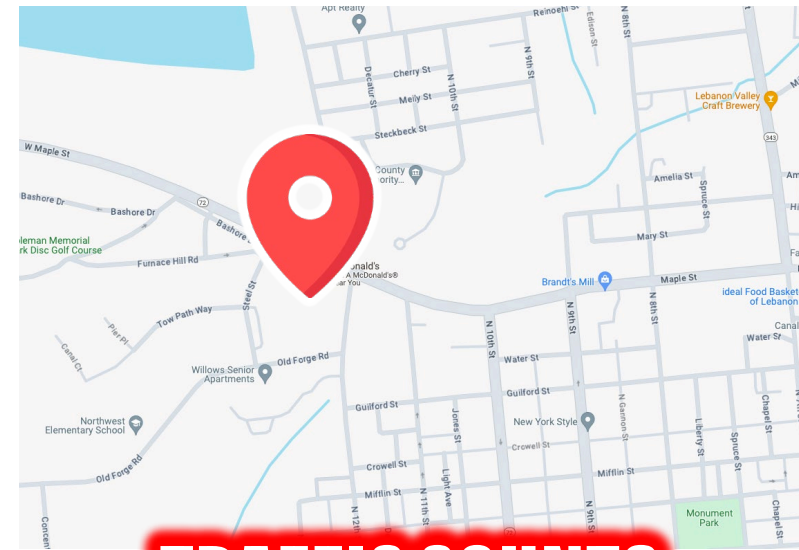
For Property Information: 717.390.9858 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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 12<sup>TH</sup> ST - ±5,000 VPD



JONESTOWN RD - ±8,000 VPD



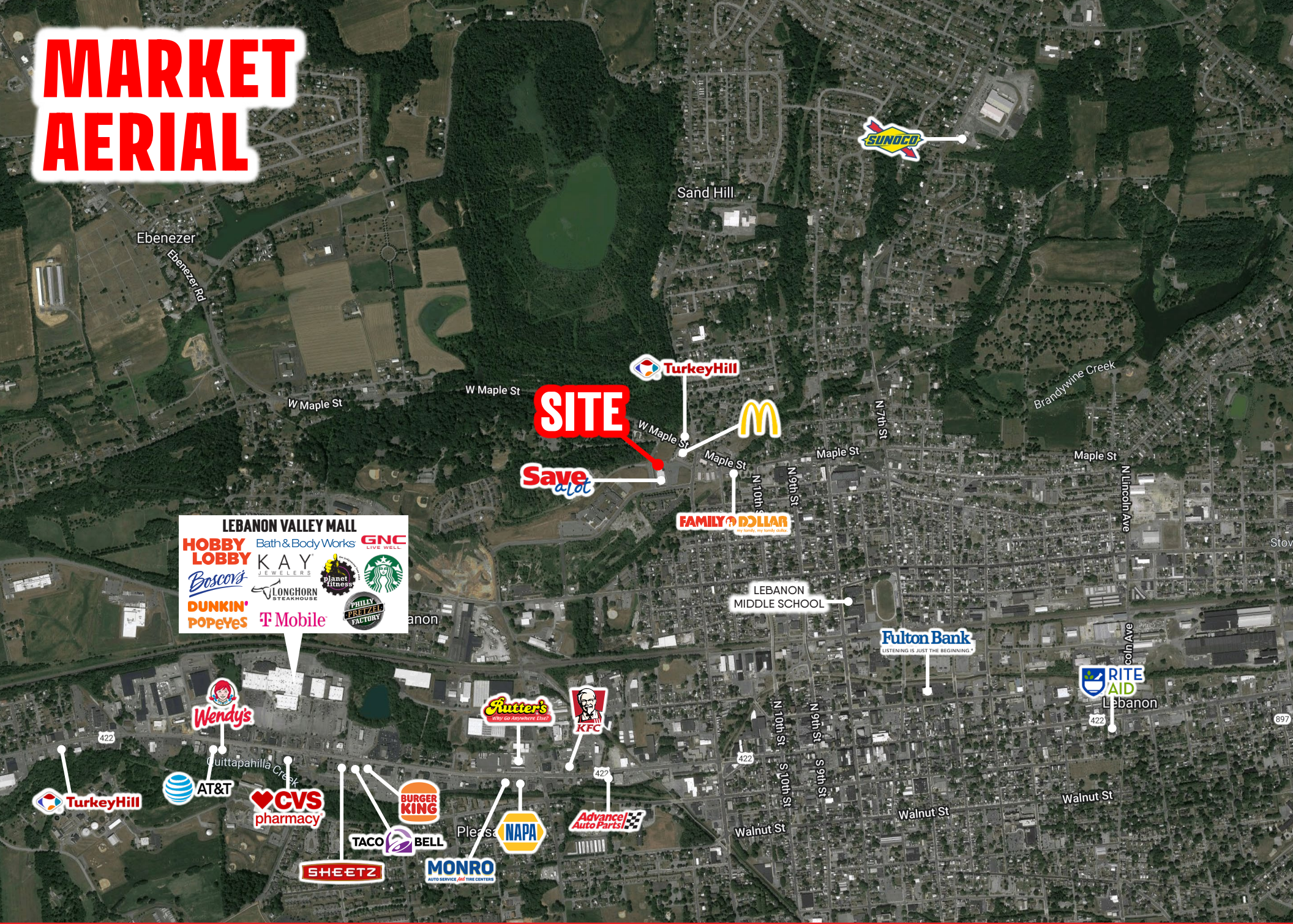
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# MARKET AERIAL



**SITE**

**LEBANON VALLEY MALL**

- Hobby Lobby
- Bath & Body Works
- GNC
- KAY JEWELERS
- Boscom's
- Dunkin'
- Popeye's
- T-Mobile
- Planet Fitness
- Starbucks
- Longhorn Steakhouse
- Philly Pretzel Factory

# 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

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### 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

## LISTING AGENTS:



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## CONTACT US

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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.

