

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. The shopping center is located along Route 422, the primary East/West corridor between Hershey and Lebanon with good proximity to the residential population, other retail and services, and Lebanon Valley College. In October 2021, The Hershey Co. spent more than \$178 million on a new project opening a new fulfillment center, a 810,000 SF building in Lebanon County, to employ 270 people, as its first fully digitally enabled fulfillment center.

Featuring a strong mix of national and regional retailers including Big Lots, Rite Aid, McDonald's Subway, Fine Wine & Good Spirits, Fulton Bank, and more. This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

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

SPACE AVAILABLE

- Key Code 6/Suite 471 1,872 SF
- Key Code 2/Suite 477-479..... 4,635 SF
- Key Code 4/Suite 475B 1,800 SF

TRAFFIC COUNTS

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



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CLEONA SQUARE - SITE PLAN

Tenants & Availabilities

Key Code	Suite #	Tenant	Sq. Ft.
1		Giant Food Store	38,382
2	477-479	AVAILABLE	4,635
3	475 A	Fine Wine & Good Spirits	3,400
4	475 B	AVAILABLE	1,800
5	473	Crystal Earth Gift Shop	5,456
6	471	AVAILABLE	1,872
7	469	Rite Aid	10,800
8	467	Big Lots	31,500
A-B	459-463	Big Mike's Beer & Cigars	4,000
C	457	China Moon	1,000
D	455	Holiday Hair	1,000
E-F	451-453	Smooth Vape	2,000
G	447	Wag in Style	1,000
H	449	Senior Helpers	1,000
I	445	Cindy's Spa	1,000
J-K	441-443	Subway	2,000
L	439	Fancy Nails	1,000
M	435-437	The Performance Group	2,000
Pad Site 1		McDonald's	---
Pad Site 2		Fulton Bank	---



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ESTABLISHED REGIONAL AREA MAP

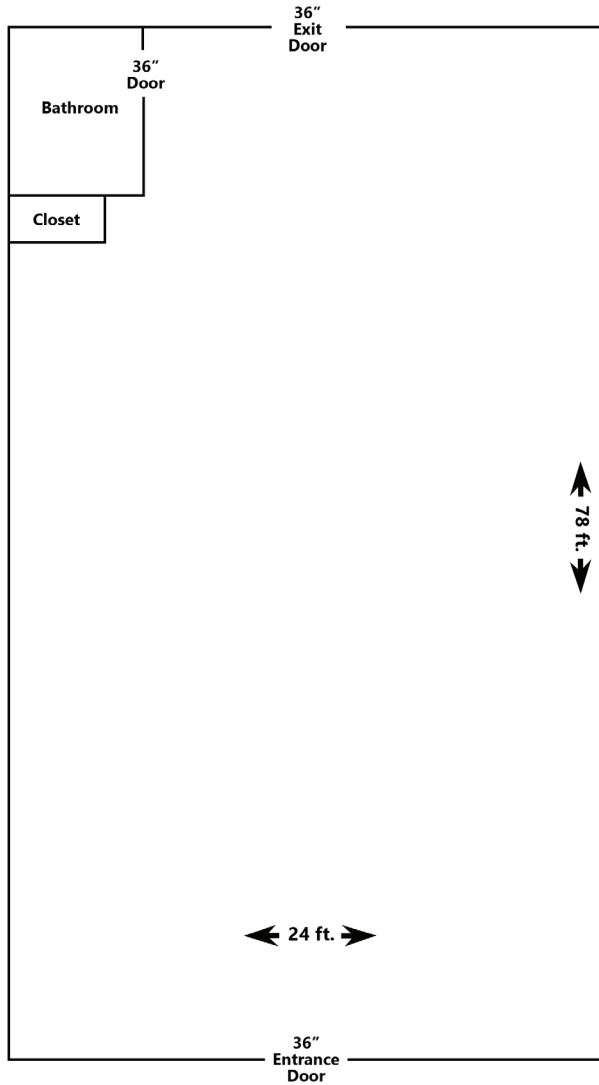


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SUITE 471 | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 1,872 SF
- Wide Open, Shell Space
- ADA Restroom
- Storage Closet



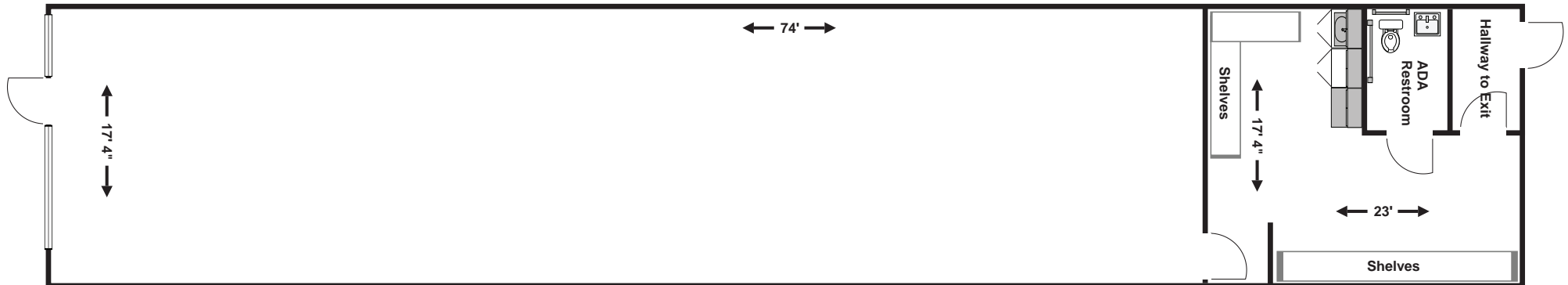
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SUITE 475B | SPACE OVERVIEW & PHOTOS



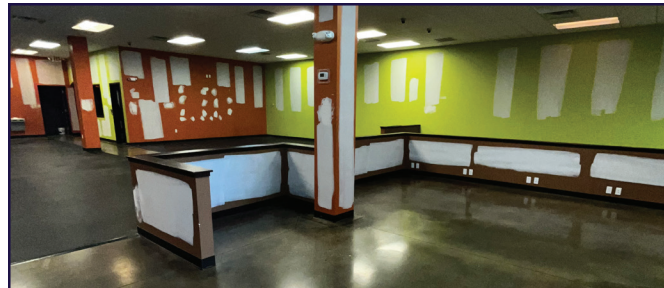
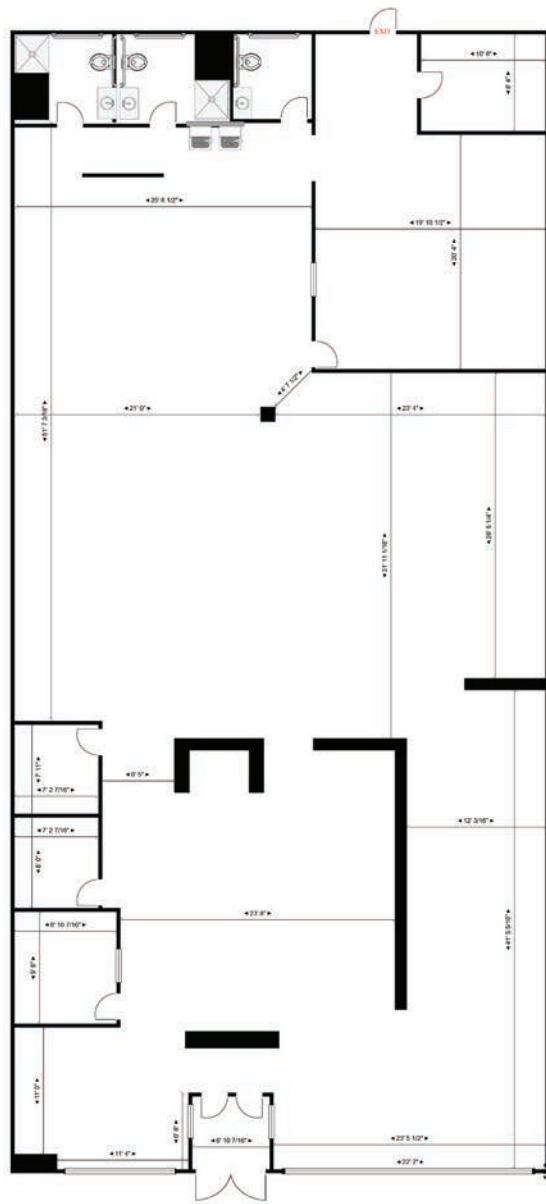
SPACE OVERVIEW

- 1,800 SF
- Long, Open Space with Carpeting
- 10 ft. Ceiling Height
- Back Storage Area with Shelving, Kitchenette, and ADA Restroom.



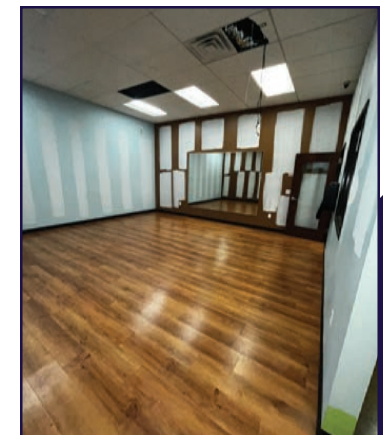
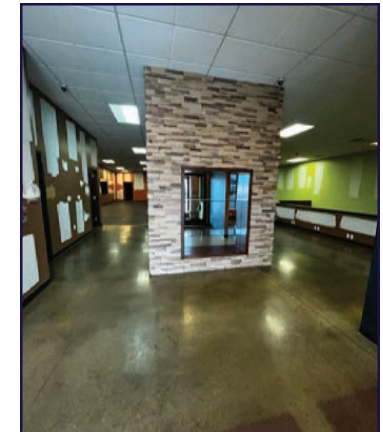
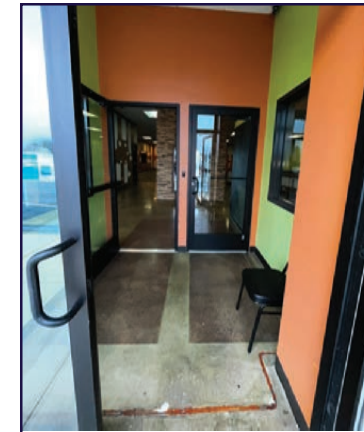
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SUITE 477-479 | SPACE OVERVIEW & PHOTOS



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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