



MIXED-USE COMMERCIAL BUILDING

South Lebanon Township | Lebanon County

452 E. Cumberland St. Lebanon, PA 17042

FOR SALE

Investment Sale of this multi-tenant commercial/residential building.

FOR LEASE

Equipped restaurant space on 1st floor available immediately.



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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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.

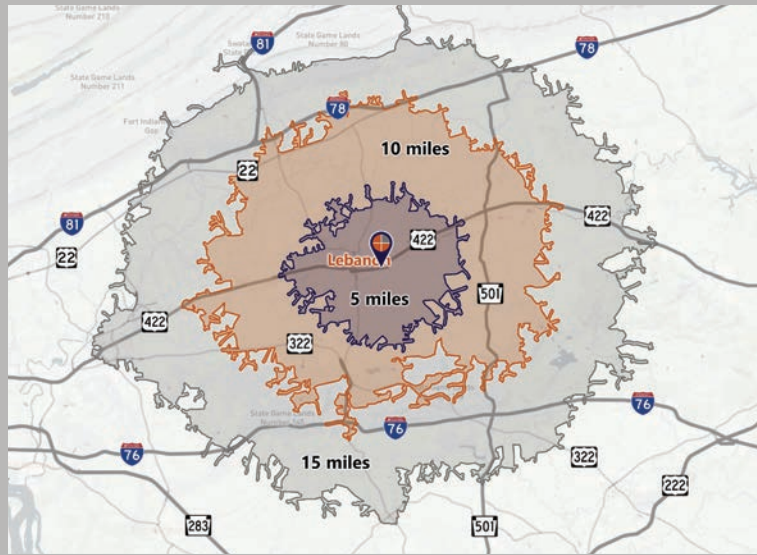


MIXED-USE COMMERCIAL BUILDING

DEMOGRAPHICS

Variable	452 E. Cumberland St. Lebanon, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	60,081	109,241	181,600
Population Density (Pop per Sq. Mile)	1,403.5	597.5	416.2
Total Daytime Population	59,689	105,427	171,294
Total Households	23,678	42,122	70,105
Per Capita Income	\$29,279	\$32,575	\$34,777
Average Household Income	\$74,435	\$84,127	\$89,628
Average Disposable Income	\$58,991	\$65,935	\$69,805
Aggregate Disposable Income	\$1,396,786,937	\$2,777,331,170	\$4,893,689,967
Total (SIC01-99) Businesses	2,046	3,486	5,982
Total (SIC01-99) Employees	26,341	43,645	73,124
Total (SIC01-99) Sales (\$000)	\$3,922,151	\$8,636,682	\$16,019,708
Annual Budget Expenditures	\$1,523,202,250	\$3,058,160,341	\$5,397,270,277
Retail Goods	\$466,491,119	\$950,077,797	\$1,672,187,490

Travel Distance from Site



PROPERTY SUMMARY

TRUE Commercial Real Estate is pleased to market this two-story mixed use investment property. The first floor features restaurant space which has just become available, and The Lavender Room Salon, with a new 3 year lease. The second floor contains two (2) residential apartments (1 BR/1 BA; 2 BR/1BA) which are currently occupied.

Excellent street presence and traffic counts provide exceptional visibility. The property also features 15+ on-site parking spaces in the rear of the property.

PROPERTY DETAILS

- Total GLA: 5,026 SF
- Sale Price: \$899,000
- Zoning: General Commercial
- Land/Lot Size: 0.35 Acres
- Total Commercial "C" Units: 2
- Total Residential "R" Units: 2
- Parking: Paved Lot, 15 spaces
- Available Space: 2,800 SF
- Lease Rate: \$3,500/month/NNN
- Lease Terms: Negotiable
- Roof Type: Shingle
- Heating: Other
- Cooling: Mini Split Units
- Electric: Separately Metered
- Water: Public
- Sewer: Public
- Year Built: 1975

TRAFFIC COUNTS & ROAD FRONTAGE

- E. Cumberland St./Route 422:.. 11,199 VPD
- S. 5th Ave./Route 897: 6,773 VPD
- E. Cumberland St./Route 422: 39 ft.
- S. 5th Ave./Route 897: 80 ft.

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PROPERTY PHOTOS & FINANCIAL MODEL



FINANCIAL SUMMARY

OFFERING PRICE	\$	899,000
Pro-forma Rental Income		72,156
Real Estate Taxes		1,956
TOTAL GROSS INCOME		74,112
FIXED EXPENSES		
Real Estate Taxes		4,889
Insurance		1,587
TOTAL FIXED EXPENSES		6,476
OPERATING EXPENSES		
Utilities		2,564
Water & Sewer		2,225
Trash Removal		600
TOTAL OPERATING EXPENSES		5,389
TOTAL EXPENSES		11,865
NET INCOME	\$	62,247
INITIAL CAP RATE		6.9%

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ESTABLISHED REGIONAL AREA MAP



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FOR LEASE | EQUIPPED RESTAURANT



SPACE OVERVIEW

Fully-equipped restaurant space is waiting for you! This established former Bistro and Pizzeria is fully-equipped, available for lease and is ready for the next restaurateur to take things to the next level! Located along E. Cumberland St. in Lebanon, the site enjoys great visibility and traffic counts, customer parking, and indoor and outdoor seating. The interior offers two dining areas and indoor seating for between 40-50 customers.



Availability is immediate and the condition is predominantly turn-key. However, it is ready for your personal touch and concept!

SPACE DETAILS

- Available Space: 2,800 SF
- Lease Rate: \$3,500/month/NNN
- Lease Terms: Negotiable
- Date Available: Immediately



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