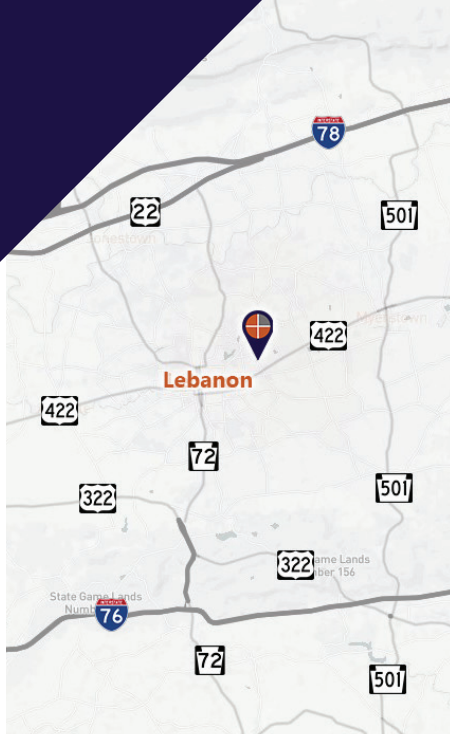




Commercial Real Estate LLC

SALE, LEASE INCLUDING BUILD-TO-SUIT

- 5.34 Acres
- Zoning: C-2A Commercial



Darin R. Wolfe
 Cell: 717.669.1187
 drwolfe@truecommercial.com

LAND FOR DEVELOPMENT

North Lebanon Township | Lebanon County

WS North 15th Ave. Lebanon, PA 17042



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.

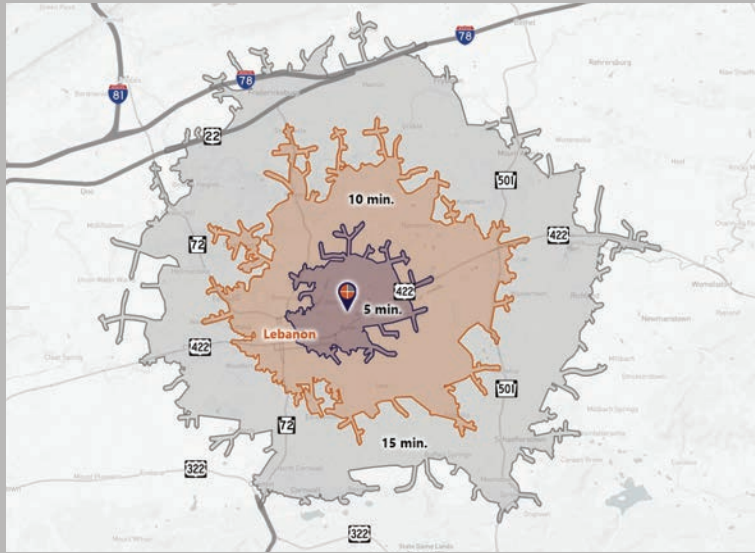


LAND FOR DEVELOPMENT

DEMOGRAPHICS

Variable	WS North 15th Ave. Lebanon, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	14,629	55,665	90,267
Population Density (Pop per Sq. Mile)	1,775.9	1,225.6	685.9
Total Daytime Population	13,153	51,381	87,560
Total Households	5,919	22,021	35,196
Per Capita Income	\$23,289	\$24,838	\$28,122
Average Household Income	\$59,252	\$63,087	\$72,000
Average Disposable Income	\$48,579	\$51,061	\$57,386
Aggregate Disposable Income	\$287,539,605	\$1,124,411,235	\$2,019,760,261
Total (SIC01-99) Businesses	477	1,737	2,883
Total (SIC01-99) Employees	5,356	20,687	36,530
Total (SIC01-99) Sales (\$000)	\$732,279	\$3,099,539	\$8,278,392
Annual Budget Expenditures	\$303,791,840	\$1,206,254,924	\$2,191,081,966
Retail Goods	\$93,328,139	\$374,577,229	\$682,208,033

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased assist our client in offering this exciting opportunity to the market. Both Sale and Lease opportunities exist.

Comprised of over five (5) acres, this currently vacant parcel awaits development in North Lebanon Township. Topography is cleared and relatively flat.

Within close proximity to US Route 422 and easily accessible to all regional traffic arteries, the property can accommodate a variety of uses, including retail, professional services, regional transit, flex space, light industry, contractor space, printing/publishing, indoor amusement, storage, self-storage and more.

PROPERTY DETAILS

- Land/Lot Size: 5.34 Acres
- Sale Price:\$510,000
- Lease Rate:.....Negotiable
- Lease Terms:Negotiable
- Zoning: C-2A Commercial
- Road Frontage:.....400+ LF
- Topography:Cleared, Relatively Flat

TRAFFIC COUNTS

- N. 15th Ave.: 5,126 VPD
- Cumberland St/Route 422: 16,073 VPD

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ESTABLISHED REGIONAL COMPETITION MAP

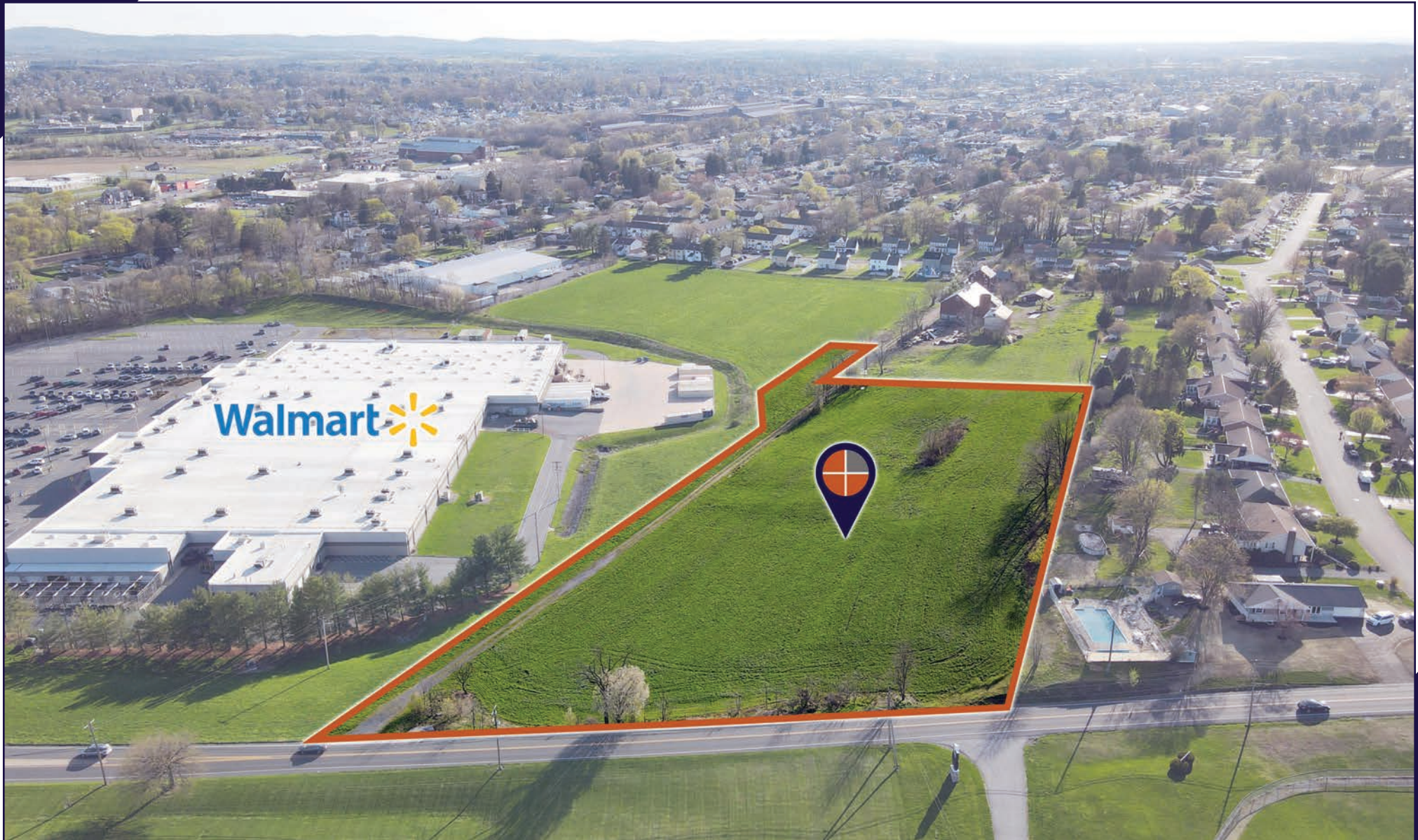


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AERIAL DRONE PHOTO



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ZONING PERMITTED USES

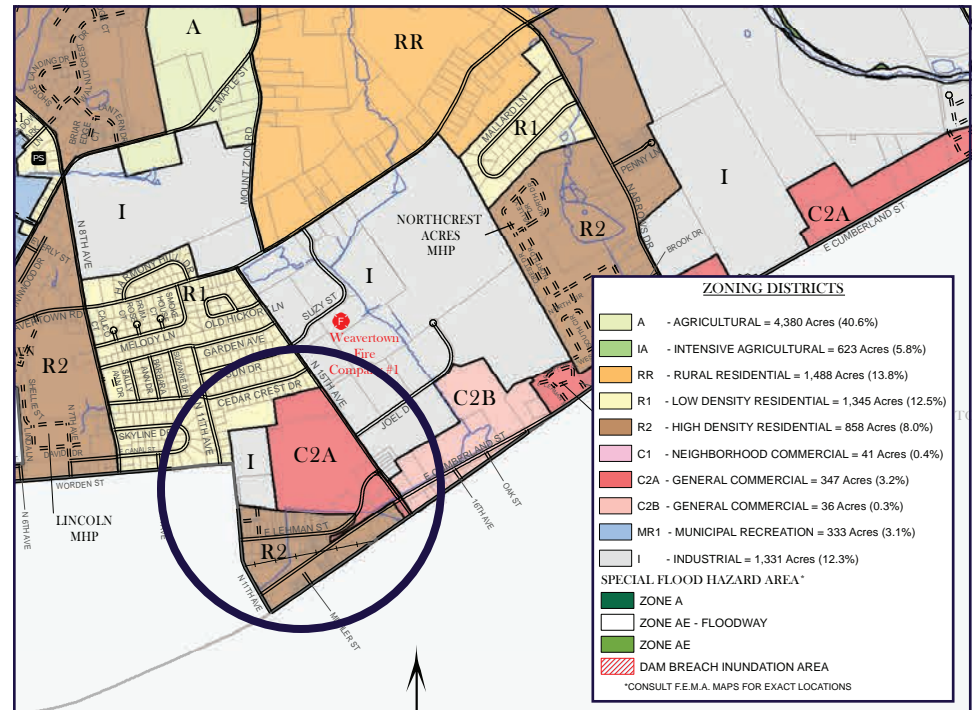
C-2A GENERAL COMMERCIAL DISTRICT

Statement of intent: The regulations of this district are designed to accommodate commercial activity within the Township. Since these enterprises are for the most part dependent on traffic generated by a major thorough fare, these uses are grouped together to facilitate shopping via automobile. The requirements contained in this Part are designed to promote safe and expedient conveyance of the resulting high traffic volumes.

PERMITTED USES:

- (1) Stores for the retailing of all consumer goods not otherwise prohibited by law.
- (2) Multiple commercial use complexes and shopping centers provided conditions are met.
- (3) Personal service shops including barber shops, beauty parlors, tailors, shoe repair, dry cleaning, laundromats, etc.
- (4) Clinics and offices of Pennsylvania-licensed medical practitioners.
- (5) Banks, savings and loan associations, finance agencies, and other offices providing business or professional services.
- (6) Messenger, dispatch, express, and courier services.
- (7) Taxi and bus passenger stations, and transfer trucking facilities.
- (8) Mortuary and undertaking establishments.
- (9) Indoor amusement enterprises such as arenas, bowling alleys, dance halls, and other recreation or entertainment establishments.
- (10) Drive-in movie theaters.
- (11) Restaurant facilities of all types, including drive-in, drive through or fast food, tea rooms, cafes, and other places serving food or beverages, including private, membership, or social clubs and beverage distribution centers.
- (12) Printing and publishing firms.
- (13) Shops for contractors, plumbers, heating, painting, and upholstering specialists.
- (14) Multiple storage rental units, self-storage facilities
- (15) Hotels, motels, and boarding houses.
- (16) Automobile dealers and automobile washes.

- (17) Gasoline stations and repair garages subject to regulations.
- (18) All other uses, which in the opinion of the Zoning Administrator are similar to the above uses and in harmony with the intent of the regulations for this district. When a proposed use is not sufficiently similar to enable the Zoning Administrator to make a ruling, the Zoning Hearing Board may make a determination as authorized in § 27-204, Sub. 5, of this chapter.
- (19) Upon approval by the Zoning Hearing Board, the following Special Exception uses are permitted provided that the use complies with the conditions listed herein and the applicable requirements specified.
 - (A) Automobile body shops provided conditions are met.
 - (B) Lumber, coal & fuel distribution yards provided conditions are met.
- (20) Day-care center shall be a permitted use, provided conditions are met.
- (21) Upon approval by the Board of Supervisors of North Lebanon Township, mini-warehouses shall be a permitted use, provided that the applicant meets all conditions as required by the Board of Supervisors.



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