

FOR SALE

INVESTMENT SALE:

Property consists of first floor commercial space and second floor apartments.



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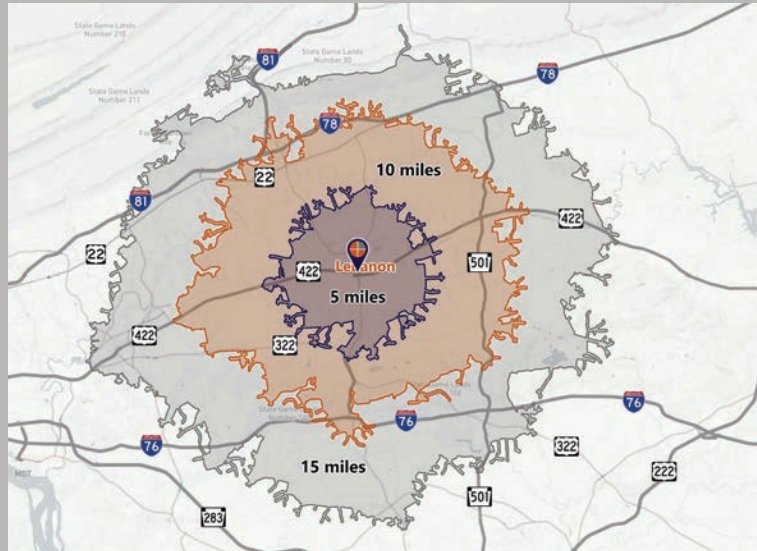
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INVESTMENT: MIXED-USE BUILDING

DEMOGRAPHICS

Variable	1000 Cumberland St. Lebanon, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	65,581	118,562	188,116
Population Density (Pop per Sq. Mile)	1,446.8	610.4	427.8
Total Daytime Population	64,909	113,776	195,658
Total Households	25,424	46,463	73,120
Per Capita Income	\$29,526	\$33,100	\$35,142
Average Household Income	\$76,069	\$84,477	\$90,261
Average Disposable Income	\$60,065	\$66,156	\$70,150
Aggregate Disposable Income	\$1,527,094,501	\$3,073,794,432	\$5,129,382,812
Total (SIC01-99) Businesses	2,218	3,811	6,424
Total (SIC01-99) Employees	28,856	47,083	98,183
Total (SIC01-99) Sales (\$000)	\$4,105,869	\$9,371,473	\$18,878,515
Annual Budget Expenditures	\$1,668,672,157	\$3,384,122,688	\$5,668,923,126
Retail Goods	\$509,123,787	\$1,050,373,104	\$1,751,974,038

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Old World Public House charm is paramount in this mixed-use investment opportunity in the City of Lebanon. The property consists of a first floor restaurant (currently offered for lease) with multiple dining areas and charming bar area. The restaurant offers two (2) entrances, one to the dining area and a separate entry into the bar space, allowing all patrons to enjoy the warmth and experience of gathering with friends. A liquor license is not currently in place but is being sought by the property owner, which would convey separately.

The second floor includes five (5) apartment units which are fully occupied as of the date of publication.

The property is Ideal for a restaurant owner-operator ready to explore their dining concept while receiving residential unit cash flow.

PROPERTY DETAILS

- Total Building Size:.....9,842 SF
- Sale Price: \$899,000
- First Floor Commercial Space:.....4,921 SF
- Second Floor Apartment Space:.....4,921 SF
- Zoning:Central Business District
- Land/Lot Size:0.13 Acres
- Parking:.....Street
- Year Built:..... 1760
- Annual Taxes (est.): \$5,156
- Roof Type: Composite, Rubber, Slate
- Construction:.....Masonry
- Heating:.....Forced Air, Natural Gas
- Cooling:.....Central A/C
- Electric:Single Phase
- Water/Sewer:.....Public

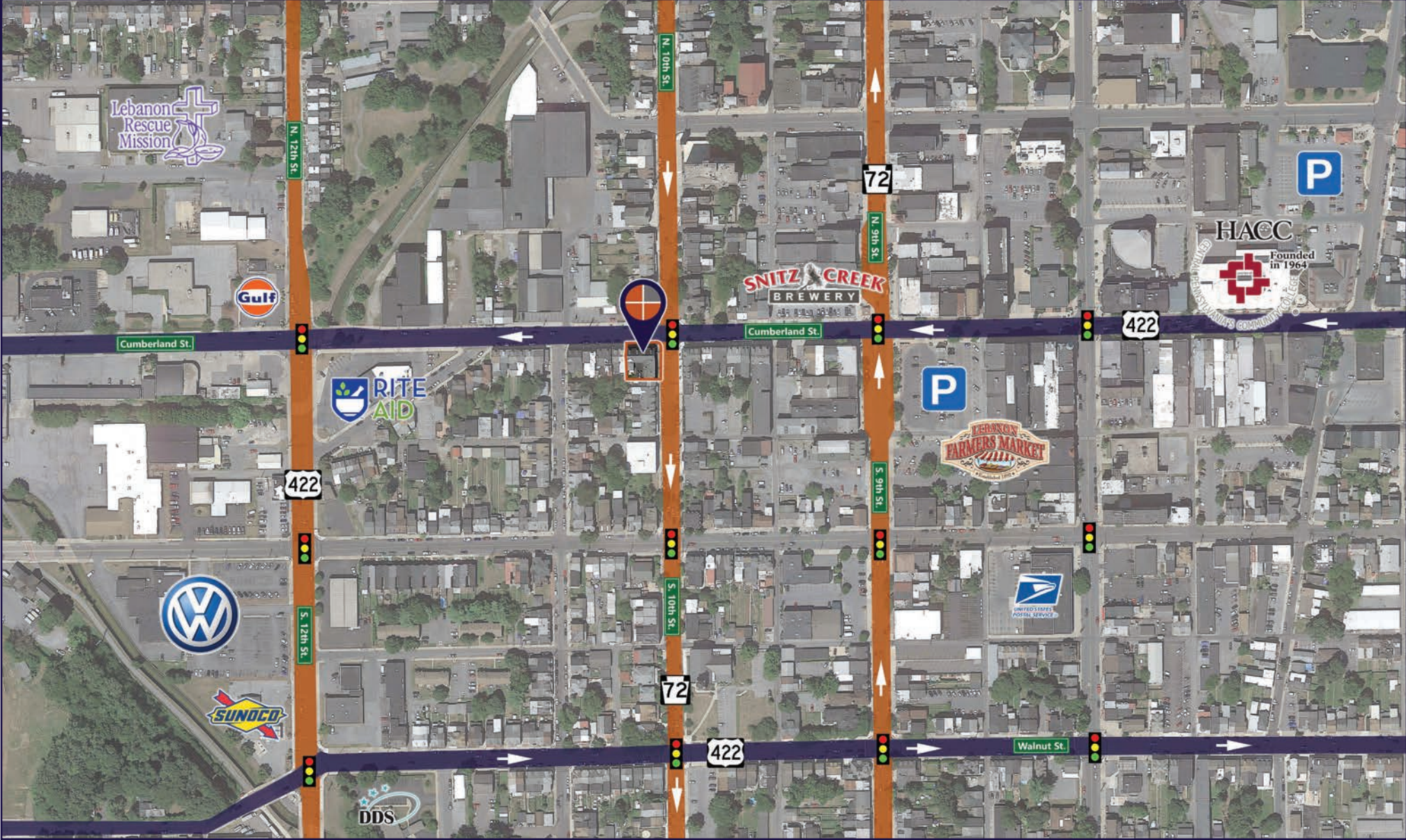
TRAFFIC COUNTS

- Cumberland St./Route 422:8,155 VPD
- S. Tenth St:.....9,101 VPD

OFFERING PRICE	\$ 899,000
Rental Income - Residential	\$ 62,880
Rental Income - Commercial (Proforma)	54,000
Taxes, Ins., CAM	6,199
TOTAL GROSS INCOME	123,079
FIXED EXPENSES	
Real Estate Taxes	5,412
Insurance	1,870
CAM	2,755
TOTAL FIXED EXPENSES	10,037
OPERATING EXPENSES	
Utilities	394
Water & Sewer	1,268
Trash Removal	700
TOTAL OPERATING EXPENSES	2,362
TOTAL EXPENSES	12,399
NET INCOME	\$ 110,680
INITIAL CAP RATE (Proforma)	12.3%

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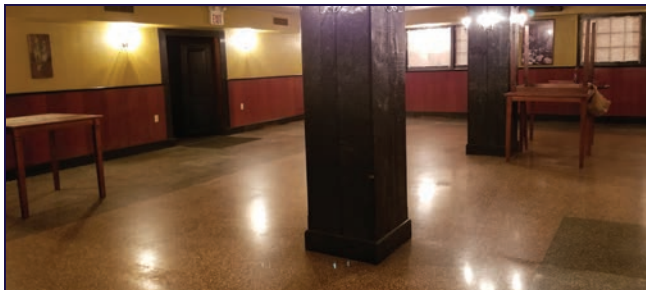
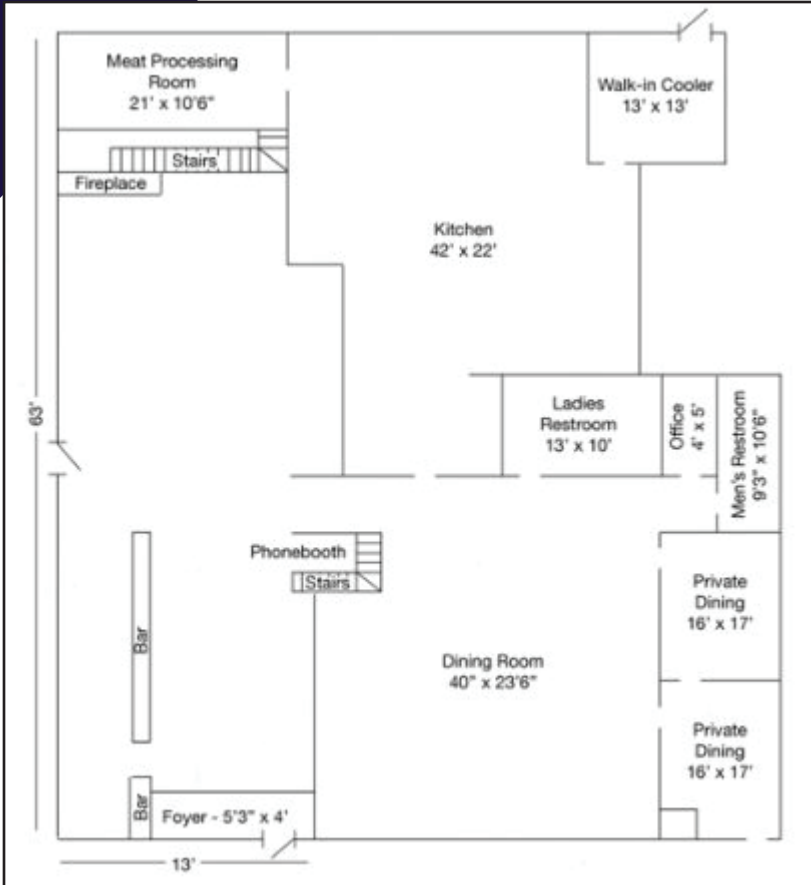
ESTABLISHED REGIONAL AREA MAP



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FLOOR PLAN, FIRST FLOOR & PROPERTY PHOTOS



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