

# 2234-2236 Cumberland Street, Lebanon PA 17042



## Fully Leased Mixed-Use Investment Opportunity

**Price: \$675,000**

**Square Feet: 4,339**

Positioned along busy Route 422 in Lebanon, this fully leased mixed-use property offers investors a stable, turnkey opportunity with excellent visibility and consistent traffic counts exceeding 16,000 vehicles per day. The building features three well-established commercial tenants on the first floor—Imani Salon, Jo Jo's Hair Salon, and Cleona Chiropractic—along with two one-bedroom apartments on the second floor, providing a balanced mix of income streams. Ample parking accommodates both commercial and residential tenants, with customer spaces in front and additional dedicated parking in the rear. The property has been thoughtfully maintained and updated over the years, creating long-term stability and reliable returns. With its strong location, tenant longevity, and low-maintenance operation, this property stands out as an exceptional investment opportunity in the heart of Lebanon's main commercial corridor.



### Lebanon 17042 Demographics

**Household  
Income:  
\$71,186**

**Median  
Age:  
44.3**

**Total  
Population:  
42,150**



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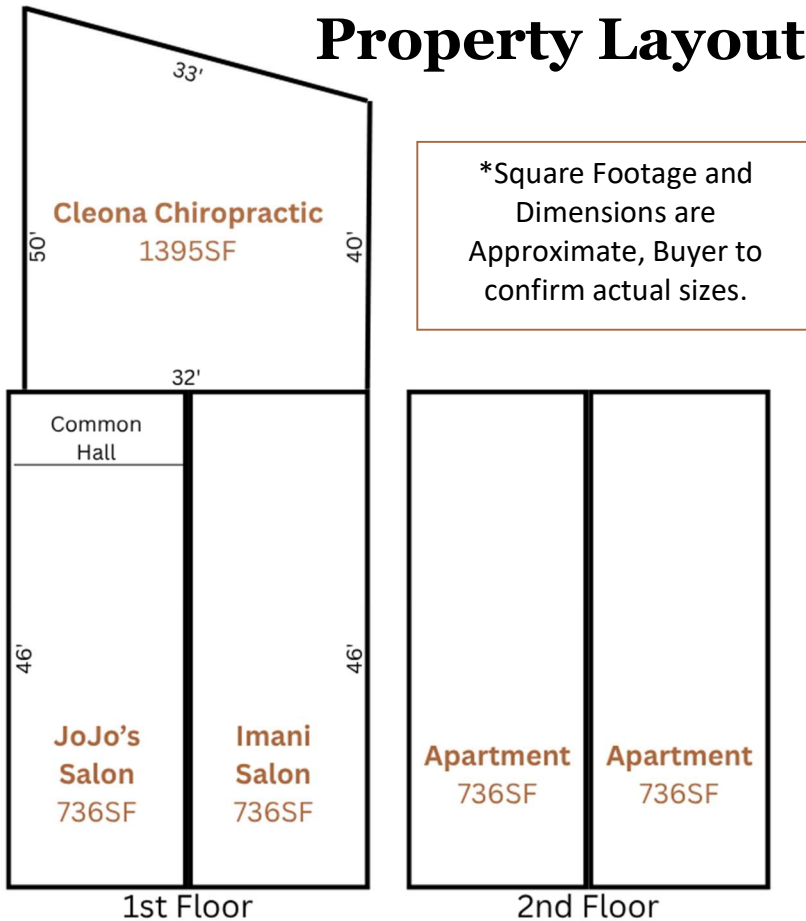
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REAL ESTATE®

LEBANON

# 2234-2236 Cumberland Street, Lebanon PA 17042

## Property Layout



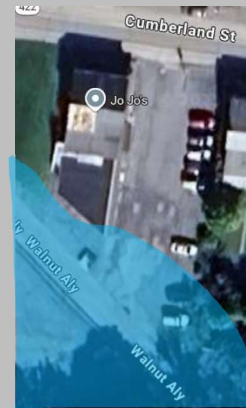
## Property Highlights:

- Fully leased 5-unit mixed use investment
- Three established commercial tenants + two apartments
- Excellent visibility on Route 422 (16,000+ cars daily)
- Ample parking for tenants and customers
- Consistently maintained and updated
- Reliable diversified income stream
- Strong Central Lebanon location

## Flood Zone Information:

Approximately 10 Square Feet of rear corner of building included in Flood Zone AE.

During current ownership (since 2016), water has never reached the building



## Cap Rate Calculations

Income:	Amount	Rent	Lease Start	Lease End	Security Deposit
Unit #1 - Cleona Chiropractic	\$ 30,000.00	\$ 2,500.00	10/1/2025	9/30/2028	\$ -
Unit #2 - Imani Salon	\$ 12,000.00	\$ 1,000.00	9/1/2025	8/31/2026	\$ 1,000.00
Unit #3 - Jo Jo's Salon	\$ 10,800.00	\$ 900.00	10/1/2025	9/30/2035	\$ -
Unit #4 - Apartment (1/1)	\$ 12,000.00	\$ 1,000.00	11/1/2025	10/31/2026	\$ 1,000.00
Unit #5 - Apartment (1/1)	\$ 9,600.00	\$ 800.00	2/1/2025	1/31/2026	\$ -
<b>Gross Income (Rent)</b>	<b>\$ 74,400.00</b>				

Expenses:	Amount
Taxes	\$ 6,891.00
Insurance	\$ 8,315.29
Utilities (Water & Sewer)	\$ 1,189.32
Trash Removal	\$ 1,151.04
Storm Water Fee	\$ 180.00
Snow Removal	\$ 405.00
<b>Total Expenses</b>	<b>\$ 18,131.65</b>

**Net Operating Income (NOI)** \$ 56,268.35

Purchase Price: \$ 675,000.00

Cap Rate: 8.34

Reflects current market rate for new lease starting 2/1/2026

Flood Insurance Removed\*

\*Flood insurance required with a government backed mortgage or a loan through a federally regulated lender.

## Projected Numbers

Income:	Amount
Unit #1 - Cleona Chiropractic	\$ 30,000.00
Unit #2 - Imani Salon	\$ 12,000.00
Unit #3 - Jo Jo's Salon	\$ 10,800.00
Unit #4 - Apartment (1/1)	\$ 12,000.00
Unit #5 - Apartment (1/1)	\$ 12,000.00
<b>Gross Income (Rent)</b>	<b>\$ 76,800.00</b>

Expenses:	Amount
Taxes	\$ 6,891.00
Insurance	\$ 2,500.00
Utilities (Water & Sewer)	\$ 1,189.32
Trash Removal	\$ 1,151.04
Storm Water Fee	\$ 180.00
Snow Removal	\$ 405.00
<b>Total Expenses</b>	<b>\$ 12,316.36</b>

**Net Operating Income (NOI)** \$ 64,483.64

Purchase Price: \$ 675,000.00

Cap Rate: 9.55



2234-2236 Cumberland Street, Lebanon PA 17042





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## Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

### Traffic Counts by Highest Traffic Count

<b>1</b> 25,792	<b>2</b> 21,599	<b>3</b> 19,670	<b>4</b> 19,525	<b>5</b> 18,989
2021 Est. daily traffic counts	State Rte 72	W Cumberland St	PA 72	Horseshoe Pike
Cross: -	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross Dir: -	Cross: Hwy 322	Cross: N 8th St	Cross: Twenty-Eighth Division Hwy	Cross: Diamond Dr
Distance: -	Cross Dir: SE	Cross Dir: W	Cross Dir: S	Cross Dir: E
	Distance: -	Distance: 0.02 miles	Distance: 0.03 miles	Distance: 0.2 miles
Historical counts		Historical counts	Historical counts	Historical counts
Year ▲ Count Type		Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2016 ▲ 11,978 AADT		2016 ▲ 8,930 AADT	2021 ▲ 19,485 AADT	2021 ▲ 21,232 AADT
		2005 ▲ 22,810 AADT		2016 ▲ 14,228 AADT
		2004 ▲ 20,000 AADT		1997 ▲ 10,888 AADT
		1997 ▲ 20,000 AADT		

AADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AWDT - Average Weekly Daily Traffic  
NOTE: Daily Traffic Counts are a mixture of actual and estimates