

FOR SALE

9.9 +/- Acres on
Cornwall Road -
Redevelopment
Opportunity



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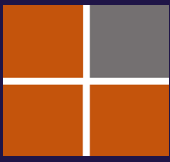
REDEVELOPMENT OPPORTUNITY

N. Cornwall Township | Lebanon County

1800 Cornwall Rd. Lebanon, PA 17042



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

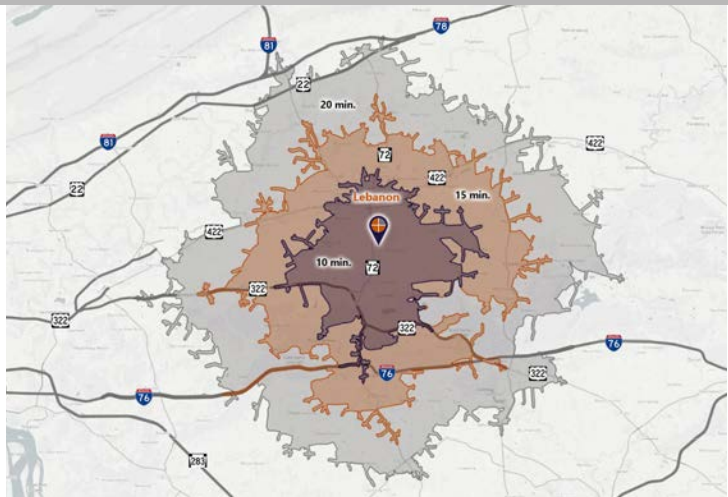


REDEVELOPMENT OPPORTUNITY

DEMOGRAPHICS

Variable	1800 Cornwall Road Lebanon, PA 17042		
	Travel Distance from Site	10 minutes	15 minutes
Total Population	51,617	81,626	136,705
Population Density (Pop per Sq. Mile)	1,303.8	707.0	551.0
Total Daytime Population	54,106	81,648	126,034
Total Households	20,585	32,105	53,432
Per Capita Income	\$33,813	\$36,050	\$38,788
Average Household Income	\$84,597	\$91,081	\$98,691
Average Disposable Income	\$84,597	\$91,081	\$98,691
Total (SIC01-99) Businesses	1,744	2,637	4,177
Total (SIC01-99) Employees	23,648	38,431	66,373
Medical Services - Physician	\$4,040,510	\$7,145,003	\$12,963,213
Medical Services - Dentist	\$5,488,469	\$9,692,217	\$17,704,783
Medical Services - Eyecare	\$1,030,089	\$1,848,174	\$3,386,620

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Redevelopment opportunity on approximately 9.9 +/- acres in North Cornwall Township. Located adjacent to North Cornwall Commons and continued expansion of nearby medical/professional office space, the site is well-positioned for infill development. Over 540 feet of frontage provides visibility and access. Flat topography.

North Cornwall Township continues to experience significant housing and commercial development and growth and is home to one the fastest growing areas in Lebanon County which, itself, is one of the fastest growing counties in Pennsylvania. A significant driver to the market and the property itself, is the convergence of four (4) major Healthcare Systems to the Lebanon market. Penn Medicine, UPMC Pinnacle, WellSpan and, most recently Tower Health continue make inroads into the market, in addition to ancillary service providers related to this inflow.

PROPERTY DETAILS

- Sale Price: \$2,600,000
- Zoning: O&I - Office Institutional
- Land/Lot Size: 9.9 +/- Acres
- Date Available: Immediately
- Total Annual taxes..... \$23,828
- Road Frontage:..... 540 ft.
- Topography: Flat
- Water:..... Public
- Sewer: Public

TRAFFIC COUNTS

- Cornwall Road 6,044 VPD
- Quentin Road/Route 72..... 15,145 VPD
- Rocherty Road 12,122 VPD

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ESTABLISHED REGIONAL COMPETITION MAP



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AERIAL DRONE PHOTOS



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