



10

SOUTH 22<sup>ND</sup> STREET  
LEBANON, PA

**PPM**  
Real Estate, Inc.

# FOR SALE

# \$900,000

**10 South 22<sup>nd</sup> Street, Lebanon, PA 17042**

Parcel ID: 26-2331160-368661-0000

Municipality: North Cornwall Township



<b>Acres Available</b>	4.94
<b>Building Sq. Ft</b>	± 2,300Sq. Ft. & ± 384 Sq. Ft.
<b>Zoning</b>	C-1; Highway Commercial
<b>Parking</b>	Approx. 90 Spaces
<b>Public Water &amp; Sewer</b>	Yes

Excellent entertainment or redevelopment opportunity on ±4.94 acres in a high-visibility corridor just outside the City of Lebanon. The property enjoys visibility from Route 422, which carries over 15,000 vehicles per day.

Located across from the Lebanon Valley Mall and surrounded by strong retailers including Sheetz, Starbucks, Planet Fitness, Hobby Lobby, and more.

The property formerly operated as a mini golf course and includes a ±2,300 SF ice cream parlor and a ±384 SF arcade/storage building.

Highway Commercial zoning and ample on-site parking make this site viable for a wide range of potential uses.

*Seller is a licensed Real Estate Broker in Florida*

**CONTACT US FOR YOUR SHOWING**

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info@ppmproperties.com



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Parcel View Map

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# LEBANON, PA

The City of Lebanon is strategically located almost equidistant from Harrisburg, Lancaster, and Reading, with excellent access via the Pennsylvania Turnpike, I-81, and I-78. Downtown Lebanon blends historic architecture with modern commerce, supporting both local businesses and national clients in fields like advertising and technology. City officials actively encourage redevelopment, with designated Keystone Opportunity Zones offering tax incentives for businesses that invest and create jobs. A strong work ethic, low unemployment rates, and collaboration with the Lebanon Valley Economic Development Corporation make Lebanon an attractive environment for growth and investment. *From LebanonPA.org*

## DEMOGRAPHICS

### 1 Mile Radius

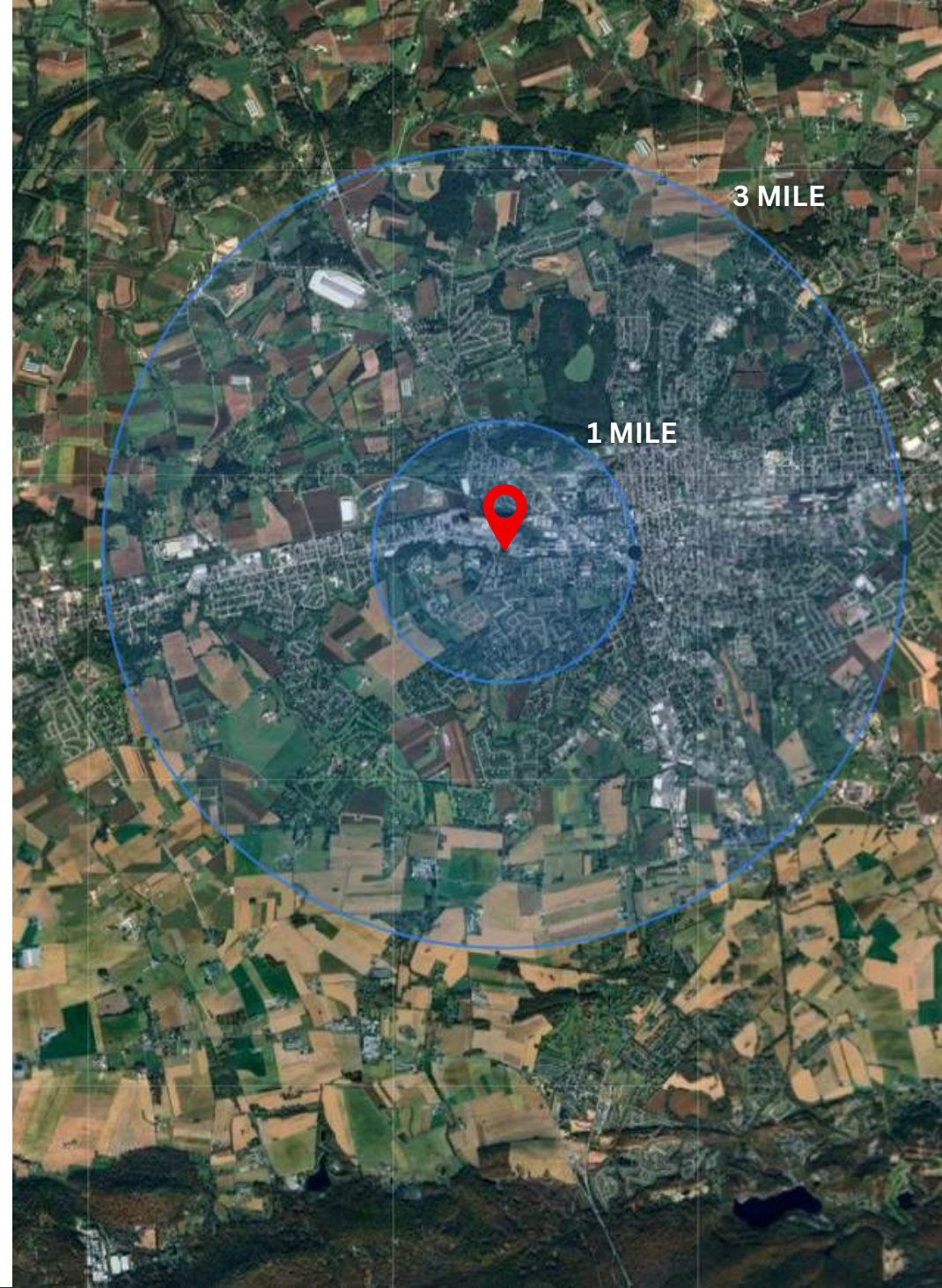
*Population: 19k | HH Income: \$72.9k | Age: 42 | Employees 14.9k*

### 3 Mile Radius

*Population: 72.5k | HH Income: \$70.5k | Age: 41 | Employees: 58.1k*

### 5 Mile Radius

*Population: 96.4k | HH Income: \$71.8k | Age: 41 | Employees: 77.3k*



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## ABOUT PPM REAL ESTATE, INC.

### FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

### COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

### EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

### THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

### COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit [ppmproperties.com](http://ppmproperties.com) to learn more

233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

\*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.

## MARKETING TEAM



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