



RESTAURANT SPACE AVAILABLE

South Lebanon Township | Lebanon County

452 E. Cumberland St. Lebanon, PA 17042

FOR LEASE

2,800 SF equipped restaurant space on 1st floor available immediately.



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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.

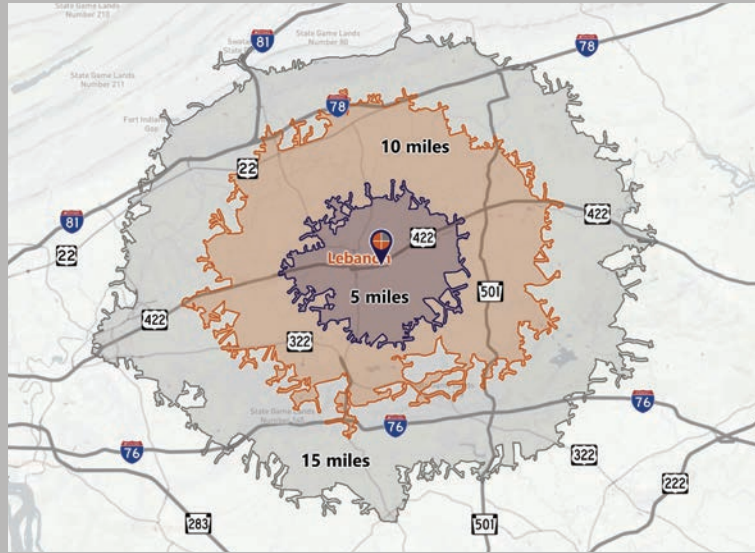


RESTAURANT SPACE AVAILABLE

DEMOGRAPHICS

Variable	452 E. Cumberland St. Lebanon, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	60,913	111,193	183,918
Population Density (Per Sq. Mile)	1,392.6	600.6	418.4
Total Daytime Population	60,778	108,183	170,830
Total Households	24,133	43,261	71,749
Per Capita Income	\$34,892	\$38,123	\$40,767
Average Household Income	\$88,142	\$97,660	\$104,004
Average Disposable Income	\$68,329	\$75,250	\$79,608
Aggregate Disposable Income	\$1,648,982,053	\$3,255,400,397	\$5,711,766,420
Total (SIC01-99) Businesses	1,954	3,445	5,991
Total (SIC01-99) Employees	26,998	45,796	73,269
Total (SIC01-99) Sales	\$4,517,217,637	\$9,082,183,019	\$15,250,861,064
Annual Budget Expenditures	\$1,856,406,428	\$3,675,344,417	\$6,471,230,611
Retail Goods	\$617,628,320	\$1,238,405,072	\$2,176,936,304

Travel Distance from Site



PROPERTY SUMMARY

This fully-equipped restaurant space is available for lease! This established former Bistro & Pizzeria is ready for the next restaurateur to elevate the dining experience. The interior features a dining area with indoor seating for approximately 40 to 50 customers.

The space is immediately available and is mostly turn-key, but it welcomes your personal touch and concept!

The property boasts excellent street visibility and experiences high traffic counts, ensuring prominent exposure. Additionally, there are more than 15 on-site parking spaces located at the rear of the building.

PROPERTY DETAILS

- Total Building GLA: 5,026 SF
- Available Space: 2,800 SF
- Lease Rate: Negotiable/NNN
- Lease Terms: Negotiable
- Zoning: General Commercial
- Land/Lot Size: 0.35 Acres
- Parking: Paved Lot, 15 spaces
- Roof Type: Shingle
- Heating: Other
- Cooling: Mini Split Units
- Electric: Separately Metered
- Water: Public
- Sewer: Public

TRAFFIC COUNTS

- E. Cumberland St./Route 422: ... 11,009 VPD
- S. 5th Ave./Route 897: 6,254 VPD

ROAD FRONTAGE

- E. Cumberland St./Route 422: 39 ft.
- S. 5th Ave./Route 897: 80 ft.

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INFOGRAPHIC: 5 MILE DRIVE TIME SUMMARY

DEMOGRAPHIC SUMMARY

452 E. Cumberland St. Lebanon, PA

Drive distance of 5 miles

KEY FACTS

60,913

Population



24,133

Households

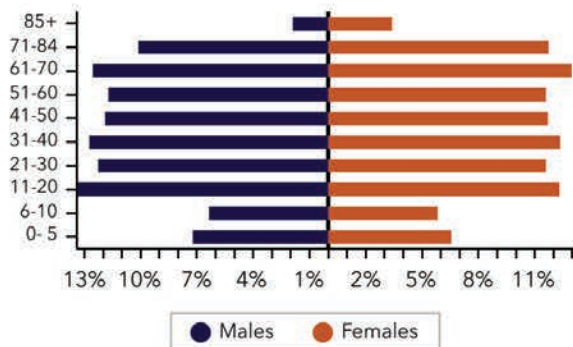
40.8

Median Age

\$55,345

Median Disposable
Income

AGE PYRAMID



INCOME



\$70,293
Median
Household
Income

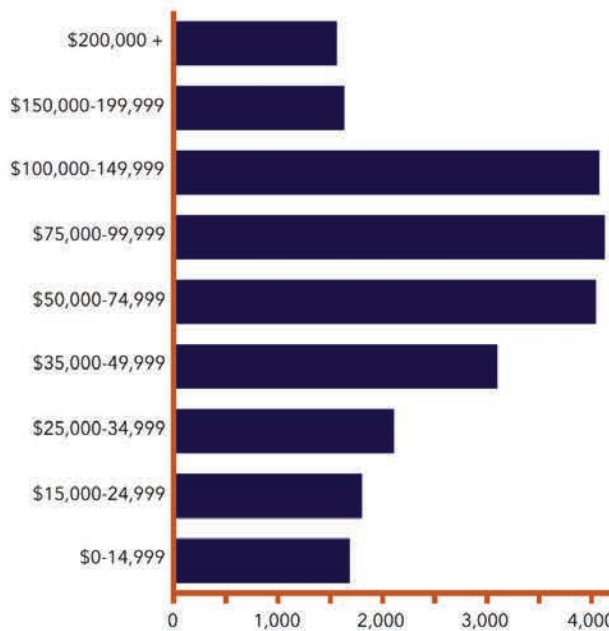


\$34,892
Per Capita
Income

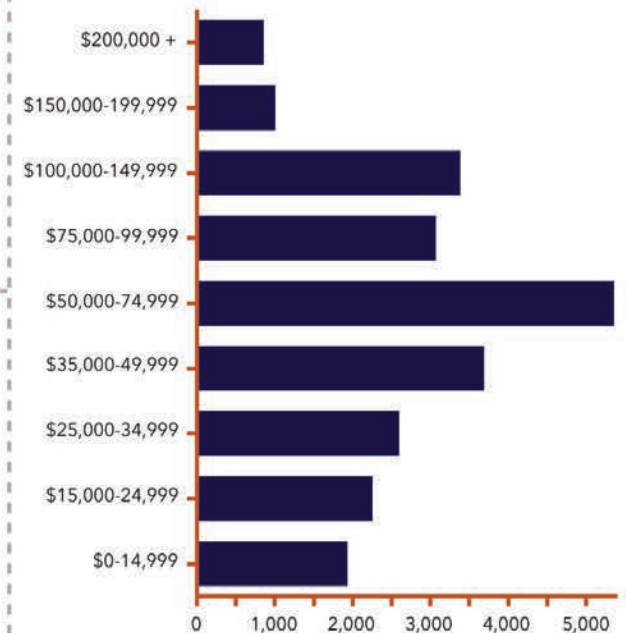


\$167,448
Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$1,890
Apparel &
Services



\$3,114
Eating
Out



\$5,950
Groceries

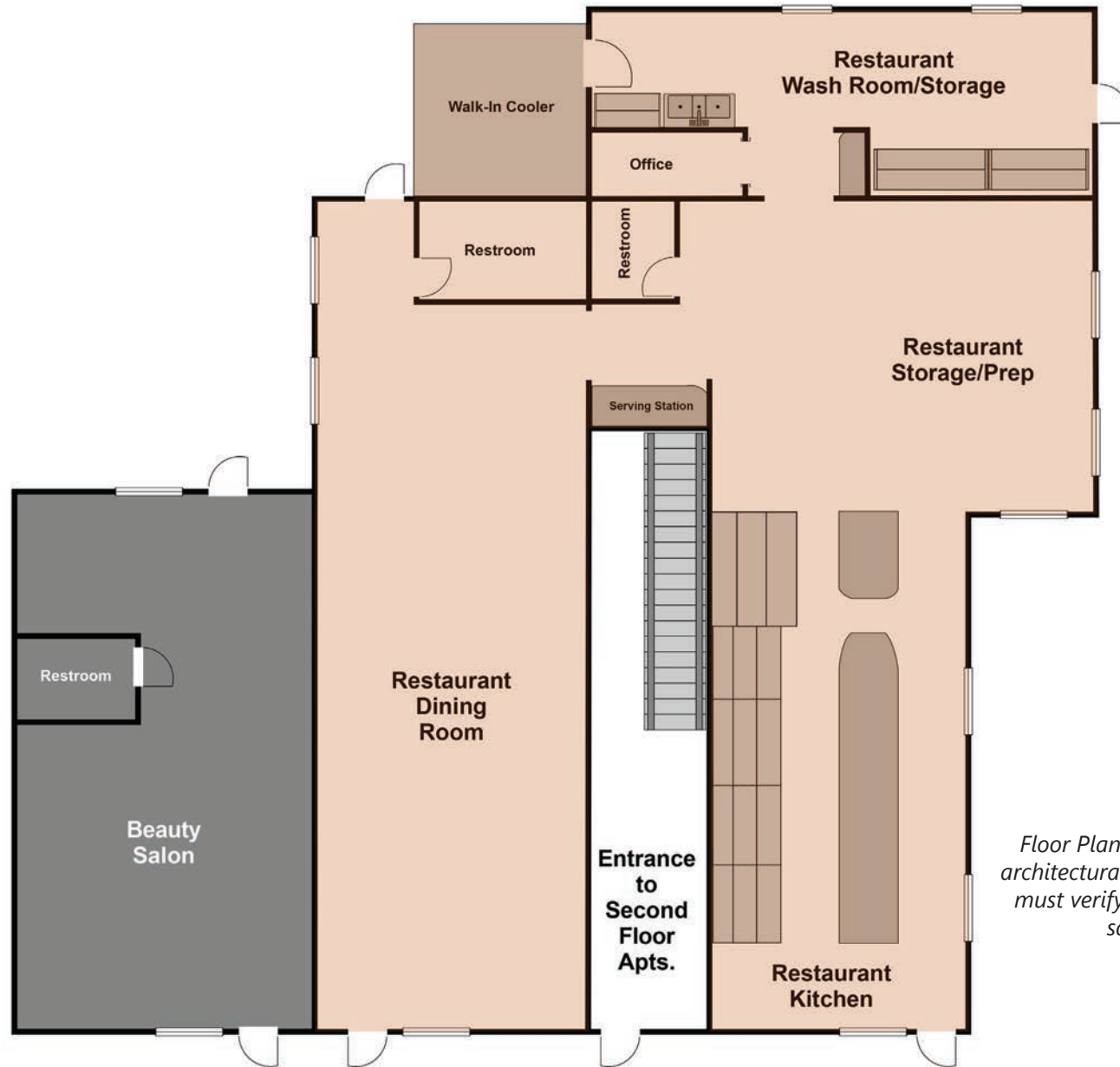


\$6,285
Health
Care

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FLOOR PLAN | FIRST FLOOR



Floor Plan is not to scale and not architectural measurements. Tenants must verify all measurements and square footage.

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PROPERTY PHOTOS | RESTAURANT SPACE



For Illustrative purposes only.

The Exterior Photos Shown have outdoor seating & decorations from a previous tenant.



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ESTABLISHED REGIONAL AREA MAP



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