



RESTAURANT / RETAIL SPACE

South Lebanon Township | Lebanon County

452 E. Cumberland St. Lebanon, PA 17042

FOR LEASE

768-2,800 SF
Restaurant/Office
Available Immediately

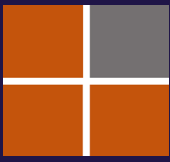


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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

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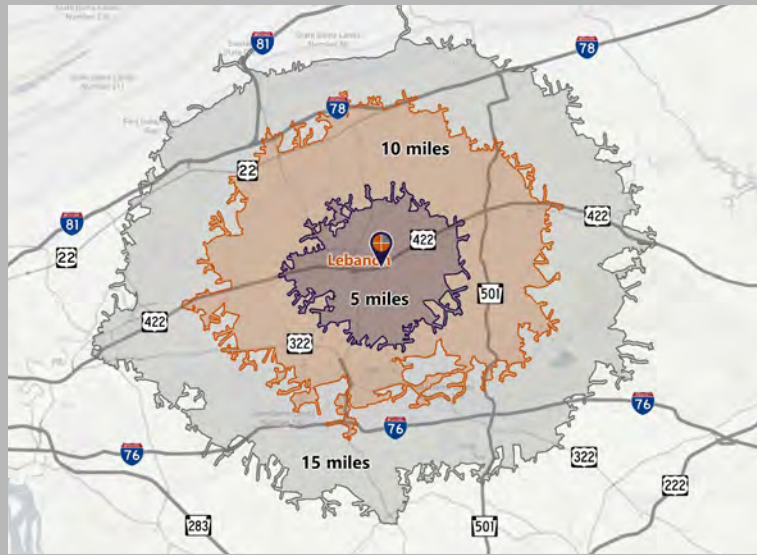


RESTAURANT / RETAIL SPACE

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

TRUE Commercial Real Estate is pleased to market this restaurant/retail property for lease. Currently equipped as restaurant use for up to 40-50 patrons, the space can be demised into two separate spaces to accommodate a combination of uses. The restaurant space is fully equipped and is ideal for an array of restaurant concepts, from full-service to bistro and also supports a robust carryout concept.

The spaces are immediately available and turnkey for restaurant use but can be easily demised into two (2) spaces.

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: 768-2,800 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:.. 10,223 VPD
- S. 5th Ave./Route 897:..... 6,193 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

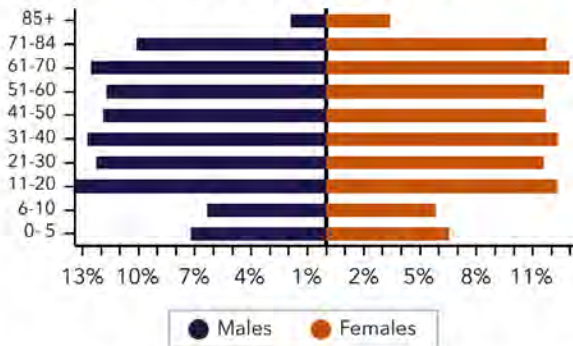
40.8

Median Age

\$55,345

Median Disposable Income

AGE PYRAMID



INCOME



\$70,293

Median Household Income



\$34,892

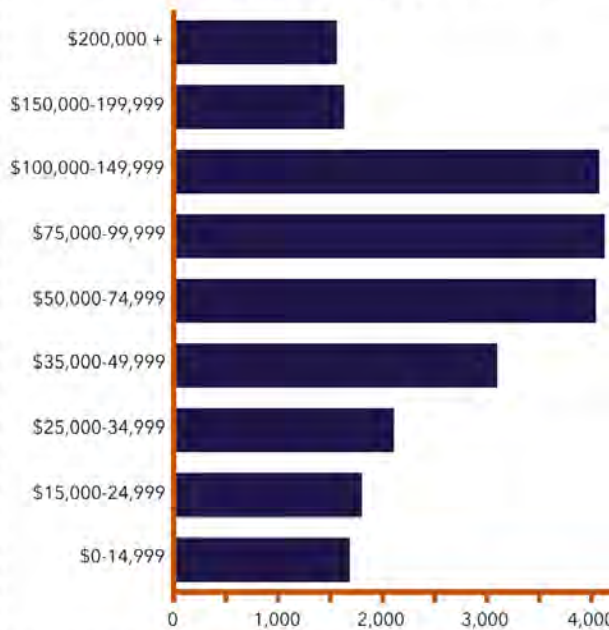
Per Capita Income



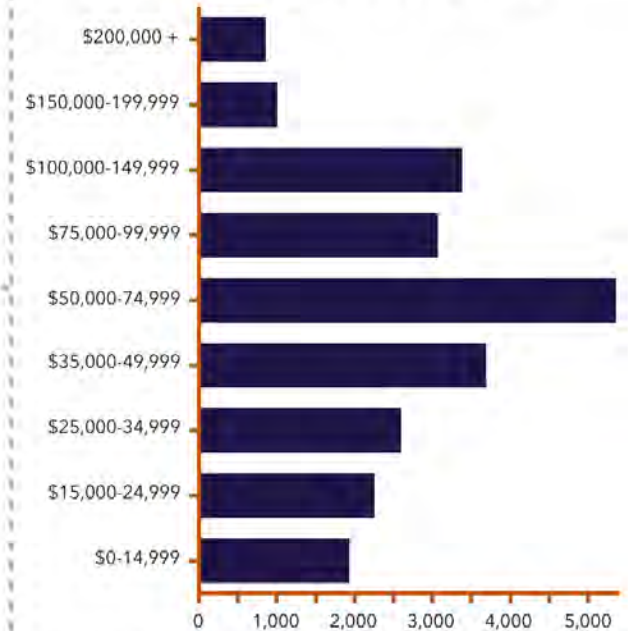
\$167,448

Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING

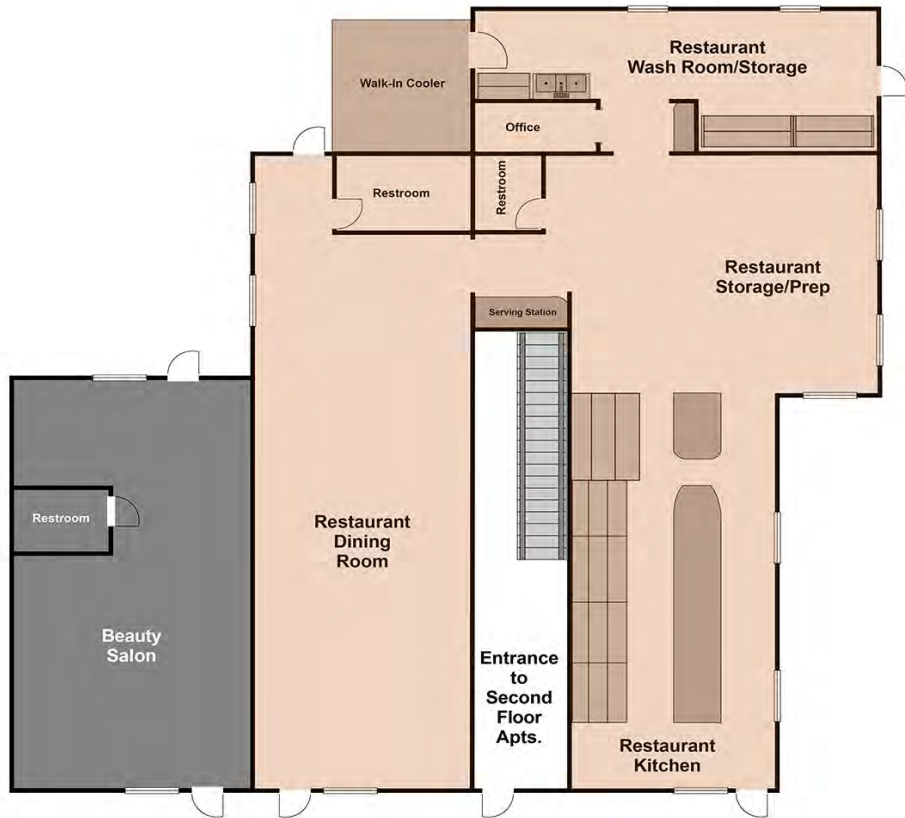


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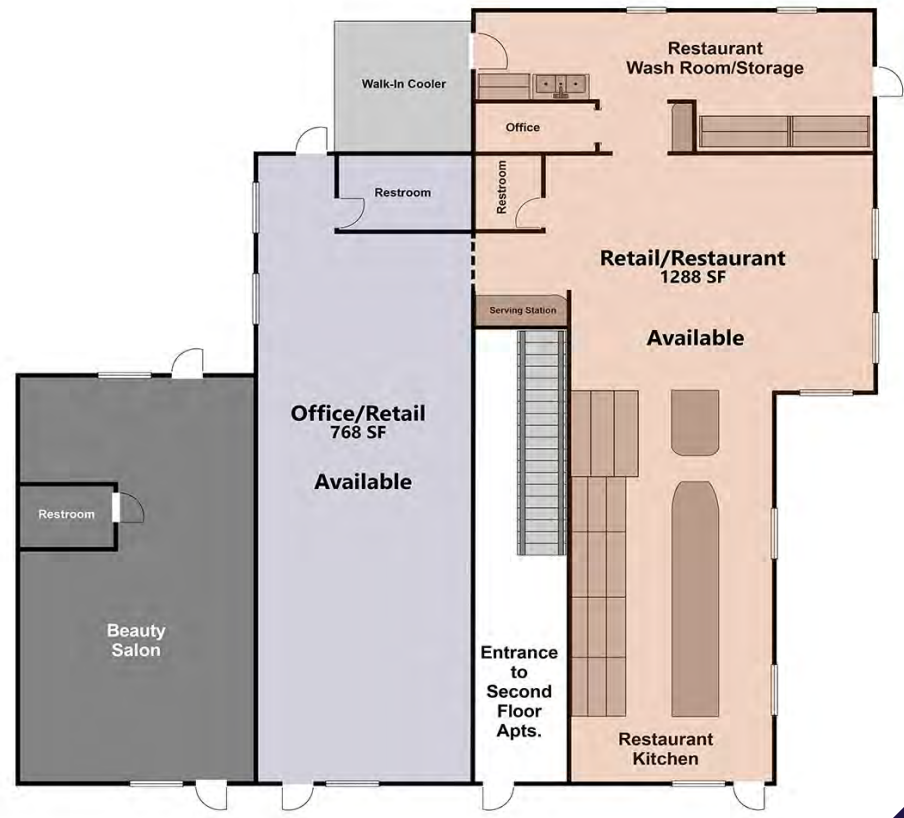


FLOOR PLAN | 452 E CUMBERLAND

EXISTING



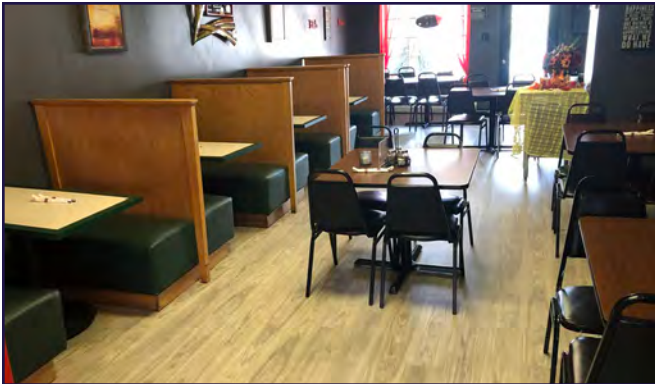
ALTERNATE



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

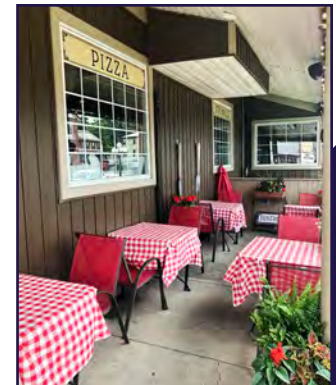
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PROPERTY PHOTOS | RESTAURANT SPACE



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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