

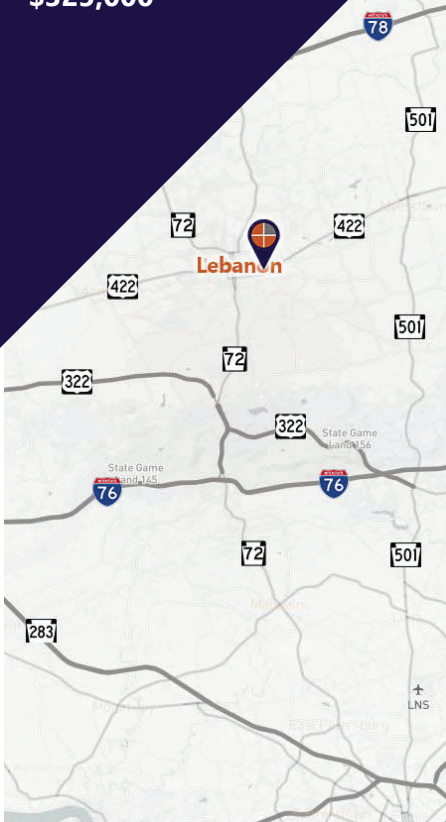
RETAIL/OFFICE BUILDING W/DRIVE THRU

Lebanon City | Lebanon County

206 E. Cumberland St. Lebanon, PA 17042

FOR SALE

Former Bank Branch
Drive Thru
2,088 SF
\$325,000



Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

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

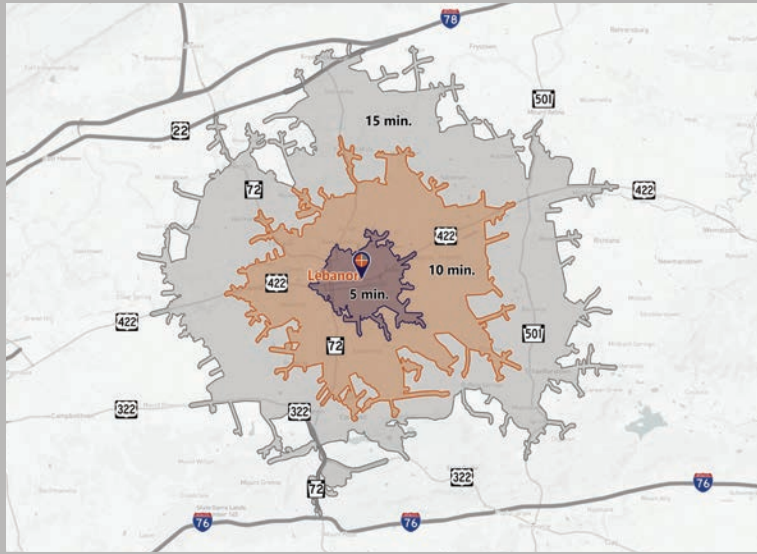
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

RETAIL/OFFICE BUILDING WITH DRIVE THRU

DEMOGRAPHICS

Variable	206 E. Cumberland St. Lebanon, PA 17042		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	29,859	59,801	88,602
Population Density (Pop per Sq. Mile)	4,895.7	1,396.7	734.3
Total Daytime Population	28,798	58,115	86,304
Total Households	11,622	23,757	34,624
Per Capita Income	\$21,370	\$26,184	\$28,089
Average Household Income	\$54,213	\$66,474	\$72,076
Average Disposable Income	\$44,125	\$53,418	\$57,455
Aggregate Disposable Income	\$512,818,323	\$1,269,052,594	\$1,989,334,555
Total (SIC01-99) Businesses	1,061	2,010	2,878
Total (SIC01-99) Employees	12,998	25,512	37,167
Total (SIC01-99) Sales (\$000)	\$1,648,224	\$3,968,906	\$6,901,963
Annual Budget Expenditures	\$547,677,126	\$1,366,471,376	\$2,156,865,250
Retail Goods	\$165,973,231	\$420,476,609	\$668,918,307

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial is pleased to offer this former bank branch on E. Cumberland Street in Lebanon. The site offers just under 2,100 SF of interior space including a drive thru window, open retail/bullpen office space, office, and break room. Large, floor-to-ceiling wraparound windows offer outstanding visibility and exposure for patrons and passers-by alike. Great for coffee shop, café, or other users desiring drive thru capability within this area of strong traffic volume and population density.

General commercial zoning allows a wide array of possible uses. On-site parking, a drive thru lane and great visibility along E. Cumberland Street with over 10,300 VPD adds additional value to the site.

PROPERTY DETAILS

- Total Building Size:..... 2,088 SF
- Sale Price:\$325,000
- Zoning:General Commercial (GC)
- Land/Lot Size: 0.24 Acres
- Date Available:..... Immediate
- Parking:..... Paved Lot, 11 spaces
- Year Built:..... 1970
- Annual Taxes (2021):\$4,567
- Roof Type: Rolled Rubber
- Construction:.....Masonry
- Heating:.....Gas, Heat Pump
- Cooling:.....Central Air
- Electric: 200 amps
- Water:.....Public
- Sewer:Public

TRAFFIC COUNTS

- E. Cumberland St./Rte 422:..... 10,335 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



DRONE PHOTO WITH FLOOR PLAN OVERLAY



For More Information Call: 717.850.TRUE (8783) | 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.



AERIAL DRONE PHOTOS & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | 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.