### FOR LEASE - CLEONA SQUARE

Join Established and Successful Retail Stores in neighborhood shopping center.

Cleona Borough | Lebanon County





#### **Property Highlights**

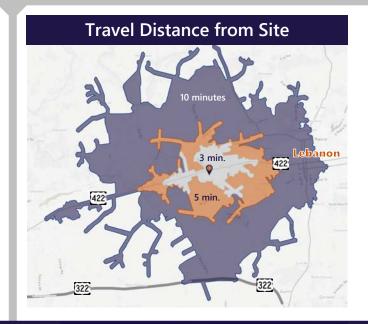
- Grocery anchored center on a high traffic corridor (Route 422) between Hershey and Lebanon.
- Ideal opportunity for food users, medical, health/ wellness, and service oriented businesses.
- Professionally managed property.

Variable	Cleona Shopping Center Lebanon, PA 17042		
Travel Distance from Site	3 minutes	5 minutes	10 minutes
Total Population	4,113	9,991	37,698
Population Density (Pop per Square Mile)	1,835.3	1,376.8	1,104.5
Total Daytime Population	3,780	11,004	37,908
Total Households	1,697	3,558	14,608
Per Capita Income	\$33,218	\$29,851	\$26,225
Average Household Income	\$81,280	\$79,095	\$66,184
Median Household Income	\$64,871	\$62,109	\$51,360
Average Disposable Income	\$63,830	\$61,885	\$52,501
Aggregate Disposable Income	\$108,319,899	\$220,186,195	\$766,930,059
Total (SIC01-99) Businesses	161	421	1,410
Total (SIC01-99) Employees	2,079	5,641	17,090
Total (SIC01-99) Sales	\$309,320	\$893,064	\$2,634,658
Annual Budget Expenditures	\$117,941,026	\$241,129,254	\$834,645,688
Retail Goods	\$36,584,600	\$73,811,705	\$257,050,188

#### **Location & Market Attributes**

- available Space for lease at neighborhood shopping center anchored 38,382 bv а SF wellestablished and successful Giant supermarket.
  - Located along Route 422, the primary East/West Corridor between Hershey and Lebanon with good proximity to the residential population, other retail and services, and Lebanon Valley College.
  - Join Giant, Big Lots, Rite Aid, McDonald's, Subway, Fine Wine & Good Spirits, Fulton Bank, and more.
  - Property is institutionally owned and well maintained.

VASTGOOD PROPERTIES, LLC Manager & Owner's Representative



#### For More Information Call 717.850.TRUE (8783)

Gordon Kauffman | Cell: 717.880.7301 | gordon@TRUECommercial.com Steve Clipman | Cell: 717.682.8492 | steve@TRUECommercial.com Eric Ederati | Cell: 717.471.5319 | eric@TRUECommercial.com



## CLEONA SQUARE - SITE PLAN

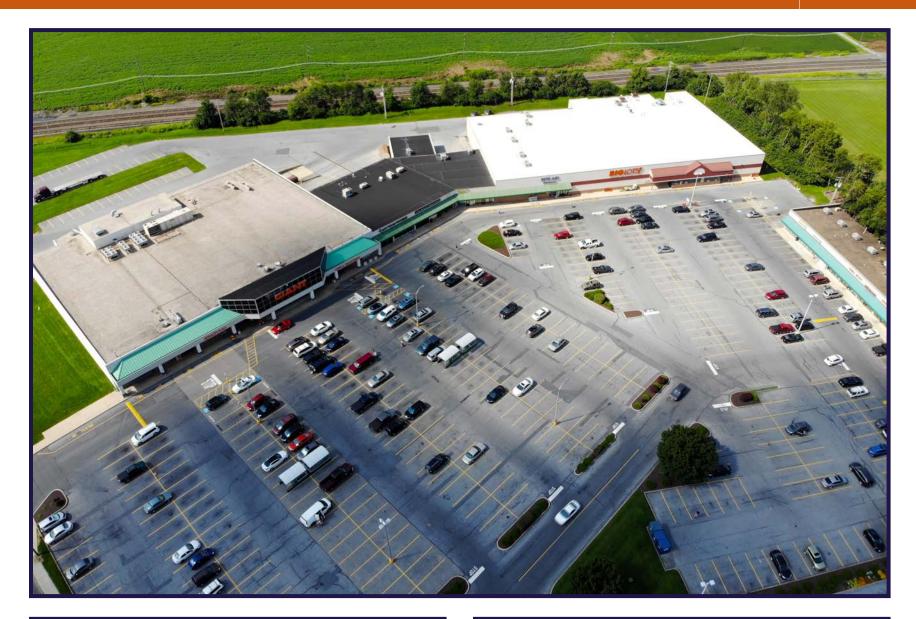
3       3,400       Fine Wine & Good S         4       1,600       Available         5       5,656       Resource Island         6       1,872       Available         7       10,800       Rite Aid         8       31,500       Big Lots         A       3,000       Big Mike's Beer & G         B       1,000       Lease Pending         C       1,000       China Moon         D       1,000       Holiday Hair         E       1,000       Smooth Vape		
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4       1,600       Available         5       5,656       Resource Island         6       1,872       Available         7       10,800       Rite Aid         8       31,500       Big Lots         A       3,000       Big Mike's Beer & C         B       1,000       Lease Pending         C       1,000       China Moon         D       1,000       Holiday Hair         E       1,000       Smooth Vape	<b>Anytime Fitness</b>	
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D 1,000 Holiday Hair E 1,000 Smooth Vape	9	
E 1,000 Smooth Vape		
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1000		
F 1,000 Cindy's Spa		
G-H 2,000 Available		
I 1,000 Available		
J-K 2,000 Subway		
L 1,000 Fancy Nails		
M 2,000 The Performance G	Group	
Pad Site 1 McDonald's		
Pad Site 2 Fulton Bank		



### ESTABLISHED RETAIL AND COMMERCIAL AREA



# CLEONA SQUARE - AERIAL PHOTOS













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.

### For Lease - Cleona Square





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