

# FOR LEASE - CLEONA SQUARE

Join Established and Successful Retail Stores in neighborhood shopping center.

Cleona Borough | Lebanon County

GLA: 114,845 SF



435 West Penn Ave. Lebanon, PA 17042

## 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.

## Location & Market Attributes

- Space available for lease at neighborhood shopping center anchored by a 38,382 SF well-established 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

### 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

## Travel Distance from Site



**FOR MORE INFORMATION CALL 717.850.TRUE (8783)**

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**TRUE**  
Commercial Real Estate LLC

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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.

# CLEONA SQUARE - SITE PLAN

Key Code	Sq. Ft.	Tenant
1	38,382	Giant
2	4,635	Anytime Fitness
3	3,400	Fine Wine & Good Spirits
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 & Cigars
B	1,000	Lease Pending
C	1,000	China Moon
D	1,000	Holiday Hair
E	1,000	Smooth Vape
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 Group
Pad Site 1	---	McDonald's
Pad Site 2	---	Fulton Bank





# ESTABLISHED RETAIL AND COMMERCIAL AREA





# CLEONA SQUARE - AERIAL PHOTOS



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