

2400 Cumberland Street (Route 422)  
Lebanon, PA 17042

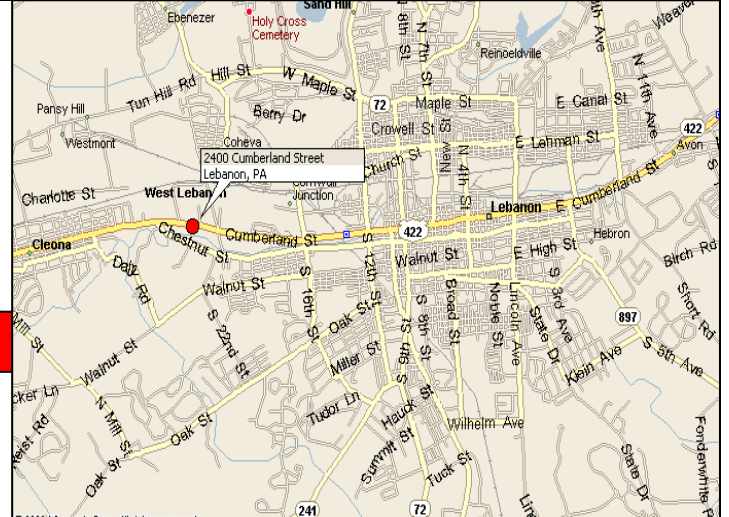
# GROUND LEASE



## SITE SUMMARY

**Available Size:** 1.02 Acres  
**Zoning:** C-1 Highway Commercial  
**Signage:** Building and pole/pylon  
**Delivery Condition:** Rough graded w/ utilities to parcel perimeter  
**Possession:** Upon fully executed lease  
**Lease Rate/ sf NNN:** \$45,000 per year

## LOCATION MAP



## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<b>Total Population:</b>	5,368	44,268	63,770
<b>Total Households:</b>	2,222	18,236	25,046
<b>Median Household income:</b>	\$43,296	\$37,853	\$40,395

## COMMENTS

- Storm water retention in place
- Excellent visibility and access, near regional mall
- Along Lebanon's primary East/West corridor
- Adjacent to new Wendy's with access easements

For more information or a tour, please call:

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