



# MIXED-USE COMMERCIAL BUILDING

South Lebanon Township | Lebanon County

452 E. Cumberland St. Lebanon, PA 17042

## FOR SALE

Investment Sale of this multi-tenant commercial/residential building.

## FOR LEASE

780 - 2,100 SF  
Restaurant/Office  
Available  
Immediately



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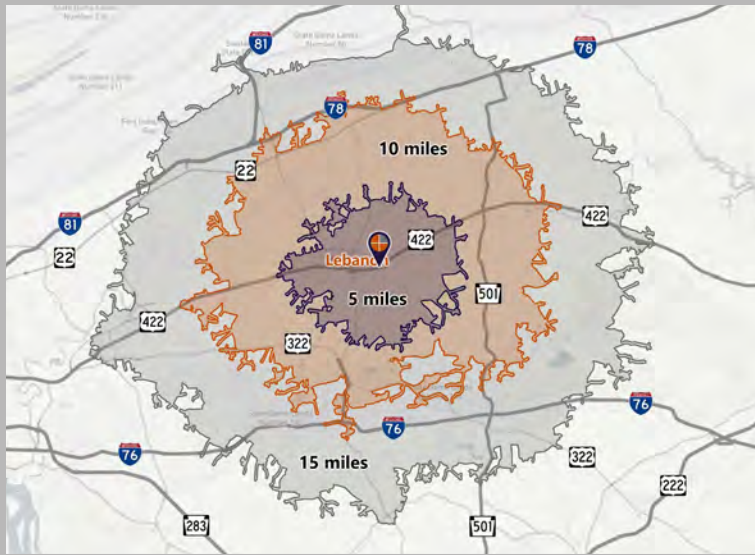
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# MIXED-USE COMMERCIAL BUILDING

## DEMOGRAPHICS

Variable	452 E. Cumberland St. Lebanon, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	25,936	56,859	88,150
Population Density (Pop per Sq. Mile)	4,563.4	1,468.8	770.9
Total Daytime Population	26,025	57,721	87,104
Total Households	10,187	22,535	34,345
Per Capita Income	\$29,800	\$34,011	\$36,597
Average Household Income	\$76,550	\$86,293	\$93,841
Average Disposable Income	\$60,057	\$66,925	\$72,507
Aggregate Disposable Income	\$611,796,507	\$1,508,149,120	\$2,490,254,699
Total (SIC01-99) Businesses	823	1,865	2,785
Total (SIC01-99) Employees	11,886	25,880	37,120
Total (SIC01-99) Sales (\$000)	\$1,302,997,972	\$3,704,177,272	\$5,939,738,581
Annual Budget Expenditures	\$1,302,997,972	\$3,704,177,272	\$5,939,738,581
Retail Goods	\$224,593,652	\$566,414,934	\$945,377,006

## Travel Distance from Site



## PROPERTY SUMMARY

TRUE Commercial Real Estate is pleased to market this two-story mixed use investment property. The first floor is currently equipped as restaurant use for up to 40-50 patrons, however 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. A day-care center rounds out the tenancy on the first floor. The second floor contains two (2) residential apartments (1 BR/1 BA; 2 BR/1BA) which are currently occupied.

The property boasts excellent street visibility and experiences high traffic counts, ensuring prominent exposure. Ample off-street parking features more than 15 on-site parking spaces located at the rear of the building.

## PROPERTY DETAILS

- Total GLA: ..... 5,026 SF
- Lease Availability: ..... 780-2,100 SF
- Sale Price: ..... \$899,000
- Zoning: ..... General Commercial
- Land/Lot Size: ..... 0.35 Acres
- Total Commercial "C" Units: ..... 2-3
- Total Residential "R" Units: ..... 2
- Parking: ..... On-site, Paved Lot, 15 spaces
- Lease Rate: ..... Negotiable
- Lease Terms: ..... Negotiable
- Roof Type: ..... Shingle
- Heating: ..... Other
- Cooling: ..... Mini Split Units
- Electric: ..... Separately Metered
- Water: ..... Public
- Sewer: ..... Public

## TRAFFIC COUNTS & ROAD FRONTAGE

- E. Cumberland St./Route 422:.. 10,223 VPD
- S. 5th Ave./Route 897: ..... 6,193 VPD
- E. Cumberland St./Route 422:..... 39 ft.
- S. 5th Ave./Route 897: ..... 80 ft.

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# PROPERTY PHOTOS & FINANCIAL MODEL



## FINANCIAL SUMMARY

<b>OFFERING PRICE</b>	<b>\$ 899,000</b>
<b>INCOME</b>	
GROSS INCOME - RESIDENTIAL	\$ 25,620
GROSS INCOME - COMMERCIAL	12,228
PROFORMA INCOME - COMMERCIAL	45,684
<b>TOTAL INCOME</b>	<b>83,532</b>
<b>FIXED EXPENSES</b>	
REAL ESTATE TAXES	4,889
PROPERTY INSURANCE	1,587
<b>TOTAL FIXED EXPENSES</b>	<b>6,476</b>
<b>OPERATING EXPENSES</b>	
UTILITIES (gas/elec)	2,523
WATER & SEWER	2,225
TRASH REMOVAL	600
<b>TOTAL OPERATING EXPENSES</b>	<b>5,348</b>
<b>TOTAL EXPENSES</b>	<b>11,824</b>
<b>PROFORMA NET INCOME</b>	<b>\$ 71,708</b>
<i>Initial Cap Rate</i>	<b>7.98%</b>

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# ESTABLISHED REGIONAL AREA MAP



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# FOR LEASE | EQUIPPED RESTAURANT

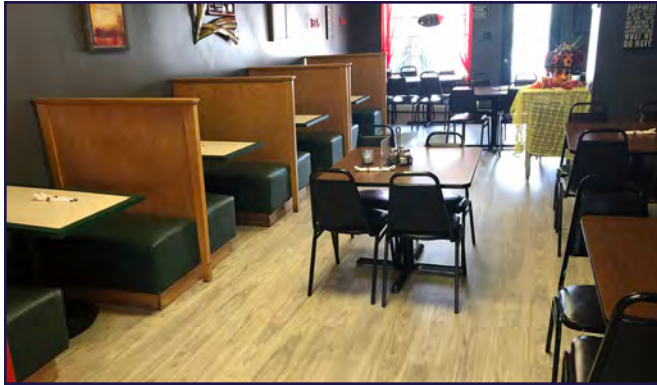


## AVAILABLE SPACE OVERVIEW

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.

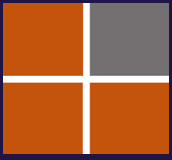


## SPACE DETAILS

- Available Space: ..... 780-2,100 SF
- Lease Rate: ..... Negotiable
- Lease Terms: ..... Negotiable
- Date Available: ..... Immediately

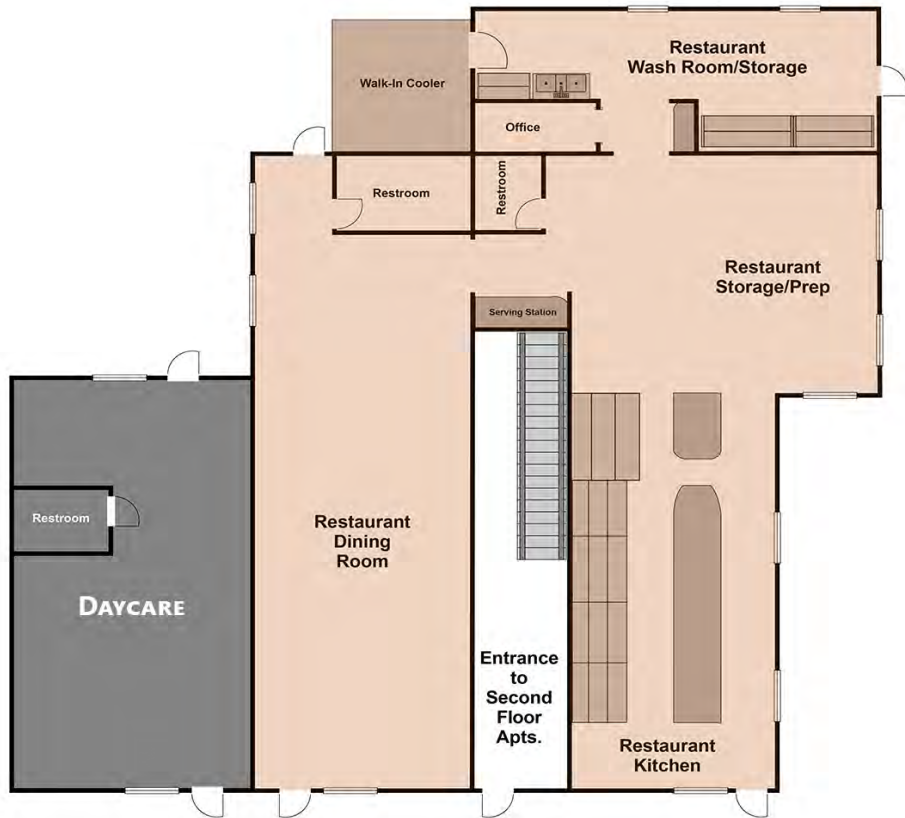


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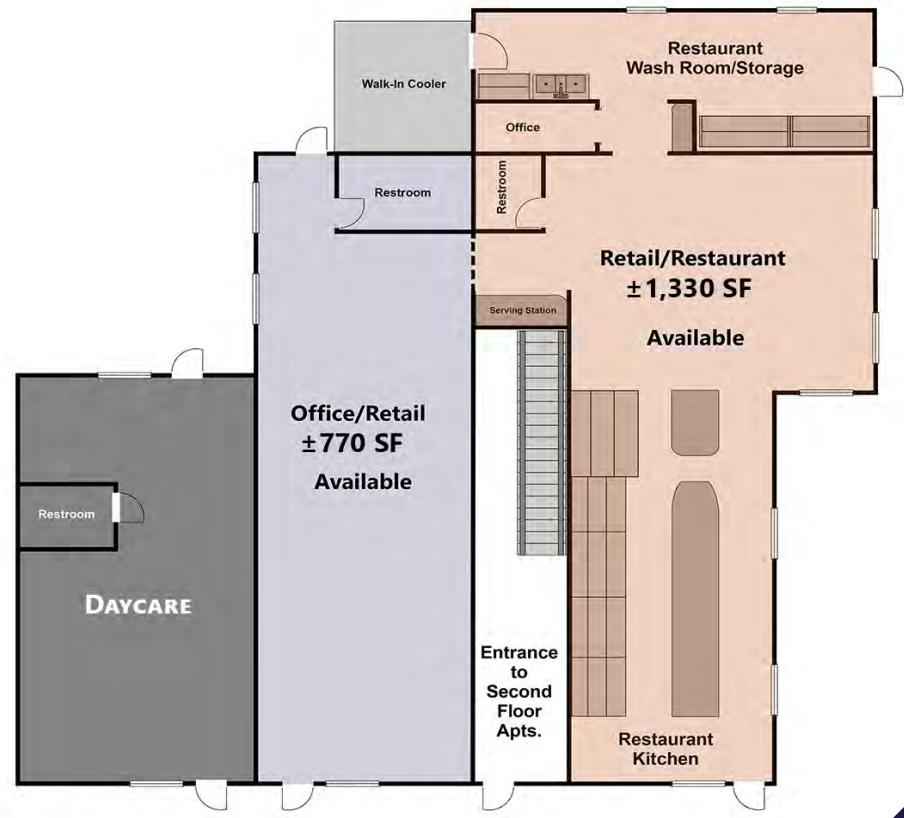


# FLOOR PLAN | 452 E CUMBERLAND

## EXISTING



## ALTERNATE



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

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