



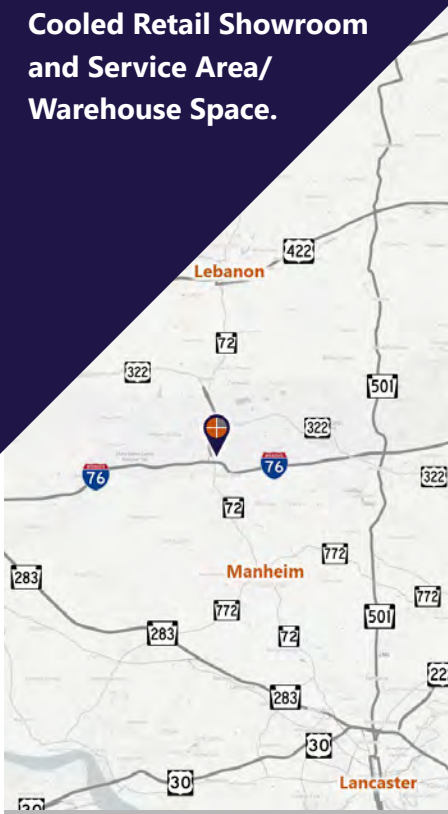
RETAIL SHOWROOM WITH SERVICE AREA

Rapho Township | Lancaster County

3091 Lebanon Rd, Manheim, PA 17545

FOR LEASE

18,000 SF of Heated and Cooled Retail Showroom and Service Area/ Warehouse Space.



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

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DEMOGRAPHICS | 3091 LEBANON RD

DEMOGRAPHICS

TRAVEL METRICS

Distance Points	Distance/mi	Travel Time/min
Interstate 78/Interstate 81	19.9	26-28
Lancaster	16.7	25-28
Lebanon	7.9	14-22
Tpke Exit 286 Reading (1 st East)	24.9	26-35
Tpke Exit 247 Harrisburg East (1 st West)	28.4	30-45
Harrisburg Airport	24.8	24-35
Hershey	14.9	22-28
Reading	37.2	35-50

Distance Points	15 min	30 min	45 min
Total Population	70,117	621,484	1,528,596
Total Businesses (SIC)	2,565	23,764	55,480
Total Employees (SIC)	32,658	365,675	817,888
Total Sales (SIC)	\$9.5M	\$73M	\$160M
Total Households	27,565	245,973	597,058

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

±18,000 square foot former Iron Valley Harley-Davidson facility available for lease along PA Route 72, positioned between Lancaster and Lebanon Counties, and located at just off Exit 266 of the PA Turnpike. The building is configured with an efficient ±50/50 split between retail showroom and service/warehouse space, both fully heated and air-conditioned, supporting a wide range of retail, service, and hybrid users.

The showroom consists of open, clear-span space with strong ceiling heights and integrated mezzanine areas suitable for additional display, office, or storage. The service/warehouse component includes open work areas, parts storage mezzanine, and functional access points to accommodate equipment-based operations and service-oriented users.

The Route 72 corridor provides consistent vehicular traffic as a connector between Lancaster and Lebanon markets, supporting businesses that rely on regional draw and pass-by exposure. The site offers highway visibility, ample on-site parking, and dedicated outdoor display areas suitable for inventory staging and product visibility.

The property is well-suited for power sports, automotive sales and service, equipment sales, contractor-oriented users, agricultural-related businesses, and other retail or service concepts requiring a combination of showroom presence and operational space.

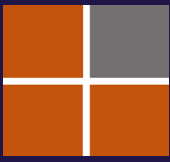
PROPERTY DETAILS

- Available Space:.....Approx 18,000 SF
- Retail Showroom:..... 9,220 SF
- Rear Service Area: 8,780 SF
- Type:.....Retail/ Service
- Lease Rate:.....Negotiable
- NNN Costs (2025):..... \$2.50/SF approx
- Zoning:.....Highway Commercial
- Date Available:..... Immediate
- Year Built:.....2003 (updated 2009)
- Lot Size:.....2.7 Acres
- Parking:.....78 On Site
- Construction:.....Masonry
- Ceiling Height:..... 15'-20'
- Drive-In Doors:3 (10')
- Heating:.....Propane (Central)
- Cooling:..... Electric (Central)
- Water:..... Well
- Sewer:On Site Septic

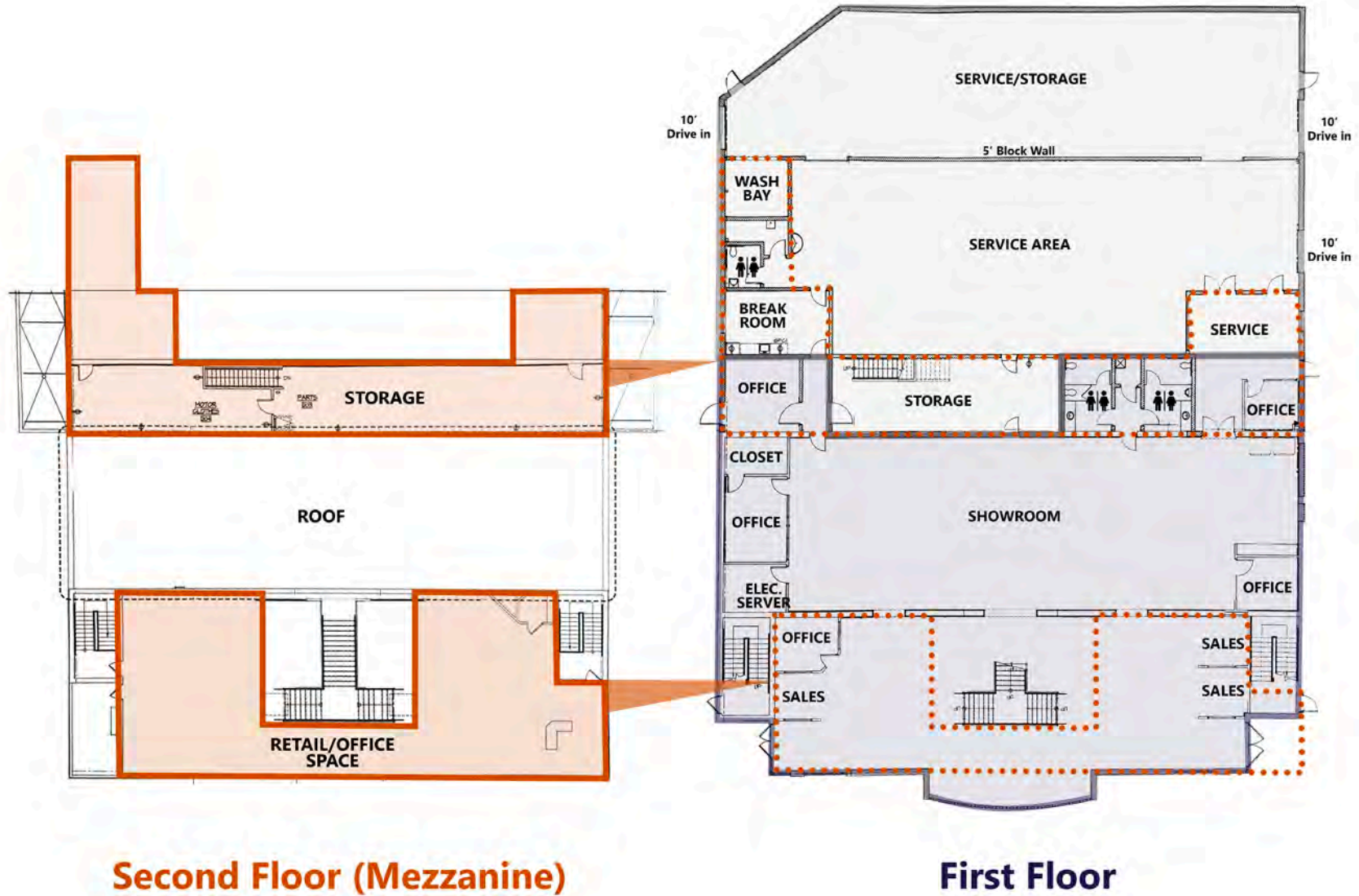
TRAFFIC COUNTS

- Lebanon Rd:..... 18,829 VPD
- Rte. 76:27,817 VPD

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FLOOR PLANS | 3091 LEBANON RD



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AERIAL DRONE IMAGE | 3091 LEBANON RD



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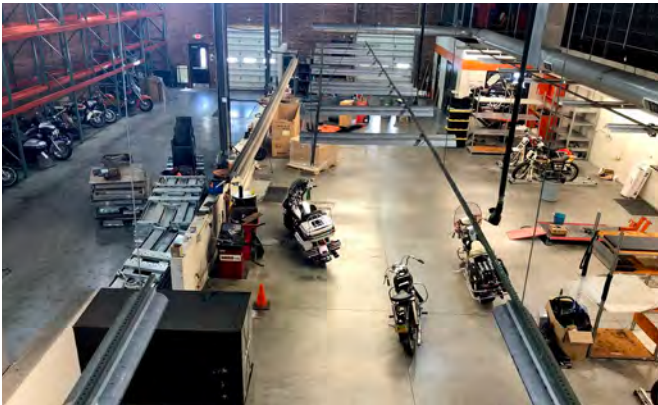
BUILDING EXTERIOR PHOTOS



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INTERIOR & BUILDING PHOTOS



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