



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.

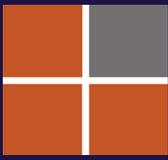
GLA: 5,026 SF



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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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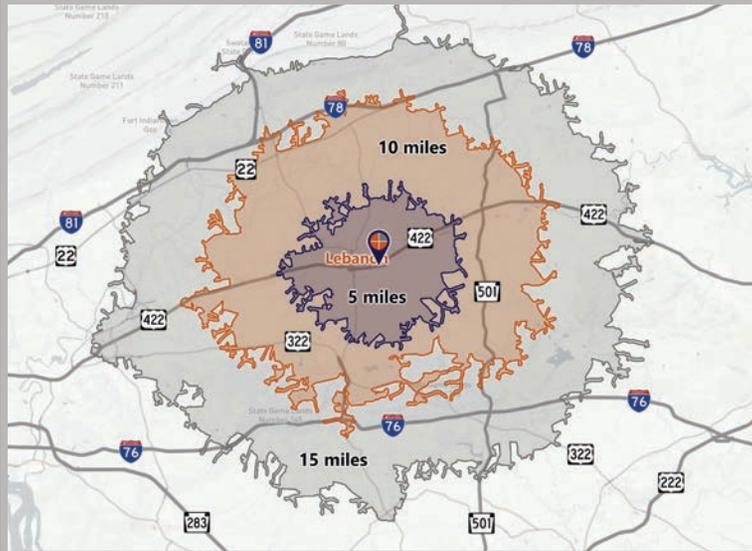


MIXED-USE COMMERCIAL BUILDING

DEMOGRAPHICS

| Variable | 452 E. Cumberland St. Lebanon, PA | | |
|-----------------------------------|-----------------------------------|-----------------|------------------|
| Travel Distance from Site | 5 miles | 10 miles | 15 miles |
| Total Population | 60,913 | 111,193 | 183,918 |
| Population Density (Per Sq. Mile) | 1,392.6 | 600.6 | 418.4 |
| Total Daytime Population | 60,778 | 108,183 | 170,830 |
| Total Households | 24,133 | 43,261 | 71,749 |
| Per Capita Income | \$34,892 | \$38,123 | \$40,767 |
| Average Household Income | \$88,142 | \$97,660 | \$104,004 |
| Average Disposable Income | \$68,329 | \$75,250 | \$79,608 |
| Aggregate Disposable Income | \$1,648,982,053 | \$3,255,400,397 | \$5,711,766,420 |
| Total (SIC01-99) Businesses | 1,954 | 3,445 | 5,991 |
| Total (SIC01-99) Employees | 26,998 | 45,796 | 73,269 |
| Total (SIC01-99) Sales | \$4,517,217,637 | \$9,082,183,019 | \$15,250,861,064 |
| Annual Budget Expenditures | \$1,856,406,428 | \$3,675,344,417 | \$6,471,230,611 |
| Retail Goods | \$617,628,320 | \$1,238,405,072 | \$2,176,936,304 |

Travel Distance from Site



PROPERTY SUMMARY

TRUE Commercial Real Estate is pleased to market this two-story mixed-use investment property. Currently at 100% occupancy, the building includes a first-floor salon and an Italian bistro, along with two apartments on the second floor (one (1) 1-bedroom/1-bathroom and one (1) 2-bedroom/1-bathroom).

The property boasts excellent street visibility and high traffic counts, ensuring prominent exposure. Additionally, it features over 15 on-site parking spaces located in the rear of the building.

PROPERTY DETAILS

- Total Building GLA: 5,026 SF
- Sale Price: \$899,000
- Zoning: General Commercial
- Land/Lot Size: 0.35 Acres
- Total Commercial "C" Units: 2
- Total Residential "R" Units: 2
- Parking: Paved Lot, 15 spaces
- Roof Type: Shingle
- Heating: Other
- Cooling: Mini Split Units
- Electric: Separately Metered
- Water: Public
- Sewer: Public

TRAFFIC COUNTS

- E. Cumberland St./Route 422:.. 11,009 VPD
- S. 5th Ave./Route 897: 6,254 VPD

ROAD FRONTAGE

- E. Cumberland St./Route 422: 39 ft.
- S. 5th Ave./Route 897: 80 ft.

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INFOGRAPHIC: 5 MILE DRIVE TIME SUMMARY

DEMOGRAPHIC SUMMARY

452 E. Cumberland St. Lebanon, PA

Drive distance of 5 miles

KEY FACTS

60,913
Population



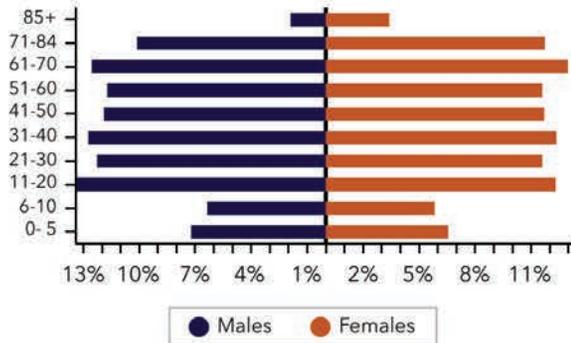
24,133
Households

40.8

Median Age

\$55,345
Median Disposable
Income

AGE PYRAMID



INCOME



\$70,293
Median
Household
Income

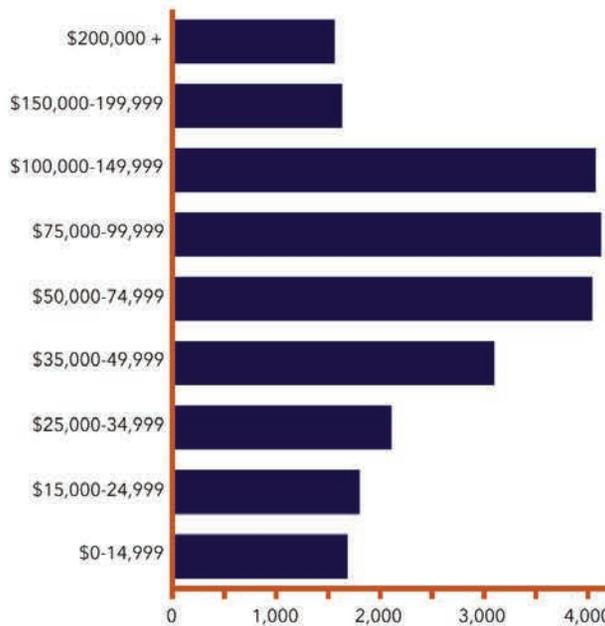


\$34,892
Per Capita
Income

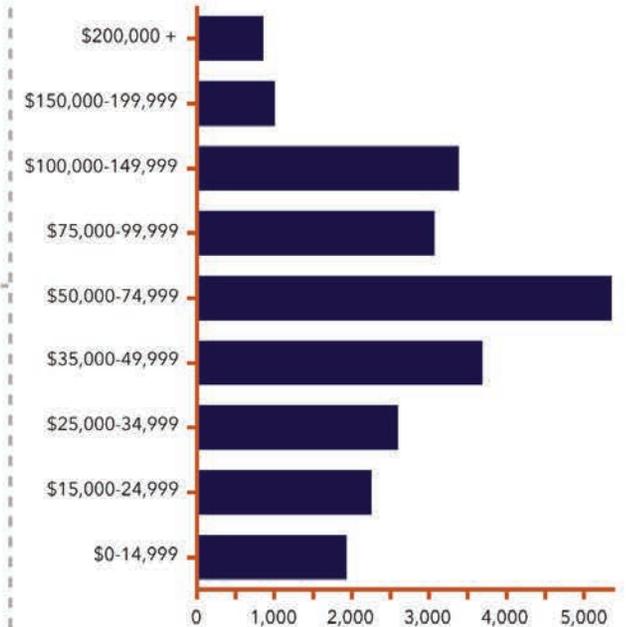


\$167,448
Median Net
Worth

HOUSEHOLD INCOME



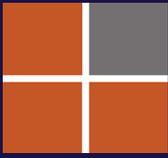
DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



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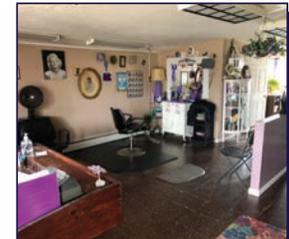
PROPERTY PHOTOS & FINANCIAL MODEL



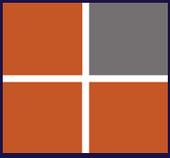
For Illustrative purposes only.

The Exterior Photos Shown have outdoor seating & decorations from a previous tenant.

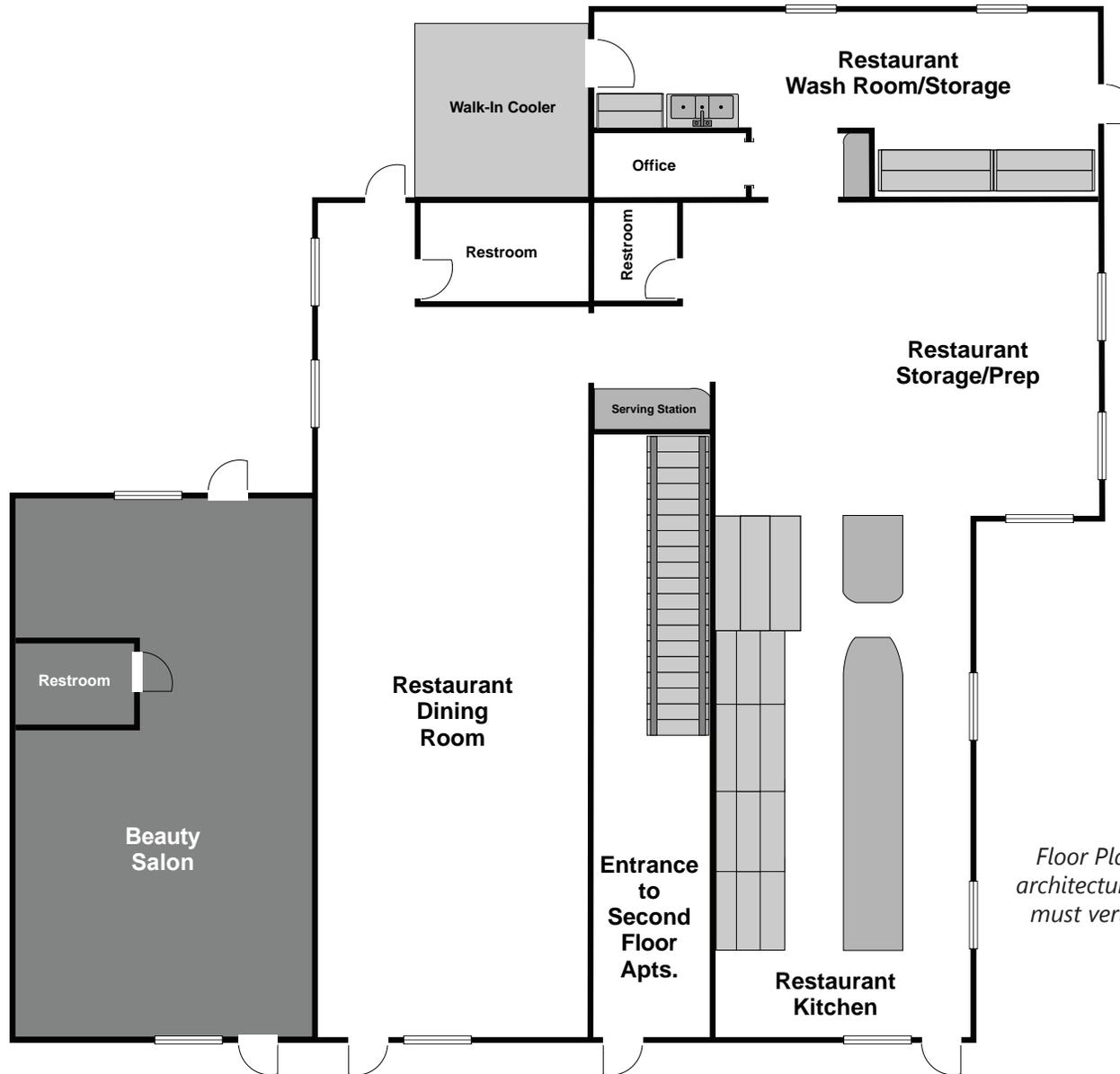
| FINANCIAL SUMMARY | | |
|--------------------------------------|-----------|----------------|
| OFFERING PRICE | \$ | 899,000 |
| Rental Income (2Res/2Comm) | | 72,216 |
| Operating Expense Passthrough Income | | 9,684 |
| TOTAL GROSS INCOME | | 81,900 |
| FIXED EXPENSES | | |
| Real Estate Taxes | | 5,407 |
| Insurance | | 1,587 |
| TOTAL FIXED EXPENSES | | 6,994 |
| OPERATING EXPENSES | | |
| Utilities | | 2,564 |
| Water & Sewer | | 2,225 |
| Trash Removal | | 600 |
| TOTAL OPERATING EXPENSES | | 5,389 |
| TOTAL EXPENSES | | 12,383 |
| NET INCOME | \$ | 69,517 |
| INITIAL CAP RATE | | 7.7% |



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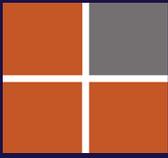


FLOOR PLAN | FIRST FLOOR



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

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ESTABLISHED REGIONAL AREA MAP



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