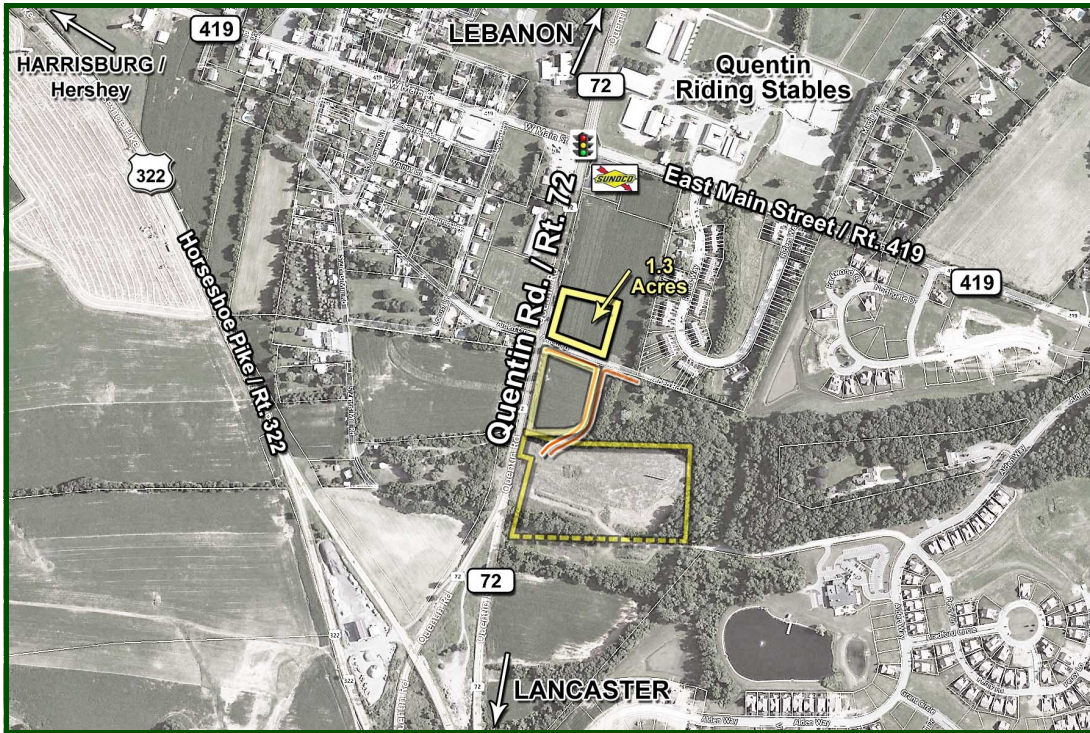


**FOR SALE**  
**1.3 ACRES PRIME COMMERCIAL LOT**  
**LEBANON COUNTY, PA**



**LOCATION:** 2594 Quentin Road, (Rt. 272), Lebanon, West Cornwall Township, Pennsylvania 17042

**LAND SIZE:** 1.3 Acres

**PAD READY:** Storm water management basin in-place off-site. Entrance installed to meet future traffic light requirements. Building construction ready.

**UTILITIES:**  
 Public water: Quentin Water Company (available at site)  
 Public sewer: West Cornwall Township (available at site)

**TRAFFIC COUNT:** Quentin Road (Route 72) 13,572 vehicles per day - both directions  
 Main Street (Route 419) 5,562 vehicles per day - both directions

<b>DEMOGRAPHICS:</b>	<u>2016</u>	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>
Population:		1,752	9,582	52,833	151,871	355,994
Average HH Income:		\$104,689	\$92,935	\$66,907	\$71,302	\$78,421

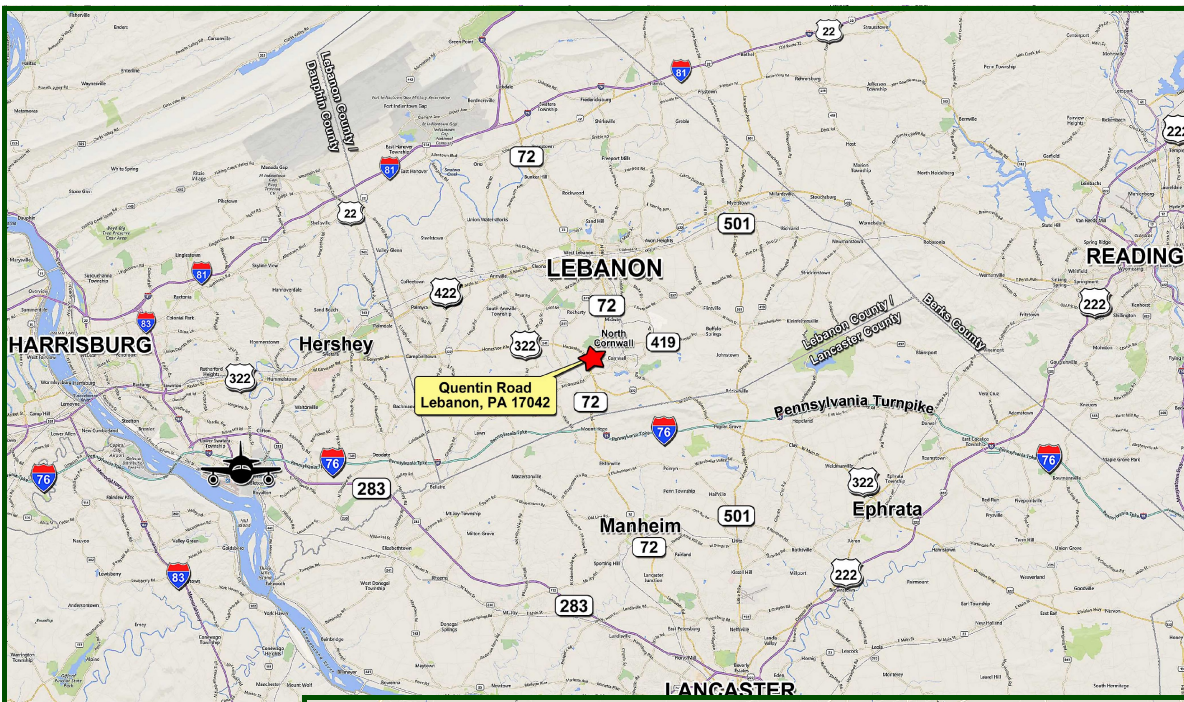
**ZONING:** **C-2 - General Commercial Districts** - all uses require Conditional use approval and may include: multiple commercial use complexes & shopping centers, banks and finance agencies, restaurant facilities including drive-through, retail stores, personal service shops, medical, dental, laboratories and veterinary clinics, among others.

**SALE PRICE:** \$350,000









**Regional Map**



**Local Map**

**Dwight E. Wagner, CCIM**



**1650 Crooked Oak Drive, Suite 310  
Lancaster, PA 17601- 4279  
dwight@uscommercialrealty.net**

**(717) 735-6000 • (717) 735-6001 Fax • (717) 940-1900 Cell**

**www.uscommercialrealty.net**

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