

CLEONA SQUARE SHOPPING CENTER

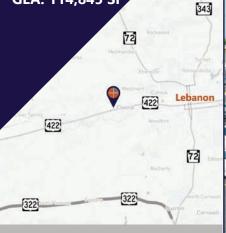
Cleona Borough | Lebanon County

435 West Penn Ave. Cleona, PA 17042

FOR LEASE

Grocery anchored shopping center on a high traffic corridor (Route 422) between Hershey and Lebanon.

GLA: 114,845 SF



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VASTGOOD PROPERTIES, LLC Manager & Owner's Representative

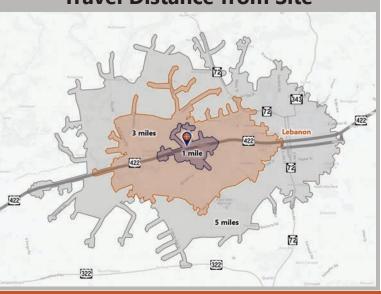
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

CLEONA SQUARE SHOPPING CENTER

DEMOGRAPHICS

Variable	Cleona Square Shopping Center 435 West Penn Ave. Cleona, PA 17042		
Travel Distance from Site	1 mile	3 miles	5 miles
Total Population	2,708	15,051	51,466
Population Density (Pop per Sq. Mile)	2,369.7	1,280.3	1,505.8
Total Daytime Population	2,023	14,619	50,387
Total Households	1,133	5,616	20,007
Per Capita Income	\$39,455	\$32,882	\$28,320
Average Household Income	\$93,778	\$87,474	\$72,964
Average Disposable Income	\$73,604	\$68,447	\$57,771
Aggregate Disposable Income	\$83,392,948	\$384,399,981	\$1,155,832,058
Total (SIC01-99) Businesses	74	539	1,744
Total (SIC01-99) Employees	891	6,693	21,115
Total (SIC01-99) Sales (\$000)	\$321,534	\$1,240,158	\$3,037,420
Annual Budget Expenditures	\$90,957,722	\$422,003,126	\$1,264,288,903
Retail Goods	\$27,773,138	\$127,933,956	\$384,963,095

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Join this neighborhood shopping center anchored by a 38,382 SF well-established and successful Giant Food Store. The shopping center is located along Route 422, the primary East/ West corridor between Hershey and Lebanon with good proximity to the residential population, other retail and services, and Lebanon Valley College. In October 2021, The Hershey Co. spent more than \$178 million on a new project opening a new fulfillment center, a 810,000 SF building in Lebanon County, to employ 270 people, as its first fully digitally enabled fulfillment center.

Featuring a strong mix of national and regional retailers including Big Lots, Rite Aid, McDonald's Subway, Fine Wine & Good Spirits, Fulton Bank, and more. This center is an ideal opportunity for food users, medical, health/wellness, and service oriented businesses.

Property is professionally managed.

PROPERTY DETAILS

• Gross Leaseable Are	ea:114,845 SF
• Lease Rate/Terms:	Negotiable
• Available:	Various
■ Zoning:	CM, Commercial
Parking:	On-Site, Paved, Shared

SPACE AVAILABLE

TRAFFIC COUNTS

• W. Penn Ave/Route 422:.....14,536 VPD



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CLEONA SQUARE - SITE PLAN

Tenants & Availabilities				
Key Code	Suite #	Tenant	Sq. Ft.	
1		Giant Food Store	38,382	
2	477-479	AVAILABLE	4,635	
3	475 A	Fine Wine & Good Spirits	3,400	
4	475 B	All About Petz	1,800	
5	473	Crystal Earth Gift Shop	5,456	
6	471	AVAILABLE	1,872	
7	469	Rite Aid	10,800	
8	467	Big Lots	31,500	
A-B	459-463	Big Mike's Beer & Cigars	4,000	
С	457	China Moon	1,000	
D	455	Holiday Hair	1,000	
E-F	451-453	Smooth Vape	2,000	
G	447	Wag in Style	1,000	
Н	449	Senior Helpers	1,000	
I	445	Cindy's Spa	1,000	
J-K	441-443	Subway	2,000	
L	439	Fancy Nails	1,000	
М	435-437	The Performance Group	2,000	
Pad	Site 1	McDonald's		
Pad	Site 2	Fulton Bank		



ESTABLISHED REGIONAL AREA MAP



AERIAL PHOTOS & BUILDING PHOTOS















AERIAL DRONE PHOTO



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