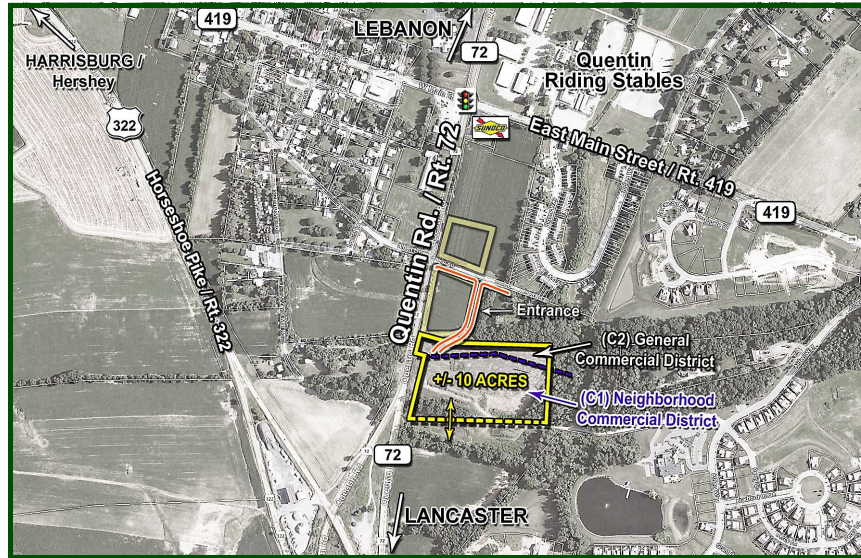


FOR SALE
± 10 ACRES PRIME COMMERCIAL PARCEL
LEBANON COUNTY, PA



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

LAND SIZE: ± 10 Acres (to be subdivided from larger tract)

IMPROVEMENTS: New entrance access in place designed for future traffic signal.

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

DEMOGRAPHICS:

	<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

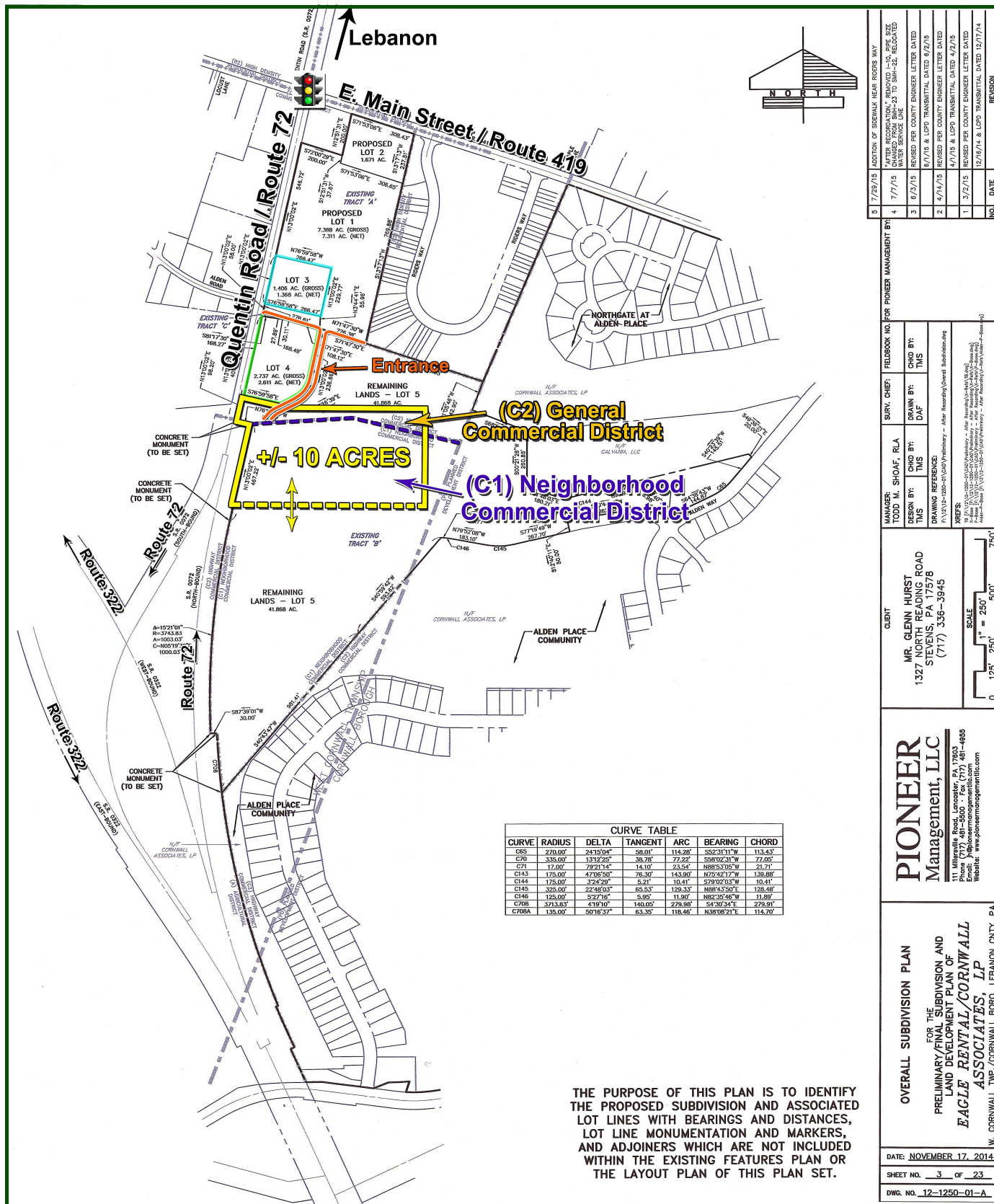
ZONING: **C-1 - Neighborhood Commercial Districts** - permitted uses include offices, banks and finance agencies, personal service shops (barbers, beauty parlors, tailors, florists, etc.), medical and/or dental offices or clinics, retail stores, sit down restaurants and cafes, multiple commercial use complex, hotels, motels, residential uses per R-2 Medium Density, among others.

R-2 - Medium Density Residential District - permitted uses include single-family detached & semi-detached, two-family detached & semi-detached, townhouses, group family dwellings, churches, schools, among others.

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: \$1,000,000 (\$100,000 /per acre)

Subdivision Plan of Lot



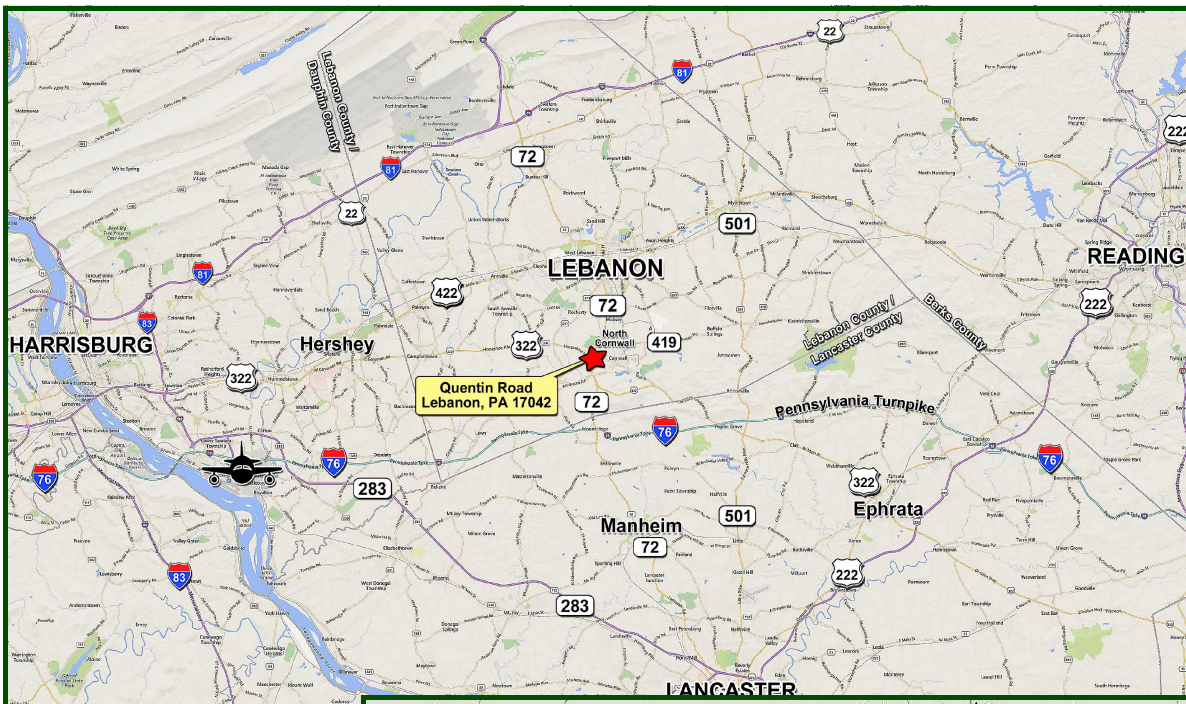
(C2) General Commercial District
(C1) Neighborhood Commercial District

CURVE TABLE

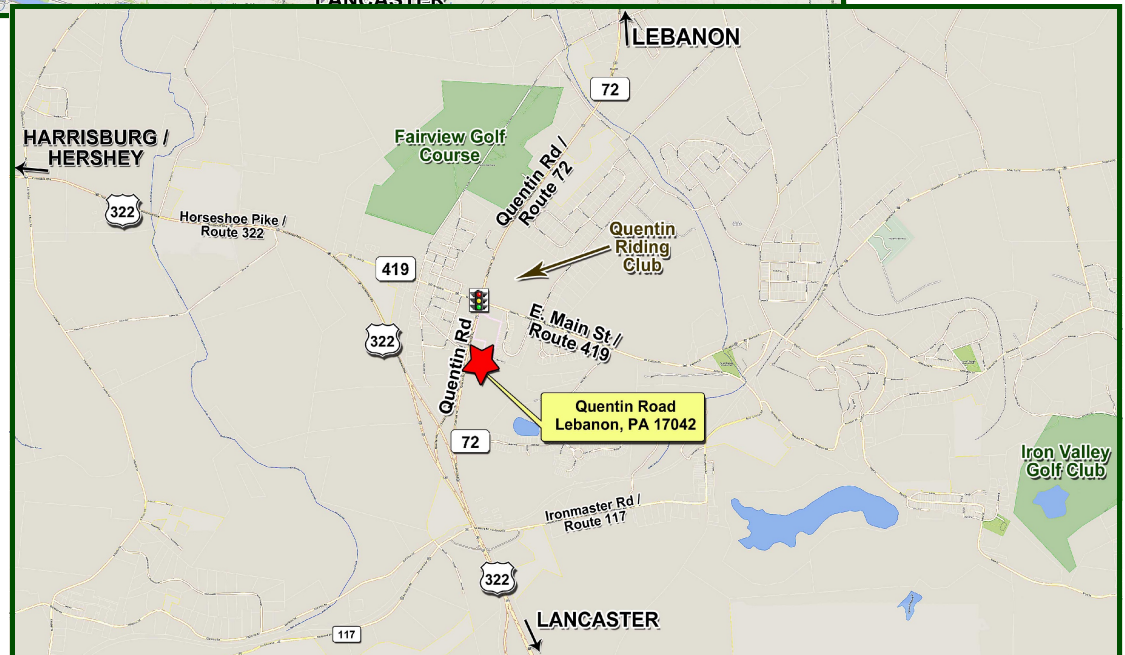
CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C65	270.00'	243.504"	58.01'	114.28'	S82°31'11"W	113.43'
C70	335.00'	1312.25"	38.78'	77.22'	S58°12'31"W	77.05'
C71	174.00'	79.2194"	14.10'	23.54'	N88°53'05"W	21.71'
C143	175.00'	4708.50"	76.30'	143.80'	N75°42'17"W	136.88'
C144	175.00'	324.29"	5.21'	10.41'	S79°12'03"W	10.41'
C145	325.00'	22489.03"	65.53'	1294.33'	N88°53'05"W	128.48'
C146	125.00'	527.16"	5.95'	11.80'	N82°30'46"W	11.89'
C708	373.50'	479.18"	140.05'	279.86'	S43°30'54"E	279.91'
C708A	135.00'	5816.57"	63.35'	118.46'	N83°02'21"E	114.02'

THE PURPOSE OF THIS PLAN IS TO IDENTIFY THE PROPOSED SUBDIVISION AND ASSOCIATED LOT LINES WITH BEARINGS AND DISTANCES, LOT LINE MONUMENTATION AND MARKERS, AND ADJOINERS WHICH ARE NOT INCLUDED WITHIN THE EXISTING FEATURES PLAN OR THE LAYOUT PLAN OF THIS PLAN SET.

<p>MANAGER: TODD M. SHOAF, RLA</p> <p>DESIGN BY: TMS</p> <p>DRAWING REFERENCE: PAVAS-102-10/Jan/Primary - After Recovery/Overal Subdividing</p> <p>DATE: NOVEMBER 17, 2014</p>	<p>SURV. CHIEF: TODD M. SHOAF, RLA</p> <p>CHD BY: TMS</p>	<p>FIELDBOOK NO. FOR PIONEER MANAGEMENT BY:</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>3/2/15</td> <td>REVISED PER COUNTY ENGINEER LETTER DATED 12/17/14</td> </tr> <tr> <td>2</td> <td>4/1/15</td> <td>REVISED PER COUNTY ENGINEER LETTER DATED 4/2/15</td> </tr> <tr> <td>3</td> <td>6/2/15</td> <td>REVISED PER COUNTY ENGINEER LETTER DATED 6/2/15</td> </tr> <tr> <td>4</td> <td>7/7/15</td> <td>"AFTER RECORDED", REVISED L-10, PIPE SIZE UNDER SERVICE LINE</td> </tr> <tr> <td>5</td> <td>7/22/15</td> <td>ADDITION OF SIDEWALK NEAR ROUTE WAY</td> </tr> </table>	NO.	DATE	REVISION	1	3/2/15	REVISED PER COUNTY ENGINEER LETTER DATED 12/17/14	2	4/1/15	REVISED PER COUNTY ENGINEER LETTER DATED 4/2/15	3	6/2/15	REVISED PER COUNTY ENGINEER LETTER DATED 6/2/15	4	7/7/15	"AFTER RECORDED", REVISED L-10, PIPE SIZE UNDER SERVICE LINE	5	7/22/15	ADDITION OF SIDEWALK NEAR ROUTE WAY
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<p>CLIENT: MR. GLENN HURST 1327 NORTH READING ROAD STEVENS, PA 17578 (717) 338-3945</p>	<p>SCALE: 1" = 250'</p>	<p>PIONEER Management, LLC</p> <p>111 Millersville Road, Lancaster, PA 17603 Email: info@pioneermanagement.com Website: www.pioneermanagement.com</p>																			
<p>OVERALL SUBDIVISION PLAN FOR THE SUBDIVISION AND LAND DEVELOPMENT PLAN OF EAGLE RENTAL/CORNWALL ASSOCIATES, LP</p> <p>W. CORNWALL TWP./CORNWALL BORO, LEBANON CNTY, PA</p>																					
<p>DATE: NOVEMBER 17, 2014</p> <p>SHEET NO. 3 OF 23</p> <p>DWG. NO. 12-1250-01-A</p>																					



Regional Map



Local Map

Dwight E. Wagner, CCIM



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dwight@uscommercialrealty.net**

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