

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	3,840 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	11.04 Acres
Year Built:	1986
County:	Lebanon County
Township / Municipality:	Union Township
Drive-in Doors:	4 Bays
Heat:	Oil Heat
Zoning:	Industrial
Parking:	Ample on-site parking

PROPERTY OVERVIEW

Great location just minutes off the Fisher Road (Lickdale) Exit of I-81 and Rt. 22 (Jonestown Road). Turn-key automotive facility offering one lift, currently in place.

PROPERTY HIGHLIGHTS

- 40' X 96' four-bay garage with 3 separate offices.
- The automotive garage is zoned for a car lot and previously approved for a State Inspection facility.
- Great visibility along busy State Rt. 72.



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2855 State Route 72

RETAIL PROPERTY FOR LEASE
2855 State Route 72 Jonestown, PA 17038

ADDITIONAL PHOTOS



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TRADE AERIAL



TCN
WORLDWIDE
REAL ESTATE SERVICES

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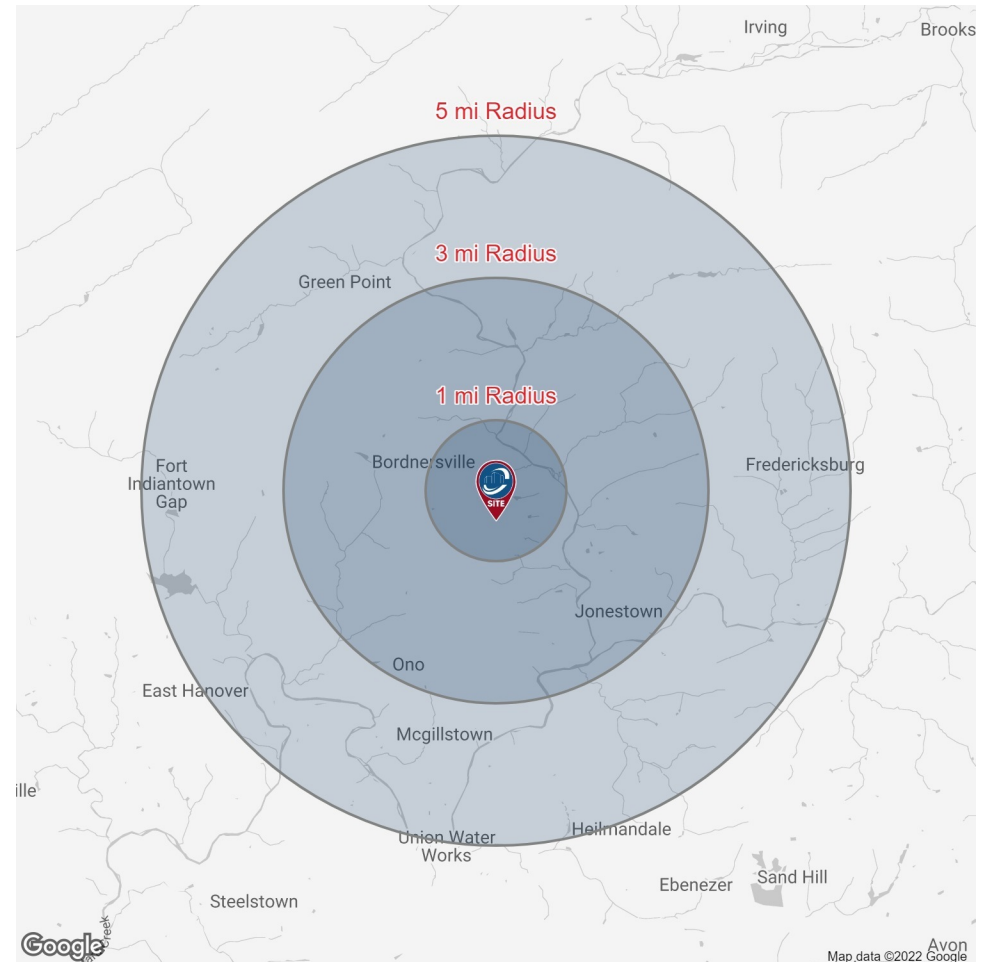
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	248	4,134	12,969
Average Age	42.5	42.7	41.9
Average Age (Male)	40.2	43.5	42.7
Average Age (Female)	43.0	40.2	39.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	105	1,742	5,412
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,541	\$74,529	\$75,832
Average House Value	\$4,122,992	\$500,080	\$309,509

* Demographic data derived from 2020 ACS - US Census



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