600 CORPORATE DRIVE (ROUTE 22)

LEBANON, NJ

FOR LEASE | PAD SITE OPPORTUNITY | +/- 6 ACRES

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JEFFERY REALTY Retail Specialist

ICSC SITESOURCE RETAIL BROKER NETWORK

600 CORPORATE DRIVE
LEBANON, NJ

SITE INFORMATION



LOT SIZE
6 AC

ASKING RENT
Call for Quote

TRAFFIC COUNTS
22,348 VPD on Route 22
113,713 VPD on I-78

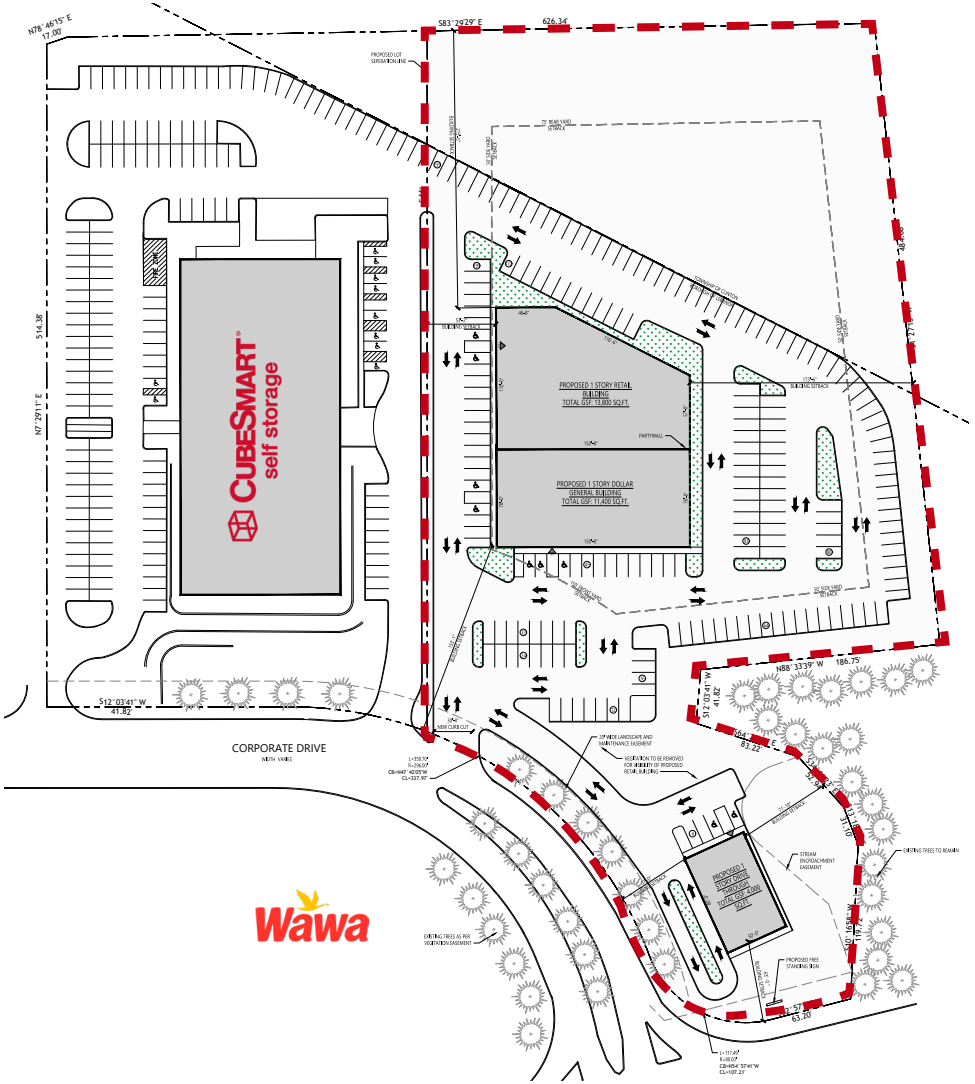
NOTES
- 6-acre parking lot development
- Build to suit opportunity
- Ownership is open to having one or multiple tenants
- Former office building to the west of the site is undergoing convertion to a CubeSmart self storage facility, delivery set for Q1 2027
- Wawa has signed a lease for a new location directly across from the site
- Visibility fron I-78 and Route 22

600 CORPORATE DRIVE

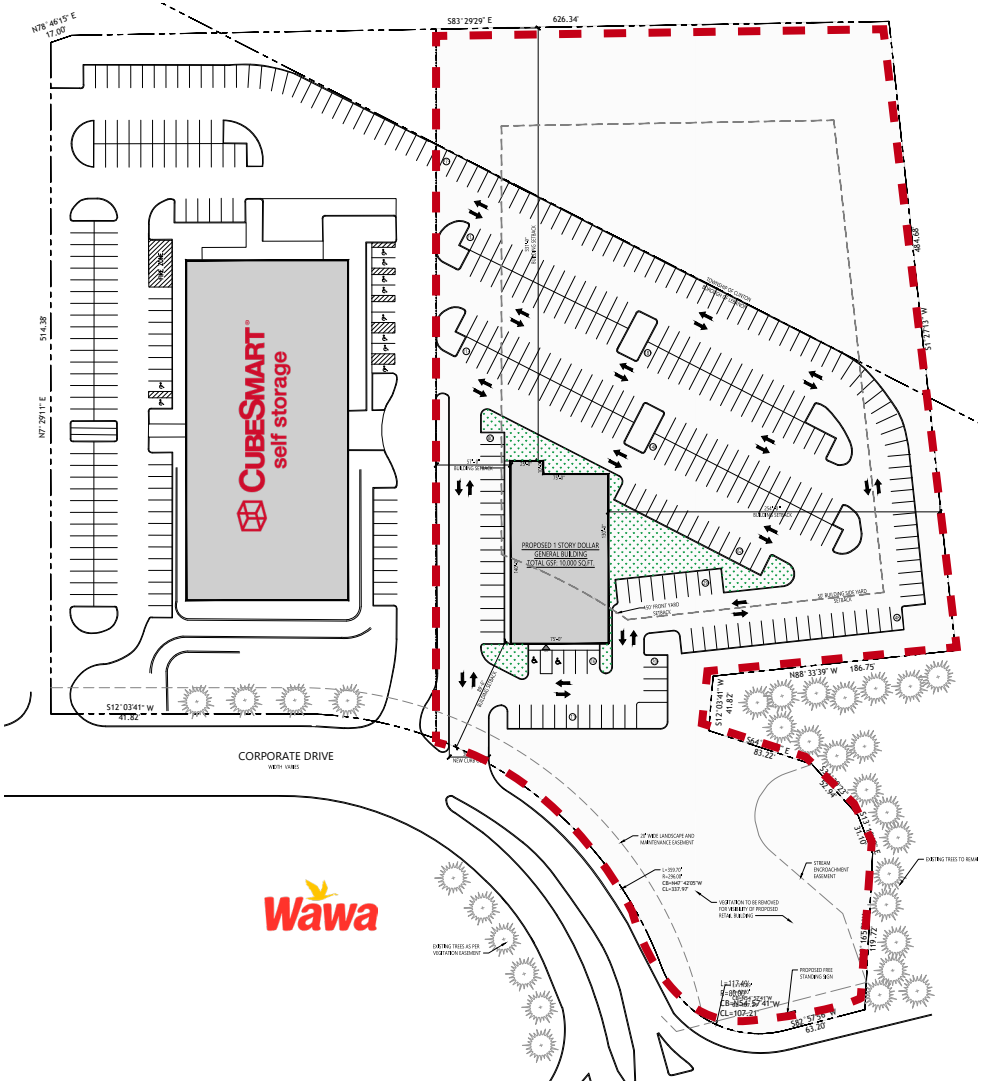
LEBANON, NJ

PROPOSED PLANS

OPTION 1: MULTI-TENANT SCENARIO
25,200 SF RETAIL + 4,000 SF PAD W DRIVE-THRU
195 PARKING SPACES



OPTION 2: SINGLE-TENANT SCENARIO
10,000 SF RETAIL
273 PARKING SPACES



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MARKET AERIAL





DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	9,106	33,930	127,754
AVERAGE HHI	$220,876	$212,235	$209,827
HOUSEHOLDS	3,404	13,224	48,771

For more information, please contact our exclusive brokers:

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.