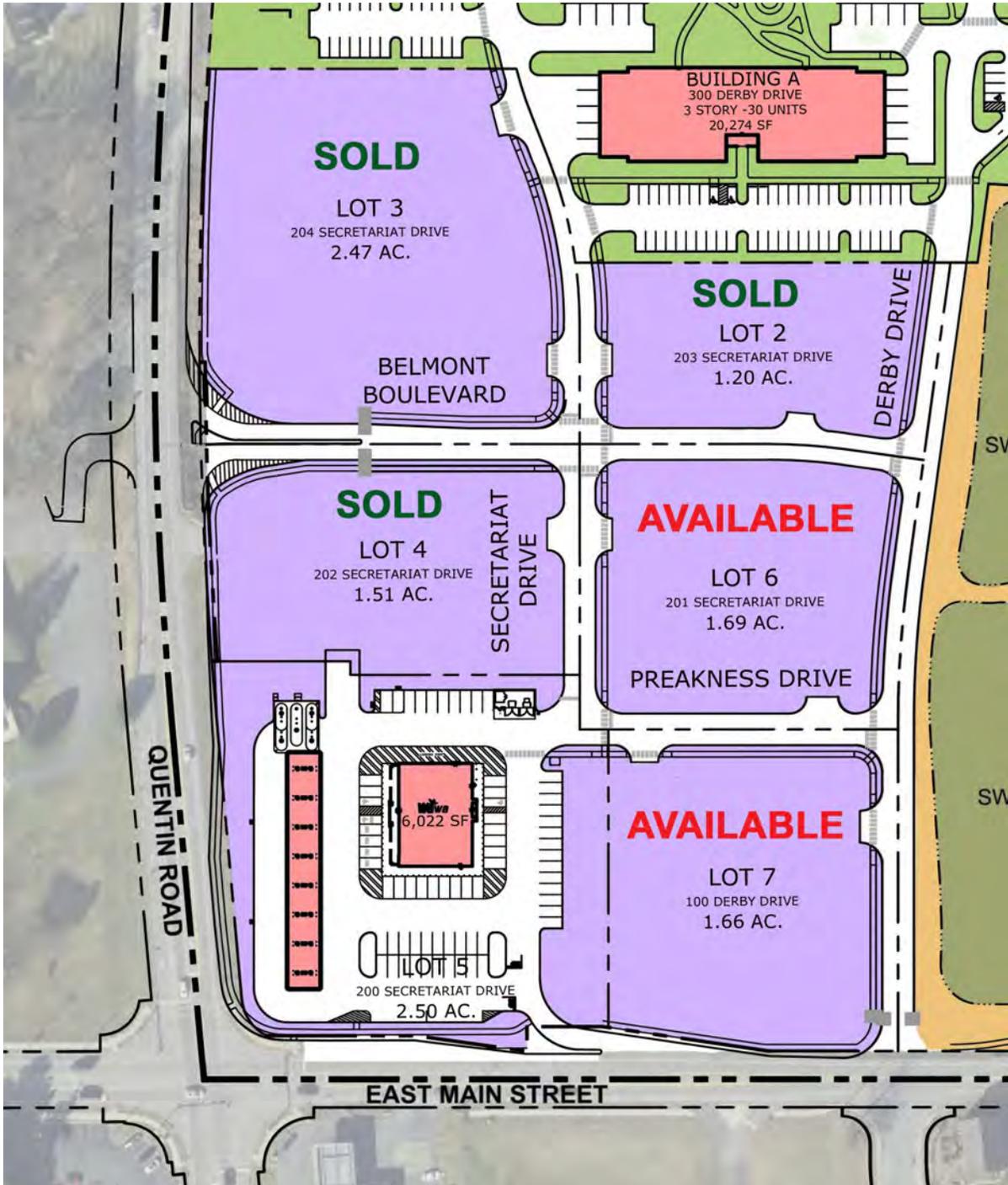


# FOR SALE

## COMMERCIAL SITES

QUENTIN, LEBANON COUNTY, PA



# SALIENT INFORMATION

**LOCATION:** 2500 Quentin Road, West Cornwall Township  
Lebanon County, PA 17042

**WATER & SEWER:** Public - At Site

**ZONING:** Mixed Use Overlay District (MUO) - Permitted uses include restaurants, medical and business offices, day care centers, mortuary, car wash, among others. Special Exception uses include hotels, contractor shops, among others.

**TRAFFIC COUNTS:** Route 72 (Quentin Road): 16,098 Vehicles Per Day  
(both directions 2024)

Route 419 (E. Main Street): 3,642 Vehicles Per Day  
(both directions 2023)

<b>DEMOGRAPHICS:</b>	<u><b>1 Mile</b></u>	<u><b>3 Mile</b></u>	<u><b>5 Mile</b></u>
Population	2,397	11,1386	57,755
Households	1,130	4,898	23,220
Household Income	\$120,768	\$122,154	\$93,873

<b>LOT SIZE / PRICE:</b>	
Lot 2 - 1.20 Acres	SOLD
Lot 3 - 2.47 Acres	SOLD
Lot 4 - 1.51 Acres	SOLD
Lot 5 - 2.50 Acres	SOLD TO WAWA
Lot 6 - 1.69 Acres	\$1,000,000
Lot 7 - 1.66 Acres	\$1,200,000

**COMMENTS:** Wawa will be anchoring the development along with 120 new apartments and an equine center. All sites to be subdivided by Seller and site access road system completed.

# SITE PLAN



**RGS** **CAVALRY AT QUENTIN**  
 CORNWALL BOROUGH/ WEST CORNWALL TOWNSHIP, LEBANON, PA

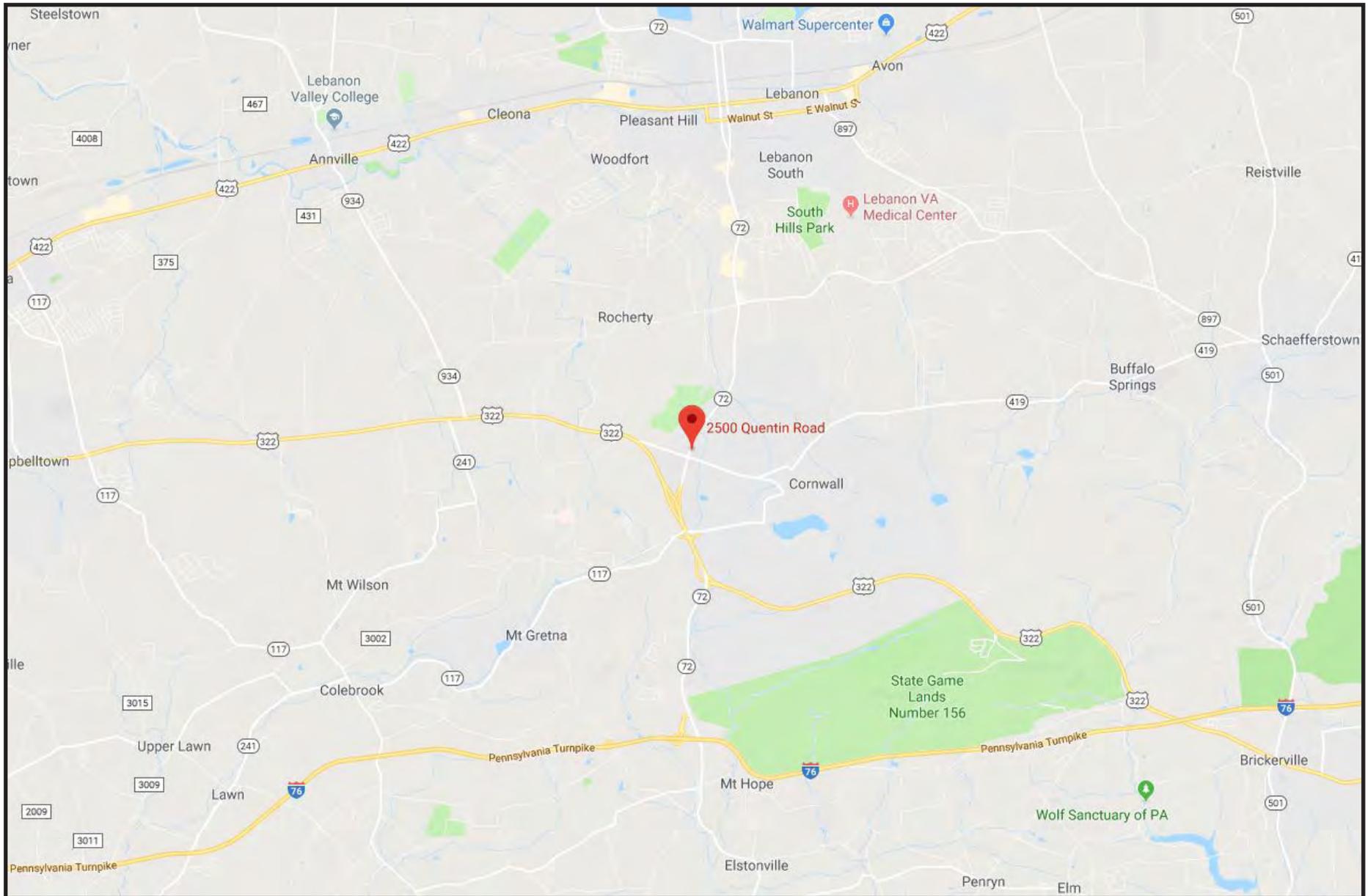
01.13.2026  
 QUENTIN ASSOCIATES, LLC



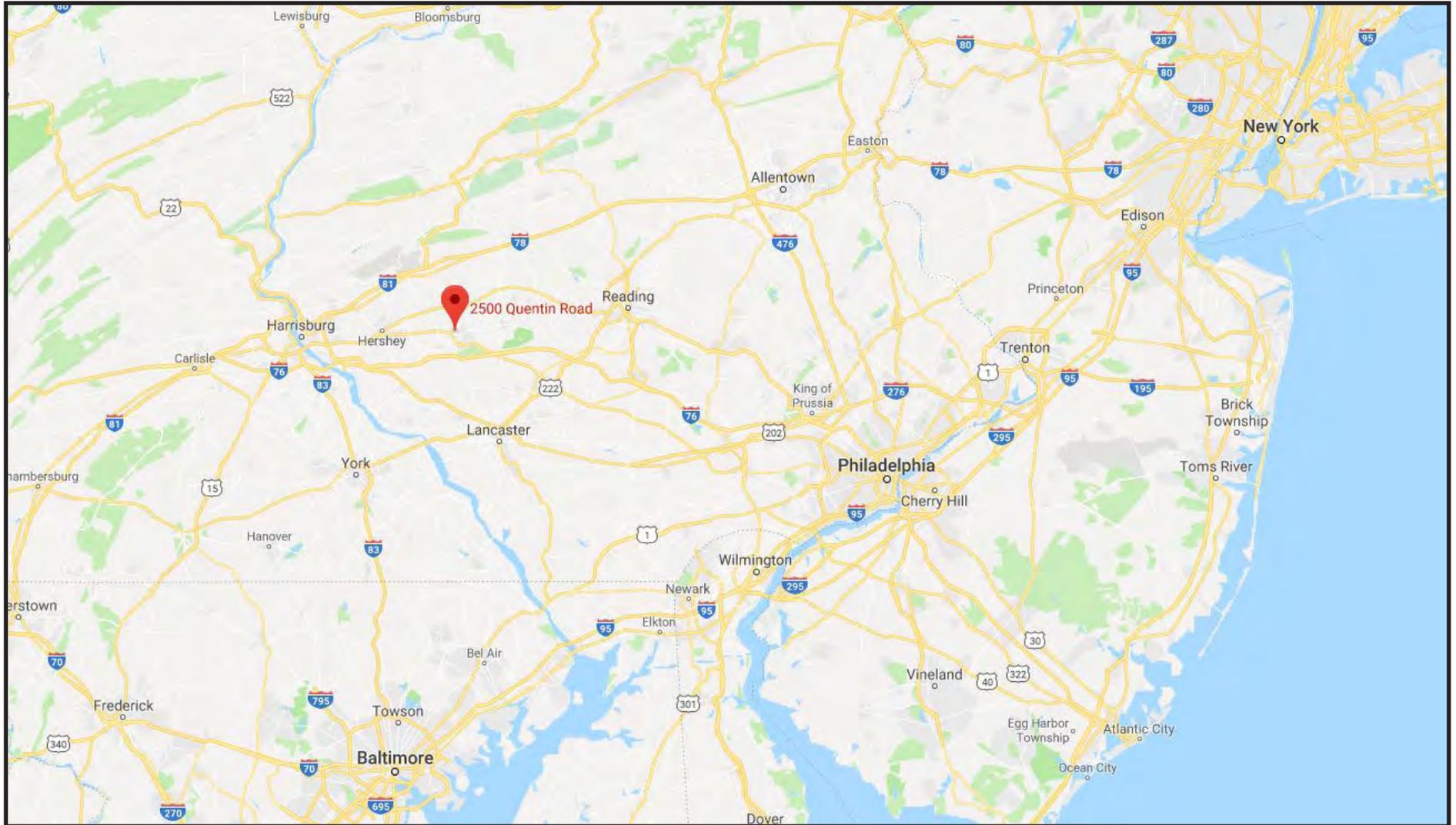
[www.uscommercialrealty.net](http://www.uscommercialrealty.net)



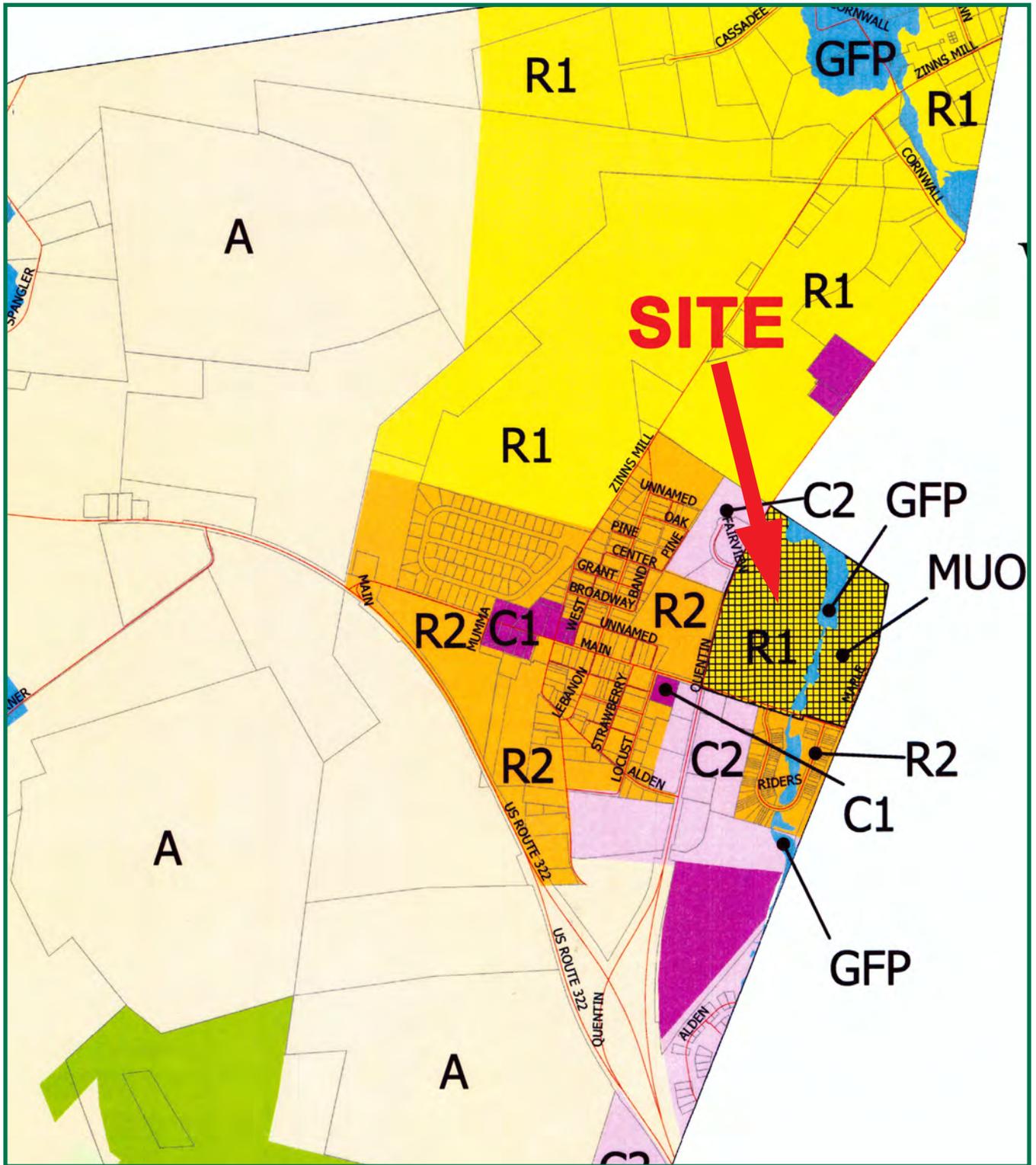
# LOCAL MAP



# REGIONAL MAP



# ZONING MAP



# ZONING ORDINANCE

§27-1801

Zoning

§27-1804

## Part 18

### MUO - Mixed Use Overlay District

#### §27-1801. Intent.

The regulations of the MUO Mixed Use Overlay District are designed to encourage creative development and extend the mix of uses and development patterns found in the village of Quentin.

#### §27-1802. Minimum Land Area.

A minimum of 40 acres of contiguous land shall be required for a Mixed Use Development.

#### §27-1803. Administration

1. Plan of Development Approval. The West Cornwall Township Board of Supervisors shall review a Plan of Development for a Mixed Use Development through the Conditional Use approval process in Part 24. In approving a conditional use permit, the Board of Supervisors shall find the Plan of Development meets the objectives of Part 24 along with the requirements of this Part. The Board may condition the conditional use permit per Part 24. Construction of the development may occur in phases but shall adhere to the Plan as approved and conditioned.
2. Special Exception Uses. If the proposed Plan of Development contains any uses which require Special Exception approval (see 27-1805 below), those uses shall require approval by the Zoning Hearing Board, and shall comply with the regulations listed herein, other applicable regulations, and the regulations specified in Part 26 of this Chapter.
3. Modifications to the Plan of Development. During construction of the Mixed Use Development, the Board of Supervisors may approve and condition any proposed modifications to the Plan of Development as a modification to the original conditional use permit.
4. Changes of Use in Established Sites. Once constructed and established, a proposed change of use for an established individual site within the development shall only require the level of review as determined in 27-1804 and 27-1805 and may be applied for by the tenant or landowner. For example, a proposed change of use from an existing personal service shop to retail store shall be permitted by right, requiring only a zoning permit and not modification of the conditional use permit for the entire Plan of Development.

#### §27-1804. Permitted Uses.

The following uses are permitted by right in mixed use developments:

1. Single-family detached dwellings.
2. Single-family semi-detached dwellings.
3. Public, semi-public, or private conservation areas for the preservation of open space, water, soil, forest, and wildlife resources.

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§27-1805

4. Public, semi-public, or private outdoor recreation uses and facilities, parks, playing fields, playgrounds, and gardens.
5. Churches and similar places of worship, and associated parish houses.
6. Municipal buildings and community facilities such as police and fire protection facilities, museums, libraries, etc.
7. Day care centers and adult day care facilities, subject to the requirements of §27-702.15.
8. Medical, dental, and veterinary clinics, laboratories, and associated pharmacies.
9. Stores for the retailing of food, clothing, drugs, confectionery, hardware, food, sporting goods, household appliances, flowers, and other consumer goods.
10. Personal service shops, including barbers, beauty parlors, tailors, shoe repair, dry cleaning (excluding dry cleaning plants), laundromats, florists, etc.
11. Banks, savings and loan, and finance agencies.
12. Business and professional offices.
13. Private, membership, or social clubs, including those serving food or drink.
14. Sit down restaurants, tea rooms, cafes, and other places serving food and drink, but not including drive-in, drive-through, or fast food restaurants.
15. Nurseries and commercial greenhouses.
16. Indoor amusement enterprises, such as theaters, arenas, bowling alleys, dance halls, and other recreation or entertainment establishments, less than 20,000 square feet in gross floor area.
17. Messenger, dispatch, express, and courier services.
18. Mortuary and undertaking establishments.
19. Printing and publishing firms.
20. Automobile washes, self-wash or automatic.
21. Customary accessory uses and buildings incidental to any of the above permitted uses.

## **§27-1805. Uses Permitted with a Special Exception Approval.**

Upon approval by the Zoning Hearing Board, the following special exception uses are permitted, provided the use complies with the conditions listed herein, other applicable regulations, and the requirements specified in Part 26 of this Chapter.

1. Group family dwelling/day care homes subject to the conditions listed in §27-602.N(4) of this Chapter.
2. Age-restricted multi-family apartment dwellings, meeting the following conditions:
  - A. Permanent occupancy of residential units shall be restricted to individuals 55 years of age or older and their spouses.

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- B. The layout and arrangement of buildings, parking areas, services, recreation areas, common open space, and plantings shall be made in consideration of the particular topographic characteristics, natural amenities, and adjacent uses of the site.
  - C. Postal delivery may be provided at communal facilities.
  - D. Developments of more than 50 units shall have a minimum of two points of ingress and egress to perimeter streets.
  - E. Associated parking areas, building entrances, sidewalks, and ramps shall be illuminated to ensure the security of property and safety of persons using such areas and shall provide interconnectivity between residences, service areas, and any recreation areas within the development.
- 3. Privately owned elementary, middle, and high schools.
  - 4. Private institutions of higher education, convents, and monasteries provided that the following conditions are met:
    - A. A minimum lot area of 3 acres for the first 300 students or enrollees plus 1 acre for each additional 100 students or enrollees.
    - B. Dormitory or residential quarters shall be located a minimum of 100 feet from any property line.
  - 5. Riding academies and public, semi-public or private stables, subject to the following conditions:
    - A. Storage of manure or odor or dust producing substances shall not be permitted within 200 feet of any residential use.
  - 6. Hotels and motels.
  - 7. Drive-in, drive-through, or fast food restaurants serving food or beverages.
  - 8. Contractor shops for plumbers, HVAC, electricians, painting, etc.
  - 9. Self-service storage facilities.
  - 10. Gasoline stations, with or without accessory convenience retail, meeting the following conditions:
    - A. The gasoline station site, including accessory uses and associated areas for parking, loading, drive-thru lanes, storage, utilities, buffers and other site requirements shall constitute a maximum of 2.5 acres within the Mixed Use Development.
    - B. A maximum of 8 fuel pumps serving a maximum of 16 vehicles at one time. Pumps or service parking dedicated for tractor-trailers or similar shall not be permitted.
    - C. Frontage of at least 200 feet along a state-controlled road on at least two sides of the lot.
    - D. Long-term or overnight parking for trucks or trailers shall not be permitted, and overnight accommodations for drivers shall not be provided.
    - E. The use and storage of all flammable and combustible liquids shall comply with the requirements set forth by Pennsylvania Code and the following requirements, whichever is greater:

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- (1) All gasoline and petroleum pumps shall be located outside of buildings, no less than 35 feet from any road right-of-way line or lot line.
- (2) All fuel, oil, or similar combustible petroleum products storage tanks shall be located underground at least 35 feet from any road right-of-way line or lot line.

## §27-1806. Mixed Uses.

1. A single Mixed Use Development may consist of multiple individual sites, with or without a phased development plan. Across the entire development, and within individual sites, multiple uses and multiple principal structures are permitted.
2. Multiple principal uses may occupy individual structures. Where both residential and non-residential uses share a single structure, non-residential uses shall only be located on the ground floor.

## §27-1807. Lot Area, Yard, and Coverage Requirements

Lot dimensions, yard dimensions, and structural coverage shall meet the following dimensions:

Use	Lot Requirements			Yard Requirements			Coverage Max. all structures within a single lot or site
	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front	Each side	Rear	
Single-family detached dwellings	20,000 sq ft	100 ft	100 ft	Min: 40 ft	15 ft	25 ft	40%
Single-family semi-detached dwellings	15,000 sq ft	80 ft	100 ft	Min: 40ft	15ft <sup>1</sup>	25 ft	40%
Other individual sites <sup>2</sup>	10,000 sq ft	80 ft	80 ft	Min: 10 ft	10 ft <sup>2</sup>	25 ft	75%

1. Side setback is for unattached side.
2. Requirements apply to an individual site or lot within a Mixed Use Development. Within an individual site, detached, attached, and semi-detached structures are permitted. Separation between structures within a site shall meet minimum separation distances required by the Pennsylvania Unified Construction Code.

## §27-1808. Density and Height Requirements

1. Density. The total number of residential dwelling units in an individual multi-family apartment development site shall not exceed 10 dwelling units per acre of that multi-family apartment development site. Across the entire Mixed Use Development, the number of apartment dwelling units shall not exceed 120 dwelling units.
2. Height. No building without sprinkler fire suppression systems, with the exception of farm structures, shall exceed two and one-half stories or 35 feet in height unless authorized as special exception. Buildings equipped with sprinkler fire suppression systems shall not exceed three and one-half stories or 45 feet in height unless authorized as a special exception.

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§27-1809

Zoning

§27-1810

## **§27-1809. Open Space Requirements**

1. A minimum of 20% of the entire Mixed Use Development shall be reserved as common open spaces. The location and layout of the reserved open spaces shall provide the following benefits:
  - A. Recreation and open space that may be required by the Lebanon County Subdivision and Land Development Ordinance;
  - B. Protection of natural resources, such as water bodies, wetlands, floodplains, steep slopes, unique geologic features, wildlife habitats, aquifer recharge areas, etc.;
  - C. Stormwater management facilities, where such facilities are integrated with other open space uses permitted by this section and achieve the following:
    - 1) Promote recharge of the groundwater system;
    - 2) Provide a scenic amenity with plantings beyond what is required for basic stormwater functionality;
    - 3) Creates a self-sustaining natural landscape that supports wildlife;
  - D. Suitable and conveniently located active or passive recreation, including public, semi-public, or private recreation uses, parks, playing fields, playgrounds, and gardens;
  - E. Provision of greenways with trails connecting sites within the Mixed Use Development site to each other and to adjoining uses beyond the Development;
  - F. Buffer areas between residential uses and more intense uses within or adjacent to the Mixed Use Development. Such buffers shall be landscaped with adequate ground plantings, shrubbery, and trees to provide a year-round visual buffer.
2. Reserved common open space shall be preserved in perpetuity by deed restriction, conservation easement, or other agreement in a form acceptable to the Township and duly recorded in the Office of the Recorder of Deeds of Lebanon County. An agreement shall designate owners and entities responsible for management and maintenance of the reserved common open space.

## **§27-1810. Additional Standards.**

1. The entirety of the Mixed Use Development shall be served by public water and sewer facilities.
2. Utility lines serving all uses within the Mixed Use Development shall be located underground, with the following exemptions:
  - A. Riding academies and stables;
  - B. Outdoor recreation facilities, parks, playing fields, playgrounds, and gardens;
  - C. Reserved common open spaces and conservation areas;

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3. All permitted uses and their associated areas for parking, loading, refuse, utilities, storage and other associated site improvements shall be located within 800 feet of Quentin Road (SR 0072), with the following exceptions:
  - A. Riding academies and stables;
  - B. Recreation facilities, parks, playing fields, playgrounds, and gardens;
  - C. Reserved common open spaces and conservation areas;
  - D. Single-family detached dwellings.
4. Motor vehicle access to individual lots shall be provided via a system of shared or joint use internal access drives or driveways, or via streets other than Quentin Road (SR 0072). Direct motor vehicle access serving an individual lot, use, building or parking lot shall not be permitted to or from Quentin Road (SR 0072), unless an applicant can provide a traffic impact study that demonstrates each of the following:
  - A. A proposed entrance or exit to Quentin Road (SR 0072) is in the best interest of efficient traffic operations and can improve safety on the individual site, the entire development, and surrounding roadways, including but not limited to reducing delays at a single access point that would otherwise operate at worse than a Level of Service 'C' in rural areas and Level of Service 'D' in urban areas;
  - B. The frontage of the individual site and the development is sufficient to permit multiple motor vehicle access points in accordance with the spacing requirements of the Lebanon County Subdivision and Land Development Ordinance; and
  - C. The Pennsylvania Department of Transportation has reviewed the study and found the proposed vehicular access plans adequate and appropriate.
5. All primary building entrances within the site shall be connected via sidewalk or other paved pedestrian facilities, with at least 5 feet in clear width, graded to meet Americans with Disabilities Act requirements, and adequately lit for safe use. The pedestrian network shall also connect to adjacent pedestrian infrastructure. Crosswalk markings and ADA-compliant ramps shall be provided across internal roadways, driveway entrances, and parking lots.
6. Storage facilities for trash and rubbish shall not be located between any building and an adjacent public road. Storage of trash and rubbish shall be within covered, vermin-proof containers and located within an opaque enclosure that is architecturally compatible with the primary building(s) on the site.
7. Loading activity for commercial uses shall not occur between any building and an adjacent public road. Docks and other structural loading facilities shall not be located on a part of the building facing a public road.
8. Any part of a lot which is not used for buildings, structures, loading facilities, docks, or service areas, parking spaces and aisles, access drives, driveways, pathways, and other similar improvements shall be provided with an all-season, well-maintained vegetative ground cover or plantings. Landscaped areas shall be kept free of debris and rubbish.

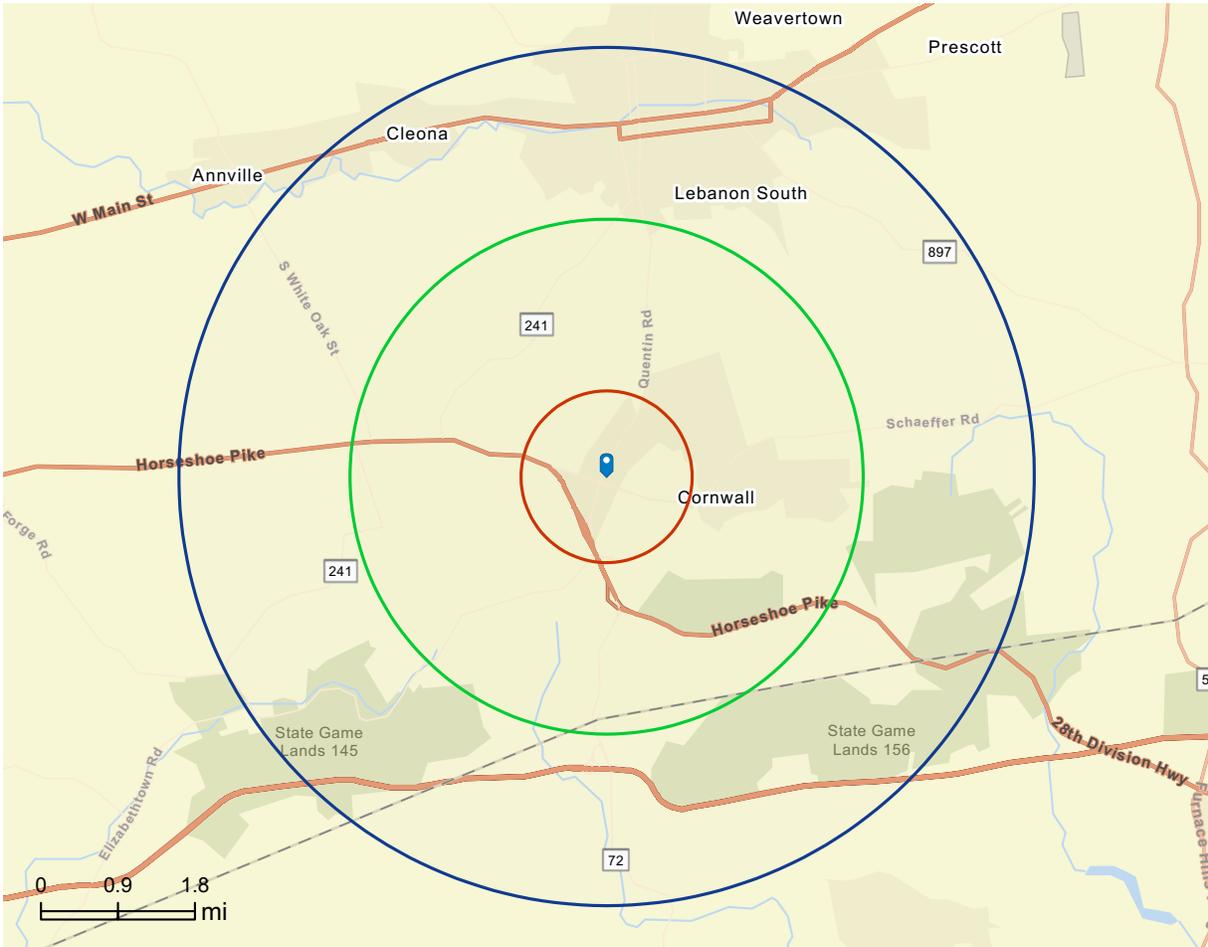
# DEMOGRAPHICS

## Site Map

2500 Quentin Rd, Lebanon, Pennsylvania, 17042 2  
2500 Quentin Rd, Lebanon, Pennsylvania, 17042  
Rings: 1, 3, 5 mile radii



Prepared by Esri  
Latitude: 40.27911  
Longitude: -76.43351



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# DEMOGRAPHICS

## Executive Summary

2500 Quentin Rd, Lebanon, Pennsylvania, 17042 2  
 2500 Quentin Rd, Lebanon, Pennsylvania, 17042  
 Rings: 1, 3, 5 mile radii



Population	1 mile	3 miles	5 miles
2010 Population	2,000	9,304	52,087
2020 Population	2,212	10,559	55,939
2025 Population	2,397	11,386	57,755
2030 Population	2,487	11,827	59,060
2010-2020 Annual Rate	1.01%	1.27%	0.72%
2020-2025 Annual Rate	1.54%	1.45%	0.61%
2025-2030 Annual Rate	0.74%	0.76%	0.45%

Age	1 mile	3 miles	5 miles
2025 Median Age	59.1	53.5	42.0
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	91.8%	86.9%	69.8%
Black Alone	1.3%	2.2%	3.9%
American Indian Alone	0.3%	0.2%	0.5%
Asian Alone	1.8%	2.5%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	1.3%	3.2%	13.3%
Two or More Races	3.5%	5.0%	10.5%
Hispanic Origin	3.9%	7.9%	27.7%
Diversity Index	21.9	35.2	68.9

Households	1 mile	3 miles	5 miles
2010 Total Households	924	3,873	20,809
2020 Total Households	1,048	4,455	22,272
2025 Total Households	1,130	4,898	23,220
2030 Total Households	1,179	5,146	23,883
2010-2020 Annual Rate	1.27%	1.41%	0.68%
2020-2025 Annual Rate	1.45%	1.82%	0.80%
2025-2030 Annual Rate	0.85%	0.99%	0.56%
2025 Average Household Size	2.08	2.24	2.43
Wealth Index	141	125	81

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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# DEMOGRAPHICS

**Executive Summary** | 2500 Quentin Rd, Lebanon, Pennsylvania, 17042 2 | Rings: 1, 3, 5 mile radii

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	23.1%	24.4%	22.8%

<b>Median Household Income</b>			
2025 Median Household Income	\$100,201	\$94,375	\$73,301
2030 Median Household Income	\$105,847	\$101,914	\$78,722
2025-2030 Annual Rate	1.10%	1.55%	1.44%

<b>Average Household Income</b>			
2025 Average Household Income	\$120,768	\$122,154	\$93,873
2030 Average Household Income	\$128,863	\$129,846	\$101,329

<b>Per Capita Income</b>			
2025 Per Capita Income	\$54,758	\$53,298	\$37,691
2030 Per Capita Income	\$58,774	\$57,264	\$40,914
2025-2030 Annual Rate	1.43%	1.45%	1.65%

<b>Income Equality</b>			
2025 Gini Index	38.0	39.0	42.3

<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	62.6	61.1	44.4

<b>Housing Unit Summary</b>			
Housing Affordability Index	96	91	96
2010 Total Housing Units	970	4,284	22,483
2010 Owner Occupied Hus (%)	78.3%	75.3%	63.6%
2010 Renter Occupied Hus (%)	21.8%	24.7%	36.4%
2010 Vacant Housing Units (%)	4.7%	9.6%	7.5%
2020 Housing Units	1,108	4,951	23,950
2020 Owner Occupied HUs (%)	80.7%	74.3%	61.0%
2020 Renter Occupied HUs (%)	19.3%	25.7%	39.0%
Vacant Housing Units	6.4%	10.1%	7.0%
2025 Housing Units	1,216	5,483	25,004
Owner Occupied Housing Units	81.8%	71.8%	61.7%
Renter Occupied Housing Units	18.2%	28.2%	38.3%
Vacant Housing Units	7.1%	10.7%	7.1%
2030 Total Housing Units	1,262	5,631	25,582
2030 Owner Occupied Housing Units	977	3,645	14,922
2030 Renter Occupied Housing Units	202	1,501	8,961
2030 Vacant Housing Units	83	485	1,699

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

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