



REAL ESTATE & BUSINESS FOR SALE

36 bed Personal Care
Home, a 7,218± SF
facility over
three (3)
buildings.

PERSONAL CARE HOME

City of Lebanon | Lebanon County

118-122 S. 10th St. Lebanon, PA 17042



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PROPERTY INFORMATION



LOCATION & MARKET ATTRIBUTES

We are pleased to present this unique and long-standing business and real estate opportunity for sale in the City of Lebanon, PA. The offering includes both the real estate and the business enterprise, reflecting the property's established presence in the marketplace.

REAL ESTATE

The property consists of three (3) interconnected three-story buildings situated on approximately 0.07 acres. It currently operates as the Dowhower Personal Care Home, a personal care facility licensed for 36 beds.

The buildings encompass approximately 7,218 SF and are located just off the core of downtown Lebanon in the Central Business District. The facility's use provides robust infrastructure, including in-place power, plumbing, heating, laundry, and commercial kitchen capabilities.

Nearby amenities include the Lebanon Farmers' Market, various businesses, and other downtown attractions.

PROPERTY SPECIFICATIONS

SALE PRICE	\$1,150,000
LICENSED BEDS	36
TOTAL BATHROOMS	6 full bathrooms; 2 half baths
OCCUPANCY	92%
TOTAL BUILDING SIZE	7,218 SF
LAND/LOT SIZE	0.07 acres
STORIES, OTHER	3 Floors, Basement
NATURAL GAS	Yes
ELECTRIC	Three (3) Separate 200-amp, Single-Phase Services
HEATING	Three (3) Furnaces; One Oil and Two Gas-Fired
AIR CONDITIONING	Wall / Window Units
WATER/SEWER	Public
ROOF	Partly Rubber, Partly Composition Shingle
ELEVATOR	No
SPRINKLERS	No

DOWHOWER PERSONAL CARE HOME

Dowhower Personal Care Home operates as a full-service Personal Care facility, licensed for 36 beds. While the overall resident mix includes private pay and financial assistance, the nearby VA Hospital in Lebanon serves as a referral source for a number of residents. Rooms vary in size and are all are semi-private rooms. Current occupancy is at approximately 92%.

Financial information is available and will be provided to qualified prospects upon the completion and acceptance of a Non-Disclosure Agreement (NDA) by the seller.

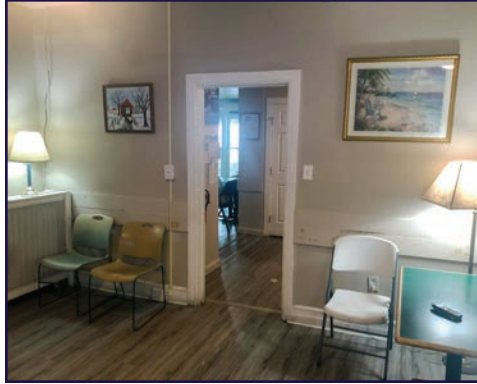
BUILDING STACKING AND LAYOUT

BASEMENT	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
Laundry, Food Storage, Resident Storage, Mechanicals	Office/Medicine Room, Kitchen, Dining Room, Two (2) Common Areas with TVs, a Half Bathroom, Two (2) Full Bathrooms, Two (2) Bedrooms (4 beds)	Eight (8) Bedrooms (20 beds), Three (3) Full Bathrooms, One (1) Storage Closet	Three (3) Bedrooms (12 beds), a Half Bathroom, One (1) Full Bathroom

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INTERIOR PHOTOS



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FLOOR PLANS | FIRST & SECOND FLOOR

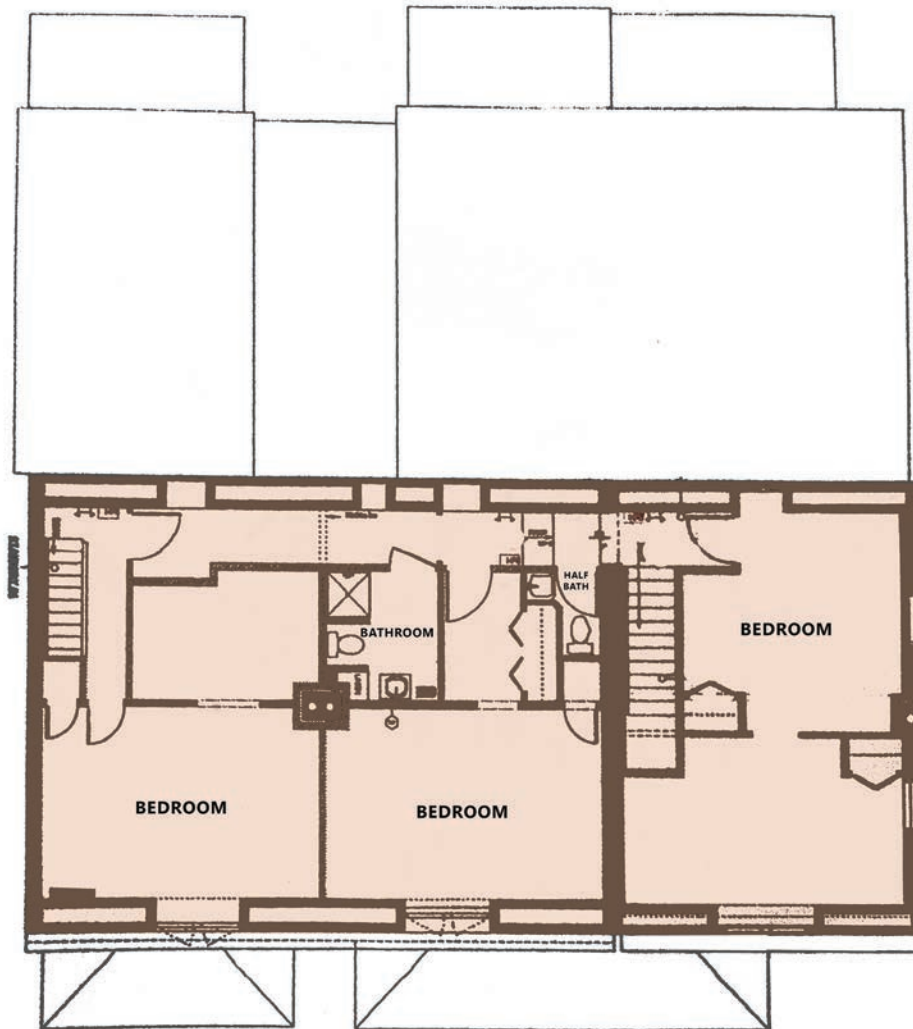


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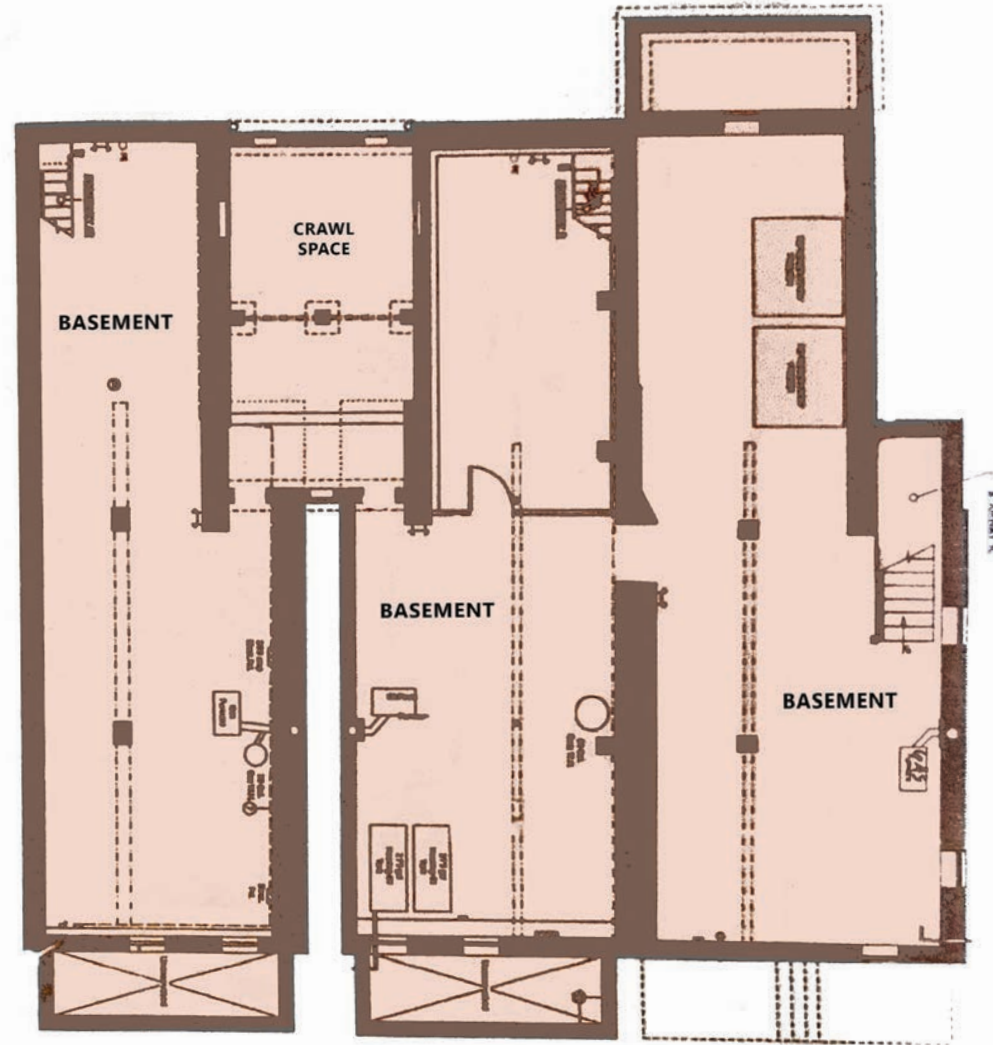
FLOOR PLANS | THIRD FLOOR & BASEMENT



118

120

122



118

120

122

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DEMOGRAPHICS: 10 MIN. DRIVE TIME

Demographic Summary

Personal Care Home - Lebanon

Drive time of 10 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

KEY FACTS

61,974

Population

41.2

Median Age



Average Household
Size

\$71,590

Median Household
Income

Health Care Expenditure



\$4,036

Annual Health
Insurance
Expenditures



\$2,275

Medical Care



**Medicare:
Population 65+**

2,883

Medicare Only

2,790

Direct-Purch &
Medicare

1,765

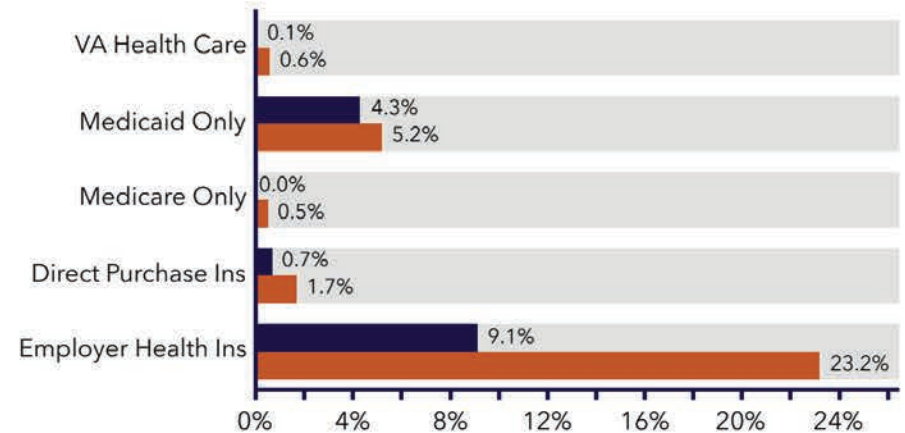
Employer &
Medicare

827

Medicare &
Medicaid

Health Insurance Coverage (ACS)

■ Pop 19-34 ■ Pop 35-64



**Has One Type
Of Health
Insurance**

19.5%

14.6%

31.2%

5.5%



**Population
(ACS)**

23.7%

18.6%

39.1%

18.6%



**No Health
Insurance**

1.5%

2.6%

2.8%

0.0%

Population Age

19<

19-34

35-64

65+

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DEMOGRAPHICS: 20 MIN. DRIVE TIME

Demographic Summary

Personal Care Home - Lebanon

Drive time of 20 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

KEY FACTS

127,052

Population

42.3

Median Age



Average Household
Size

\$79,353

Median Household
Income

Health Care Expenditure



\$4,593

Annual Health
Insurance
Expenditures



\$2,629

Medical Care



Medicare: Population 65+

5,961

Medicare Only

6,479

Direct-Purch &
Medicare

4,501

Employer &
Medicare

1,384

Medicare &
Medicaid

Health Insurance Coverage (ACS)



Has One Type
Of Health
Insurance



Population
(ACS)



No Health
Insurance

Population Age

19<

19-34

35-64

65+

18.9%

14.9%

30.8%

5.4%

23.9%

18.4%

37.9%

19.8%

3.0%

2.3%

3.3%

0.1%

■ Pop 19-34 ■ Pop 35-64

VA Health Care

0.1%
0.3%

Medicaid Only

2.9%
3.7%

Medicare Only

0.0%
0.5%

Direct Purchase Ins

1.0%
2.0%

Employer Health Ins

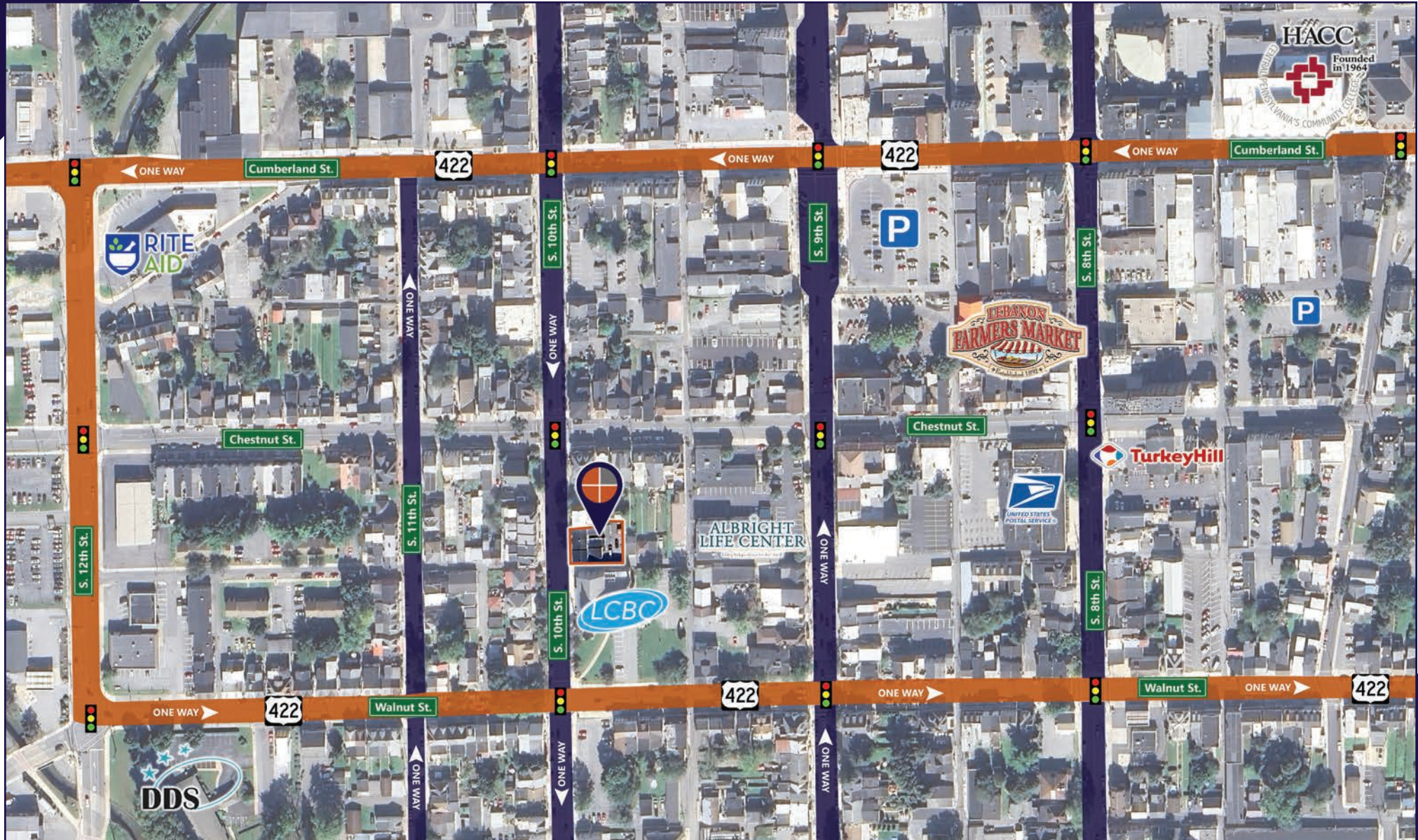
10.6%
23.9%

0% 4% 8% 12% 16% 20% 24%

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ESTABLISHED REGIONAL AREA MAP



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AERIAL DRONE & BUILDING PHOTOS



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