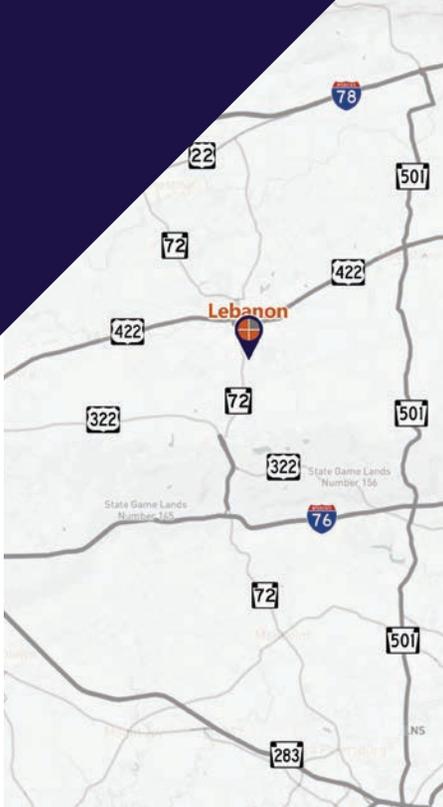


## FOR LEASE

Well-maintained professional office space located within a premier office park in Lebanon, PA.



**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

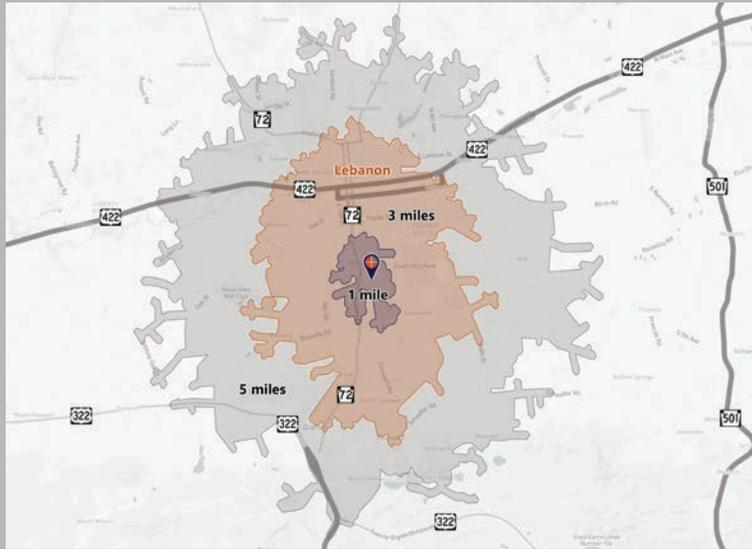
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# MEDICAL/PROFESSIONAL OFFICE SPACE

## DEMOGRAPHICS

918 Russell Drive Lebanon, PA			
VARIABLE	1 mile	3 miles	5 miles
<b>Travel Distance from Site</b>			
Total Population	3,218	38,165	60,817
Population Density (Per Sq. Mile)	3,059.7	2,794.0	1,508.3
Total Daytime Population	5,612	41,595	60,513
Total Households	1,413	15,010	24,272
Per Capita Income	\$42,595	\$31,623	\$35,760
Average Household Income	\$96,317	\$79,904	\$89,974
Average Disposable Income	\$72,964	\$62,409	\$69,762
Total (SIC01-99) Businesses	187	1,345	1,929
Total (SIC01-99) Employees	3,184	19,659	26,739
Medical Services	\$1,949,316	\$16,592,427	\$30,738,337
Physician Services	\$375,345	\$3,260,938	\$6,106,240
Dental Services	\$660,259	\$5,618,250	\$10,304,878
Eye Care Services	\$114,537	\$979,416	\$1,836,232

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Well-maintained professional office space located within a premier office park in Lebanon, PA. This established business setting is surrounded by a strong mix of medical, professional, and office users, creating an ideal environment for healthcare and service-oriented professionals.

The property benefits from excellent visibility and convenient access, with close proximity to surrounding residential neighborhoods that provide a steady client and employee base. The area is supported by a diverse housing mix, including nearby single-family homes and multi-family communities, contributing to consistent demand for medical, dental, and professional services.

Zoning allows for a wide range of professional office uses, including medical, dental, and other in-demand services within the region. The available lower-level suite offers approx. 1,150 SF and features a private entrance, providing added convenience, discretion, and flexibility for tenants seeking a standalone feel within a professionally managed office park.

## PROPERTY DETAILS

- Total Building Size:..... 5,334 SF
- Available Space - Lower Level:..... 1,150 SF
- Lease Rate:..... Negotiable/Gross
- Lease Terms:..... 5 years
- Zoning:..... Office & Institutional (O&I)
- Land/Lot Size:..... 1 acre
- Date Available:..... Immediately
- Parking:.....On-Site, Shared Lot
- Roof Type:..... Shingle
- Construction:.....Masonry
- Heating:..... Natural Gas
- Cooling:.....HVAC
- Water:.....Public
- Sewer:.....Public
- Year Built:..... 1995

## TRAFFIC COUNTS

- Cornwall Road:..... 6,104 VPD
- Isabel Drive:..... 3,016 VPD
- Quentin Rd./Route 72:..... 15,043 VPD

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# DEMOGRAPHIC SUMMARY | 3 MILE DRIVE TIME

## Demographic Summary

918 Russell Dr. Lebanon, PA

Drive distance of 3 miles

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

### KEY FACTS

38,165

Population



2.5

Average Household Size

39.4

Median Age

\$61,322

Median Household Income

## Health Care Expenditure



\$3,576

Annual Health Insurance Expenditures



\$2,003

Medical Care



## Medicare: Population 65+

1,643

Medicare Only

860

Employer & Medicare

1,547

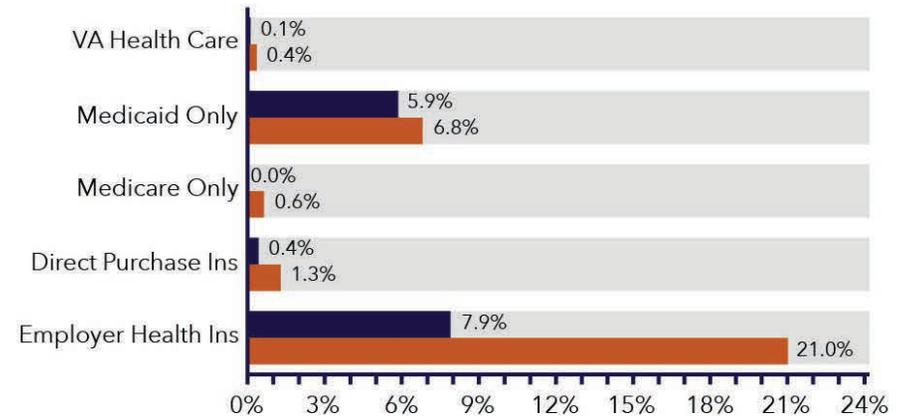
Direct-Purch & Medicare

640

Medicare & Medicaid

## Health Insurance Coverage (ACS)

■ Pop 19-34 ■ Pop 35-64



Has One Type Of Health Insurance

21.7%

14.6%

30.2%

5.3%



Population (ACS)

25.4%

18.8%

38.3%

17.4%



No Health Insurance

1.1%

3.0%

3.2%

0.1%

Population Age

19<

19-34

35-64

65+

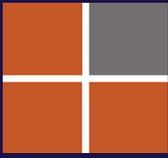
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# ESTABLISHED REGIONAL AREA MAP

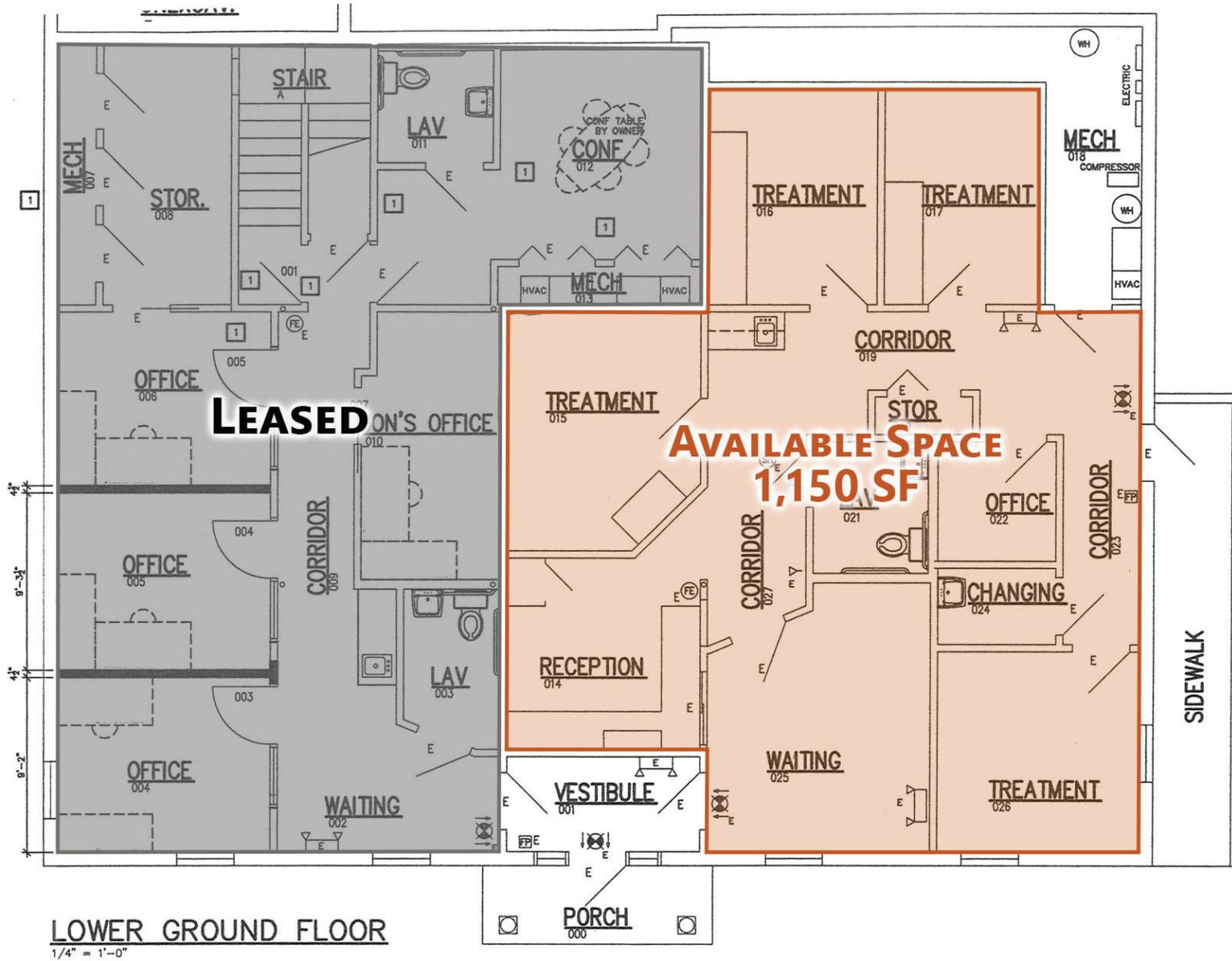


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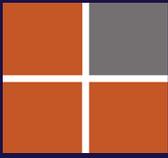
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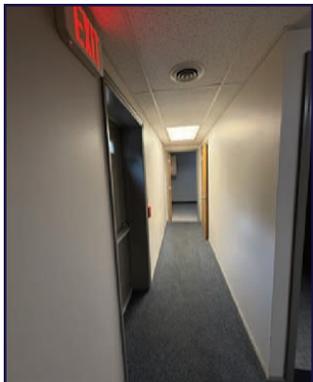
# FLOOR PLAN | LOWER LEVEL



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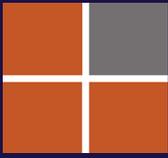


# INTERIOR PHOTOS

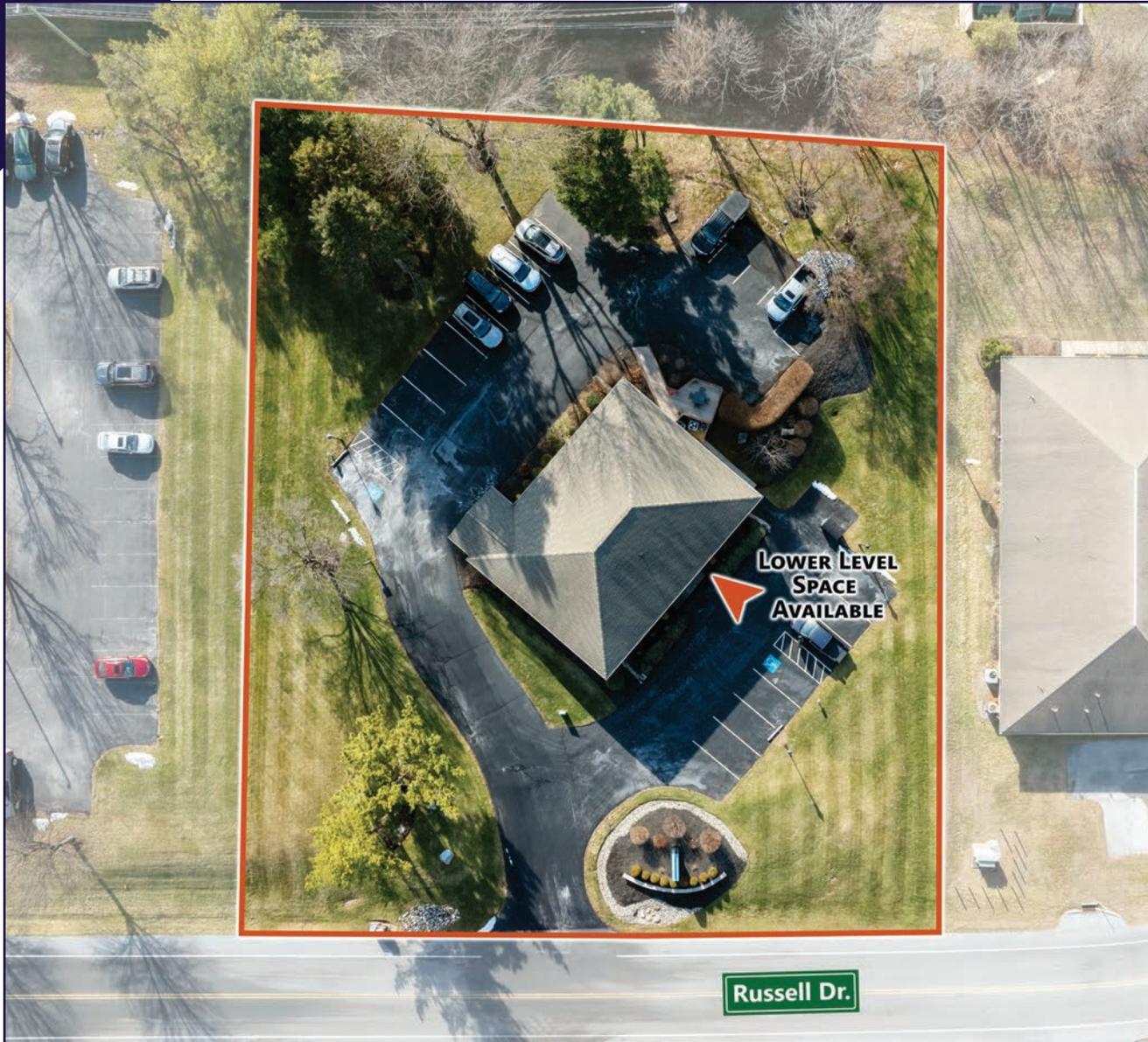


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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



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