

Multi-Use Commercial Building

APARTMENT & BANQUET FACILITY

170 N 9TH STREET
LEBANON, PA 17402

Landlord Redevelopment
Tenant Buildout Options Available

Flexible, Functional Space
2-story building and 7-bay garage

425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
717.731.1990

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WORLDWIDE
REAL ESTATE SERVICES





170 NORTH 9TH STREET, LEBANON, PA

MULTI-USE COMMERCIAL BUILDING

+ APARTMENT & BANQUET FACILITY

FOR SALE OR LEASE



OFFERING SUMMARY

Total SF	± 7,940 SF
Sale Price	\$490,000
Property Taxes	\$6,359
APN	03-2337462-370249-0000
Lease Rate	\$12.00 per SF/yr
Lease Type	NNN
CAM	TBD
Commercial Space	± 6,470
Garage	7 Bays ± 1,470 SF
Zoning	Light Industrial Commercial
Municipality	Lebanon City
County	Lebanon County

PROPERTY OVERVIEW

Formerly the Knights of Columbus, this two-story brick building presents a unique opportunity for tenants to be part of a larger property transformation. The landlord is planning a full redevelopment and is offering the ability to customize the space to meet a tenant's specific operational needs. With flexible layouts, a detached 7-bay garage, and off-street parking, the site is ideal for a variety of uses including social clubs, community organizations, event venues, or creative office/retail concepts.

PROPERTY HIGHLIGHTS

- **Landlord-led redevelopment underway** – tenant buildout options available
- **Customizable space** to fit a variety of commercial uses
- **Two-story brick structure** with large open areas and private rooms
- **Detached 7-bay garage** for storage, equipment, or support operations
- **Private off-street parking** included

LANDMARK COMMERCIAL REALTY

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PROPERTY DETAILS

Number of Buildings	2
Building Size	± 7,940 SF (combined)
Lot Size	0.28 AC
Gross Leaseable Area	± 6,470 SF
Garage / Storage	± 1,470 SF 7-Bay
Tenancy	Multi
Number of Floors	2/3
Restrooms	6+
Parking	Private, Off-Street 26 spaces

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle Rubber
Heating	Baseboard - Hot Water / Gas
Cooling	Central AC / Electric
Security	Yes, Standard Key access. + Per Unit/Tenant
Signage	Yes, On Building

MARKET DETAILS

Cross Streets	9 th & Benjamin Franklin Highway
Traffic Count at Intersection	7,294 ADT
Municipality	Lebanon City
County	Lebanon County
Zoning	Light Industrial Commercial



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DEMOGRAPHICS

POPULATION

1 MILE	23,407
3 MILE	56,922
5 MILE	75,845

HOUSEHOLDS

1 MILE	9,163
3 MILE	22,449
5 MILE	29,652

AVERAGE HOUSEHOLD INCOME

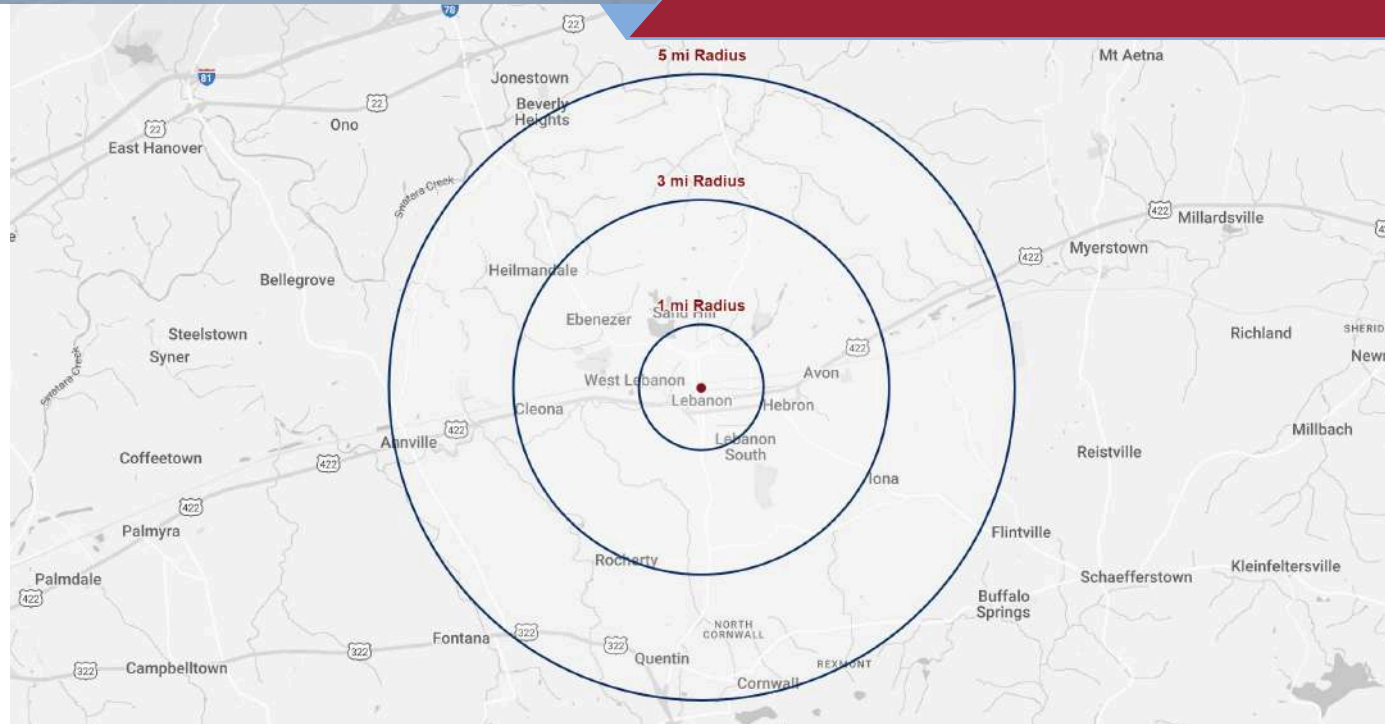
1 MILE	\$61,171
3 MILE	\$87,769
5 MILE	\$93,468

TOTAL BUSINESSES

1 MILE	760
3 MILE	1,733
5 MILE	2,145

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	6,459
3 MILE	18,470
5 MILE	22,503



LEBANON CITY | LEBANON COUNTY | LEBANON, PA MSA

STRATEGICALLY LOCATED IN SOUTH CENTRAL PENNSYLVANIA, LEBANON CITY SERVES AS THE COUNTY SEAT OF Lebanon County and is part of the Lebanon Metropolitan Statistical Area (MSA). Positioned between Harrisburg, Lancaster, and Reading, the region offers direct access to major highways including Route 422, Route 72, and nearby I-81 and I-78, making it a convenient hub for business, logistics, and service-based operations.

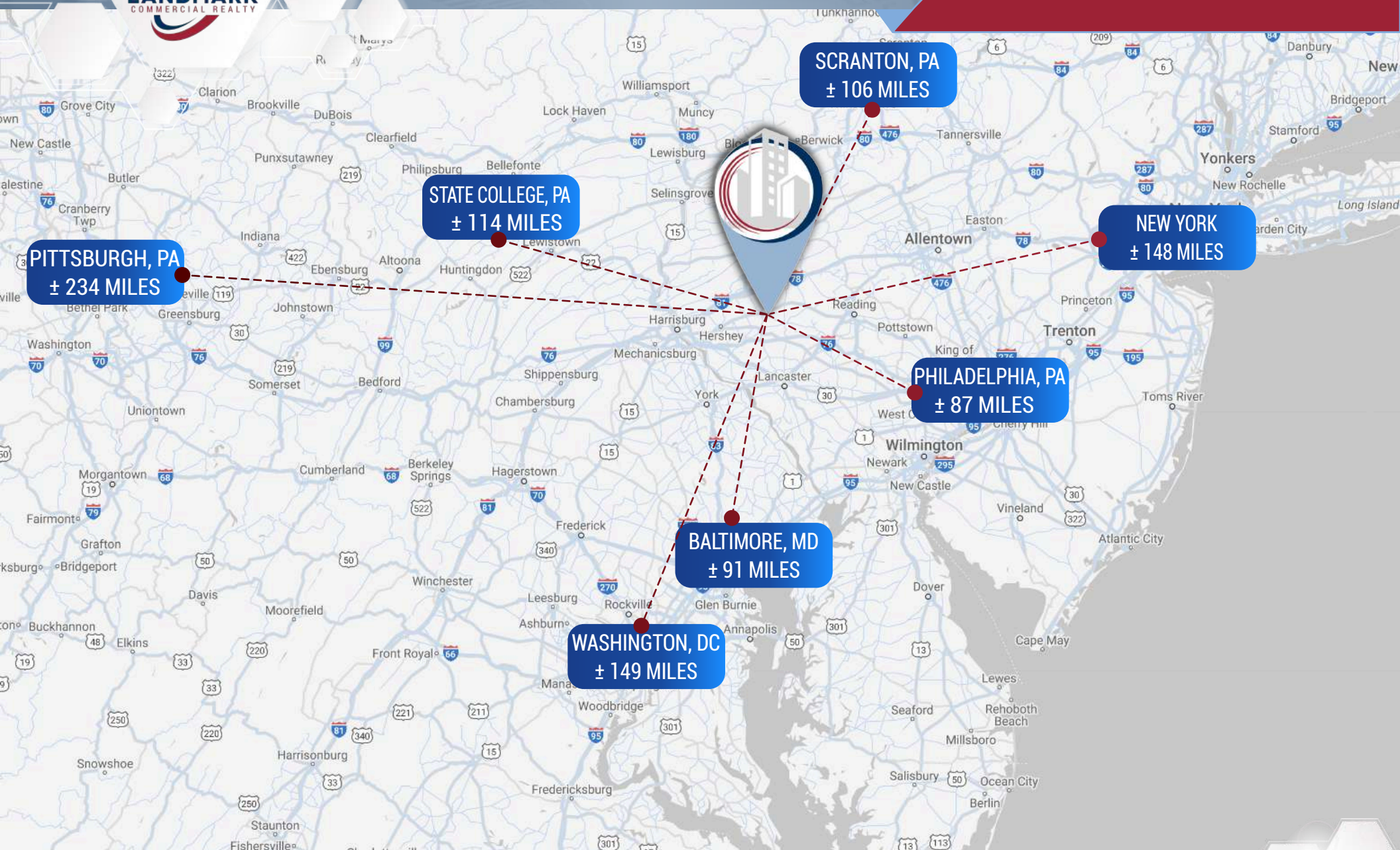
Lebanon County is known for its strong manufacturing, healthcare, and agricultural sectors, while the city itself supports a growing mix of retail, professional services, and community organizations. With a population of over 140,000 in the county and continued investment in infrastructure and redevelopment, Lebanon offers a balance of affordability, accessibility, and local workforce.

The Lebanon MSA benefits from its close proximity to larger metro areas while maintaining a strong local identity. Businesses operating here enjoy access to a stable labor pool, low operating costs, and a community-oriented environment, making it an ideal location for both regional operators and local entrepreneurs.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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