

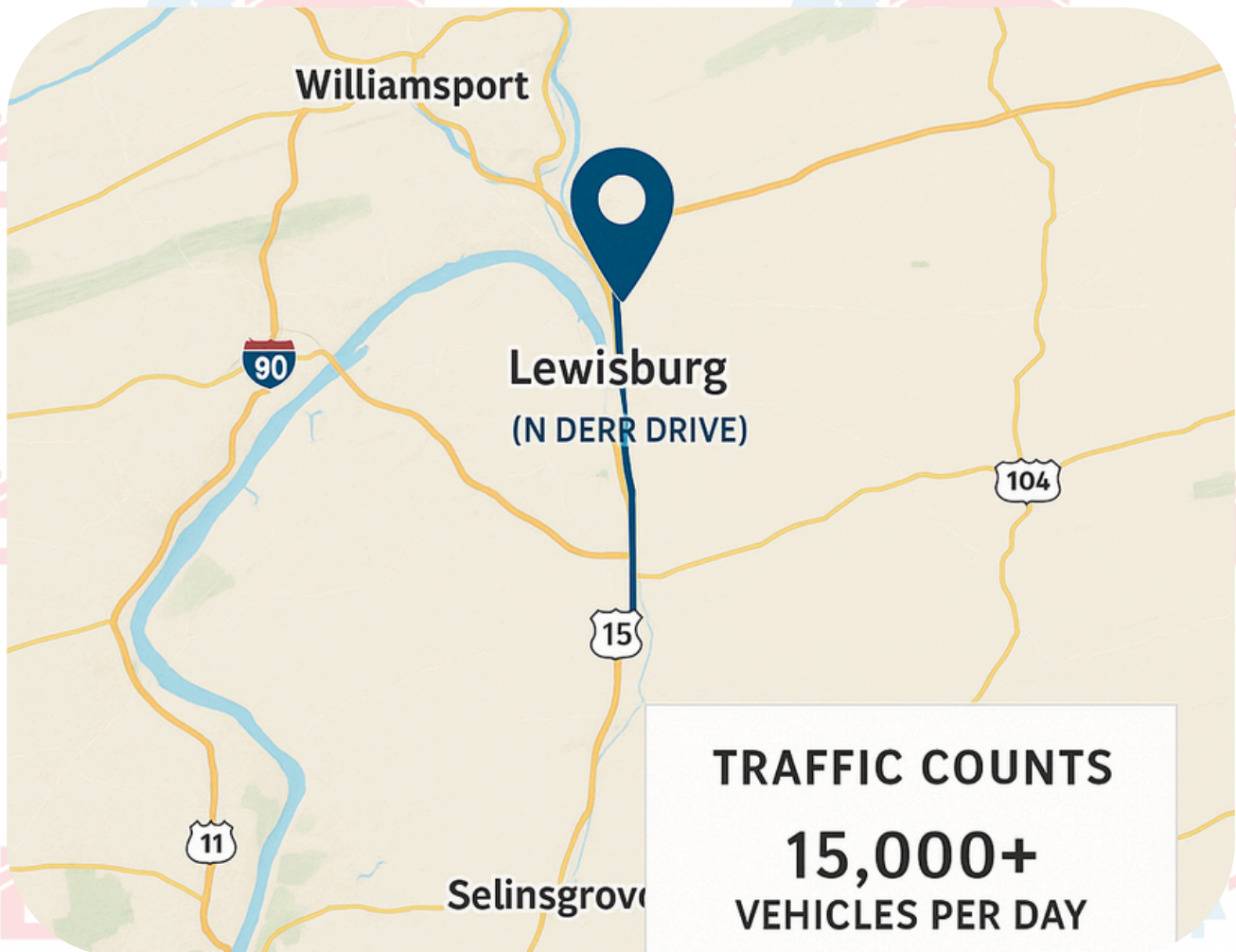
Commercial Office Building Investment Opportunity

521 N. Derr Drive Lewisburg, PA 17837



Location Highlights

Located directly on Route 15 (N Derr Drive), the property benefits from strong regional traffic flows, with an estimated 15K+ vehicles per day traveling this corridor. Historically, traffic volumes along this stretch have reached over 23K vehicles per day, underscoring the long-term visibility and commercial strength of this location.



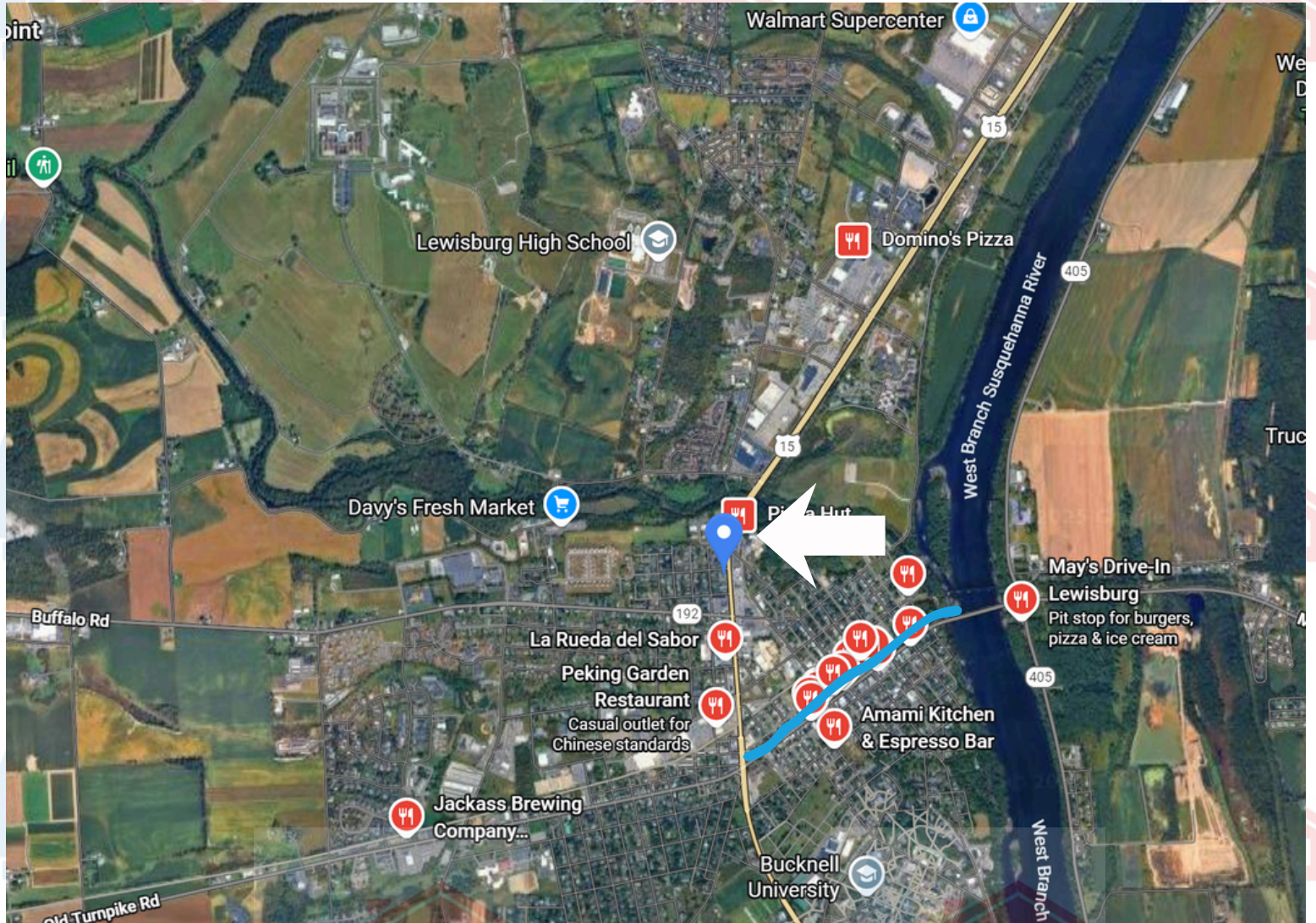
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Sources: PA.gov, Penndot.gov

Location Highlights

- Surrounded by established businesses, retail, dining, and service destinations providing strong synergy and year-round customer exposure
- Minutes from downtown Lewisburg; residents, visitors, and commuters move through this area daily, making it a prime location for professional services, retail, or mixed-used operations
- Proximity to Bucknell University, Hospital-affiliated traffic for WellSpan Evangelical Community Hospital, UPMC, and Geisinger Medical Center, and major transportation routes further enhances accessibility and long-term investment appeal

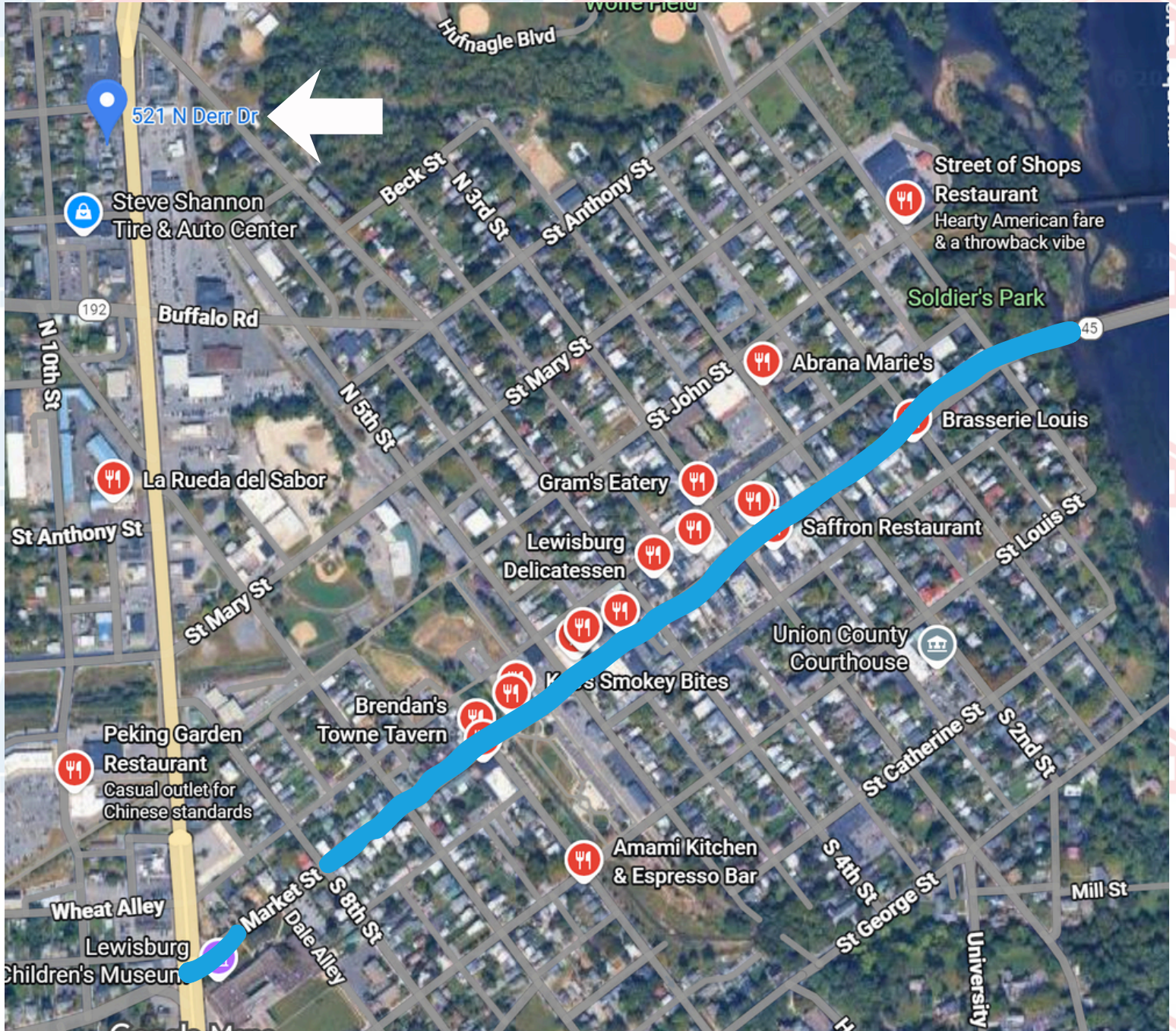
Location Highlights



Market Street, Lewisburg

Route 15 (N Derr Drive)

Location Highlights



Market Street, Lewisburg



Route 15 (N Derr Drive)

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Property Summary

List Price: \$399,900

Square Feet: 4,060

Price Per Square Foot: \$98.50

Restrooms: 3

Lot Size: 0.22 Acres

Year Built: 1950

County: Union

Municipality: Lewisburg

School District: Lewisburg

Water & Sewer: Public

Air Conditioning: Central Air

Heat: Heat Pump / Electric Baseboard

Zoning: C-H

Flexible Office Layout

Open Workspace

10 Private Offices

2 Conference Rooms

Customized Layout Options

Ample On-Site Paved Parking

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Photo Highlights



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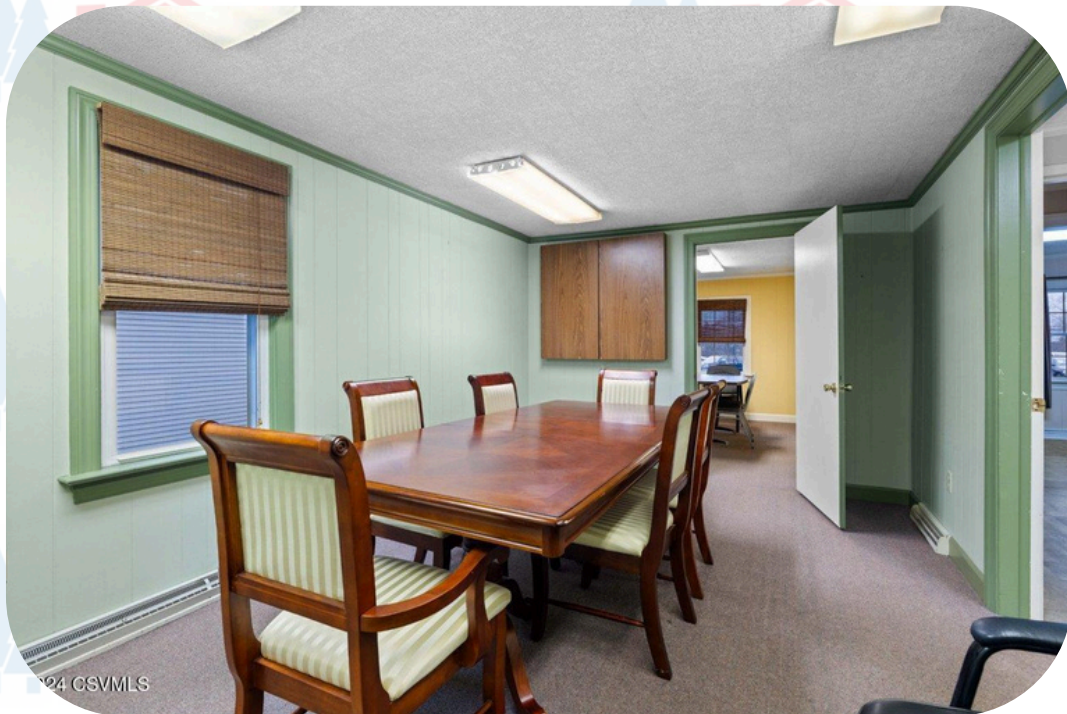
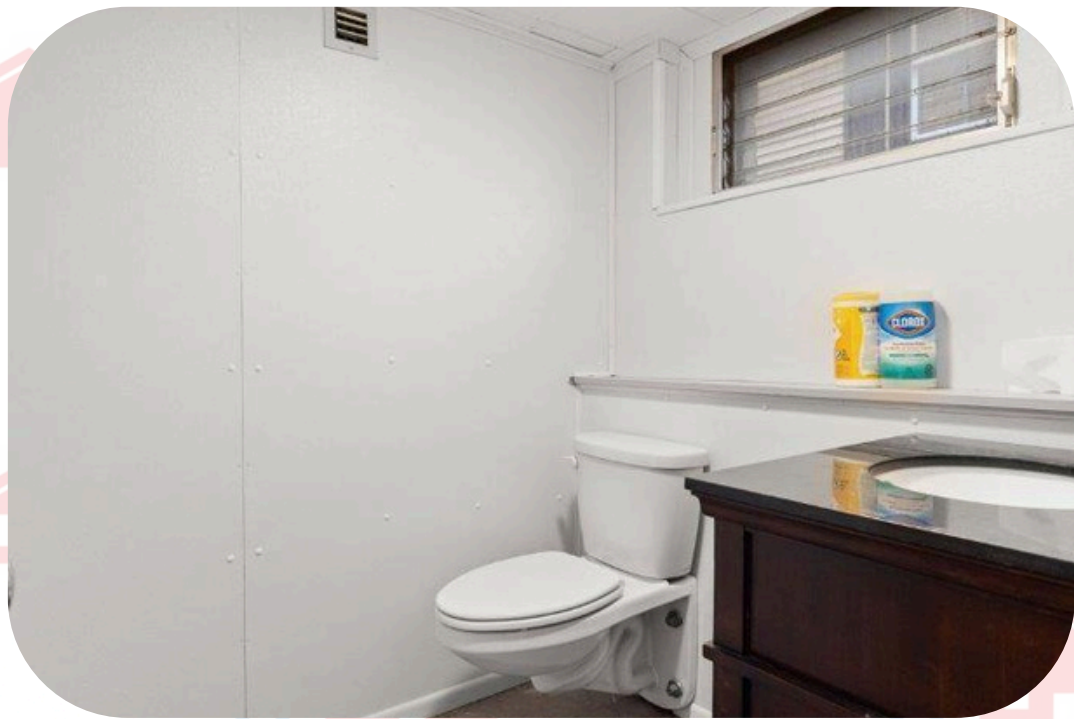


Photo Highlights



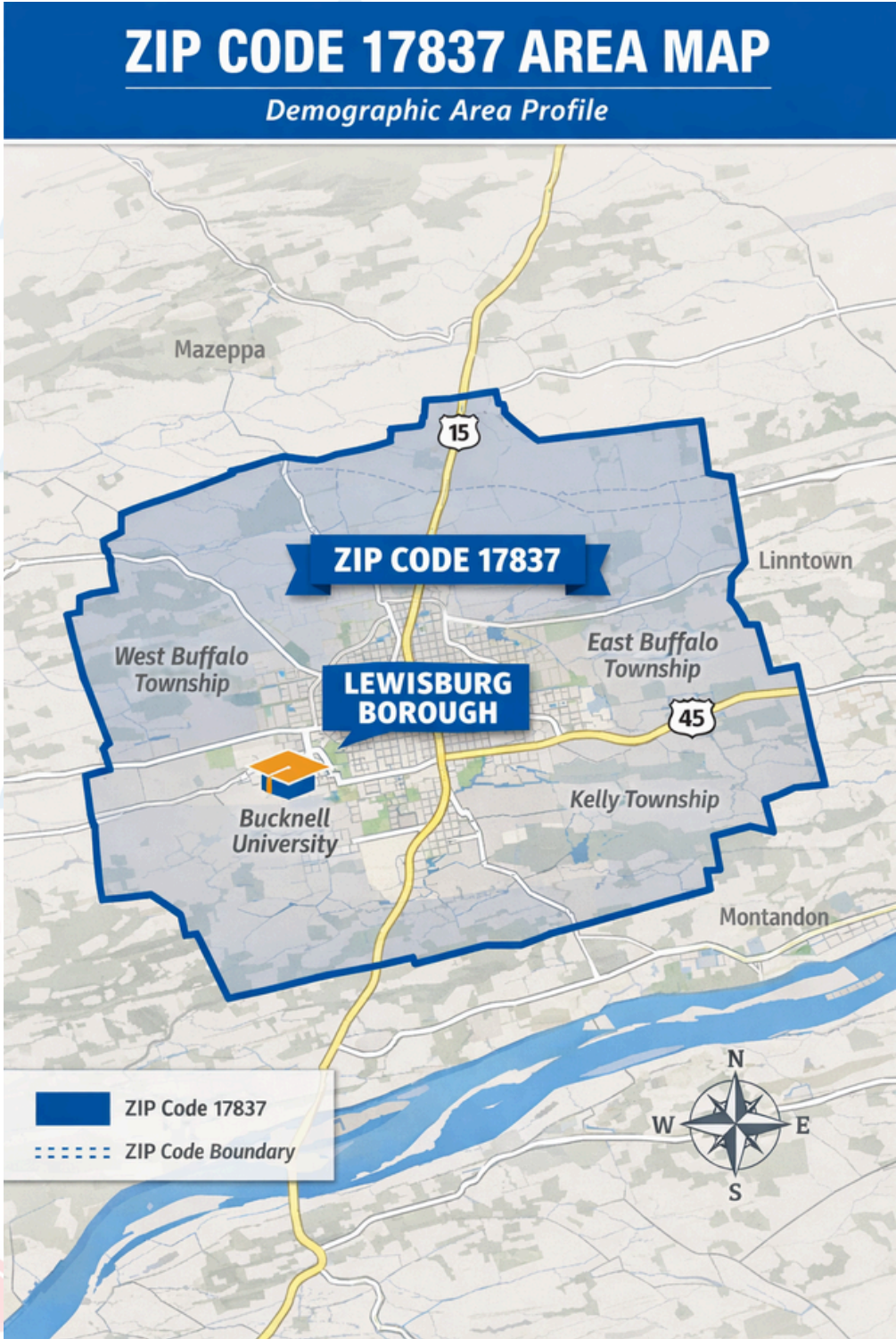
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Photo Highlights



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Demographic Profile - Zip Code 17837



Demographic Profile - Zip Code 17837

Population & Households

- Total Population: 17,800 - 18,200
- Total Households: 7,100 - 7,300
- Average Household Size: 2.4 persons
- Median Age: 40 - 42 years

Income & Spending Power

- Median Household Income: \$75,000 - \$78,000
- Average Household Income: \$98,000 - \$102,000
- Per Capita Income: \$38,000 - \$41,000
- Residents Below Poverty Line: 7% - 9%
- High-Earning Household Segment: 32% - 35% of Households earn \$100,000+

Education

- Residents age 25+ have strong education attainment:
 - Bachelor's Degree or Higher: 38% - 41%
 - Graduate/Professional Degree: 18% - 20%
 - High School Graduate or Higher: 95%
- Highly educated population driven by Bucknell University, WellSpan Evangelical Community Hospital, UPMC, Geisinger Medical Center, and other Professional Services

Demographic Profile - Zip Code 17837

Housing & Occupancy

- Median Home Value: \$285,000 - \$300,000
- Renter-Occupied Housing: 28% - 32%
- Owner-Occupied Housing: 68% - 72%
- Median Gross Rent: \$1,000/month - \$1,200/month

Employment & Local Economy

- Major employment sectors include:
- Education (Bucknell University)
- Healthcare (WellSpan Evangelical Community Hospital, UPMC, Geisinger Medical Center)
- Professional, Scientific & Technical Services
- Retail & Consumer Services
- Manufacturing & Skilled Trades

Trade Area & Market Appeal

- Zip Code 17837 captures Lewisburg and affluent surrounding townships
- Strong commuter and regional draw along Route 15
- Higher incomes and home values than Lewisburg Borough only
- Supports retail, medical office, professional services, and mixed-use development

Demographic Profile - Lewisburg Borough



Demographic Profile - Lewisburg Borough

Population & Households

- Total Population: 5,247
- Total Households: 1,851
- Average Household Size: 1.7 persons
- Median Age: 26.8 (significantly younger due to Bucknell University influence)

Income & Spending Power

- Median Household Income: \$51,674
- Average Household Income: \$73,000 - \$75,000
- Per Capita Income: \$30,614
- Residents Below Poverty Line: 19.5%
- High-Earning Household Segment: 14% of Households Earn \$100,000+

Education

- Residents age 25+ have strong educational attainment:
- Bachelor's Degree or Higher: 43.3%
- Graduate/Professional Degree: 18%
- High School Graduate or Higher: 94%
- This reflects a well-educated community and workforce, influenced by university presence

Demographic Profile – Lewisburg Borough

Housing & Occupancy

- Median Home Value: \$234,100
- Renter-Occupied Housing: 56%
- Owner-Occupied Housing: 44%
- Median Gross Rent: \$1,000/month
- Large proportion of student, faculty, and young professional tenants

Employment & Local Economy

- Major employment sectors include:
 - Education (Bucknell University)
 - Healthcare (WellSpan Evangelical Community Hospital, UPMC, Geisinger Medical Center)
 - Retail & Services
 - Hospitality & Food Service
 - Light Industrial & Trades
- High daytime population from university faculty, students, staff, and commuters

Demographic Profile – Lewisburg Borough

Community Highlights

- Located along Route 15, a major regional corridor
- Minutes from Market Street and Downtown Lewisburg retail stores, restaurants, and services
- Close proximity to Bucknell University; a major economic driver
- Strong mix of families, young adults, and student renters
- High pedestrian and commuter activity in core business districts

Demographic Data Sources:

Source: American Community Survey (ACS) 5 Year Data. Collected 2018 - 2022. Released 2023.

The American Community Survey (ACS) – the census product that provides yearly updated demographics – releases two major products:

ACS 1-Year Estimates

Only available for areas with 65,000+ population
Lewisburg = ~5,200, not eligible for updated 1-year ACS data

ACS 5-Year Estimates

Covers all geographies, including small towns in a rolling survey averaged over 60 months
The most recent officially published dataset is ACS 2018–2022, released in late 2023
The ACS 2019–2023 dataset has not yet been released

Contact



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Link to Property: [Click Here](#)

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