

# FOR SALE

## INVESTMENT OFFERING

239 MARKET STREET & 16 SOUTH THIRD STREET  
LEWISBURG, PENNSYLVANIA 17837







### Strong Credit Tenant

Open Discourse Coalition is a Pennsylvania non-profit corporation, recognized as tax-exempt by the Internal Revenue Service pursuant to Section 501(c)(3) of the Internal Revenue Code.

Open Discourse Coalition helps students and faculty express and hear a diverse set of opinions and ideas in a respectful setting without fear of retribution. We do this by providing a physical space where students and professors can create a tolerant community dedicated to intellectual diversity through the advancement of individual rights, civil liberties, democracy, and free enterprise. Open Discourse Coalition provides funding and logistical support for activities that advance our mission and has sponsored programs at Susquehanna University, the University of Pennsylvania, and Villanova University.

Because we believe in open discourse, Open Discourse Coalition is especially interested in supporting activities at Bucknell, such as colloquies, where college students can hear competing views on the above topics in a civil context. We also support standalone lectures that supply a variety of intellectual viewpoints on the above topics when it is otherwise lacking. Open Discourse Coalition only supports programming that provides well-grounded, thoughtful, intellectual viewpoints. Our culture is full of entertainers, provocateurs, and propagandists; university students can find them elsewhere. Not only do today's students know the difference, we have seen already that they are desperate for the variety of intellectual viewpoints that the activities we support now provide.

### Downtown Mixed Use Asset

- Opportunity to own key downtown Lewisburg asset close to Bucknell University
- Tenant expressed interest in early lease renewal
- Great downtown investment property
- Tenant has many Bucknell alumni supporters.
- High-Demand Market: Located near Bucknell University in Lewisburg's core commercial zone.
- Irreplaceable early 20th century construction.



 COMPANY WEBSITE



An aerial photograph of downtown Lewisburg, Pennsylvania. The West Branch of the Susquehanna River flows through the town, surrounded by lush green trees. In the background, rolling hills are visible under a clear blue sky. The town features a mix of historic and modern buildings. A white callout bubble with the word "SITE" in bold blue letters points to a specific building in the center of the town, which is a large, light-colored, multi-story structure with a flat roof and classical architectural details.

**SITE**

## LOCATION HIGHLIGHTS

The Subject property sits on Market St at the center of downtown Lewisburg, only half a mile from Bucknell Hall.

Lewisburg, Pennsylvania is a charming small town located in central Pennsylvania along the West Branch of the Susquehanna River. It's the county seat of Union County and is best known for its historic downtown, cultural scene, and being the home of Bucknell University.

The campus is nearly 180 years old and covers 450 acres and overlooks the West Branch Susquehanna River. Notable facilities include modern, LEED-certified academic buildings, the Bertrand Library, Weis Center for the Performing Arts, and the Rooke Science Center.

The majority of students (89%) live on campus. The current total enrollment at Bucknell University for the 2024–25 academic year is 3,950 students, including 3,888 undergraduates, 36 graduate students, and 26 non-degree students. This marks a record high for the university.

The property benefits from strong visibility and steady foot traffic, positioned within a dynamic neighborhood of retail, dining, and service-based businesses. Bucknell University, a prestigious liberal arts institution with over 3,700 students, anchors the local economy and drives year-round demand for both housing and healthcare services.

The downtown district, centered around Market Street, is a well preserved hub of commerce and community life. With historic zoning protections and high foot traffic, it offers unique opportunities for boutique retail, dining, and professional services. The borough has demonstrated strong support for revitalization efforts that respect the town's architectural heritage while encouraging modern functionality. Surrounding residential neighborhoods are walkable, safe, and highly desirable, with strong demand for single-family homes and apartment communities. The nearby Buffalo Valley Rail Trail invites bikers and runners through rolling countryside, while the Susquehanna River provides opportunities for kayaking and fishing.



## METICULOUSLY MAINTAINED

- Formerly occupied by Santander Bank.
- Current Tenant & landlord made substantial investments into interior remodel.

## LEWISBURG'S STORIED MARKET STREET

- Market Street stretches about 1.6 miles (2.6 km) through the heart of Lewisburg and forms part of Pennsylvania Route 45.
- The street layout is rooted in 1785 design by Ludwig Derr, reflecting influences from Philadelphia's urban planning.
- Market Street boasts numerous historic landmarks—from early 19th-century inns like the Packwood House to later structures such as the Chamberlin Iron Front Building (1868). **239 Market Street & 16 South Third Street** are one of these significant addresses on the southern side.

## NEARBY ATTRACTIONS & AMENITIES

- Hufnagle Park, a scenic urban park with a pavilion, playground, gardens, and access to the Buffalo Valley Rail Trail, is located a few blocks west on Market Street.
- Lewisburg's downtown—rich in boutiques, cafes, restaurants, and cultural spots—is just steps away.

## TOP EMPLOYERS & ECONOMIC ANCHORS

- **Bucknell University** – The borough's largest employer, integral to local consumer spending, housing demand, cultural events, and overall foot traffic. It ranks as #1 on Union County's employer list.
- **Evangelical Community Hospital** – A major healthcare provider and second-largest employer locally, driving significant economic activity and serving regional health needs.
- **Federal Government** – As a political and administrative hub, federal operations contribute substantial employment and economic stability to the region.

## OTHER CONTRIBUTORS TO THE LOCAL ECOSYSTEM

- **Bucknell Small Business Development Center (SBDC)** – A resource hub for entrepreneurs & small businesses, supporting local commercial growth & innovation.
- **Local Retail & Service Businesses** – Includes national chains like Walmart, Amazon, FedEx, McDonald's, CVS, Starbucks, and Barnes & Noble, many of which have a presence in Lewisburg, enhancing shopping variety and foot traffic.
- **Financial Services Sector** – Institutions such as MC Federal Credit Union, Securities America, Koss Financial Group, and Vision Wealth are key components of the local economy and support business and household transactions.







**\$1,400,000**  
LIST PRICE



**\$83,201**  
NET OPERATING INCOME

**239 MARKET STREET & 16 SOUTH THIRD STREET, LEWISBURG, PA 17837**

## OFFERING SUMMARY

Offering Price	\$1,400,000
In-Place NOI	\$83,201
Gross Leasable Area (GLA)	8,790 SF
Price/SF	\$159.27
Weighted Average Lease Term (WALT)	2.7 Years
Year Built / Renovated	1915 / 2022
Occupancy	100.0%
Parking Spaces	4 Spaces
Zoning	DC - Downtown Commercial

## DEMOGRAPHICS

### TRAFFIC COUNTS

Street (VPD) - Main Street 10k VPD

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	8,543	18,026	30,160
2029 Population Projection	8,625	18,053	30,024

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,762	6,162	11,174

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Avg HHI	\$71,862	\$87,370	\$80,824



## RENT ROLL

SUITE #	TENANT	SF	GLA %	START DATE	END DATE	INCREASE DATE	RENT/SF	MONTHLY RENT	ANNUAL RENT	% INCREASE	LEASE	WALT CALCULATION
A (Bank)	Open Discourse Coalition	5,583	64%	Jun-2021	May-2028	Current	\$11.00	\$5,118	\$61,416	-	NNN	1.7
						Dec-2025	\$12.00	\$5,583	\$66,996	8.3%		
B (Office)	Open Discourse Coalition	3,207	36%	Jun-2021	May-2028	Current	\$5.00	\$1,336	\$16,032	-	NNN	1.0
						Dec-2025	\$6.00	\$1,604	\$19,242	16.7%		
TOTAL SQUARE FOOTAGE		8,790	100%	CURRENT ANNUAL RENT: \$86,238								

## RENT ROLL SUMMARY

	TENANT	% OF TOTAL
SQUARE FOOTAGE	8,790	
AVAILABLE	-	0.0%
OCCUPIED	8,790	100.0%
TRIPLE NET LEASES	8,790	100.0%
CURRENT ANNUAL RENT	\$86,238	





<b>Tenant Legal Name</b>	<b>Open Discourse Coalition</b>
<b>Square Footage</b>	8,790 SF
<b>Pro Rata Share</b>	100%
<b>Commencement Date</b>	June 1, 2021
<b>Expiration Date</b>	May 31, 2028
<b>Initial Term</b>	7 Year Base Term
<b>Current Options</b>	N/A
<b>Estoppel/SNDA</b>	Landlord & Tenant to provide estoppel certificate upon request
<b>Taxes</b>	Tenant is responsible for Real Estate Taxes
<b>Insurance</b>	Tenant is responsible for Insurance expenses
<b>CAM</b>	Landlord is responsible for CAM; Tenant is responsible for PRS of expenses
<b>CAM Definition</b>	Landlord's insurance, maintenance of the parking lot, sidewalks, lawn mowing, shrubbery and grounds, and snow & ice removal
<b>Utilities</b>	Tenant is responsible for Utilities expenses
<b>Roof &amp; Structure</b>	Landlord is responsible for repairs and replacements to the Roof & Structure
<b>Parking Lot</b>	Landlord is responsible for Parking Lot expenses
<b>HVAC (Maint &amp; Replacement)</b>	Tenant is responsible for HVAC maintenance; Landlord is responsible for replacement
<b>Permitted Use</b>	The Premises are hereby leased for use as business offices and related services.
<b>Assignment Note</b>	Tenant may assign Lease with Landlord's prior consent; in the event of assignment, Tenant will remain liable for its obligations under this Lease



# Bucknell UNIVERSITY

WEIS CENTER  
FOR THE PERFORMING ARTS

RIVERSTAGE  
COMMUNITY THEATRE



CAMPUS  
THEATRE

BARNES & NOBLE

sweetFrog  
PREMIUM FRODO PASTES

**SITE**

MARKET ST. | 9,913 VPD

N. 3RD ST. | 3,552 VPD

Lewisburg  
Hotel







**GIANT**  
**CVS**



LEWISBURG LANES



**DUNKIN'**



**BARNES & NOBLE**



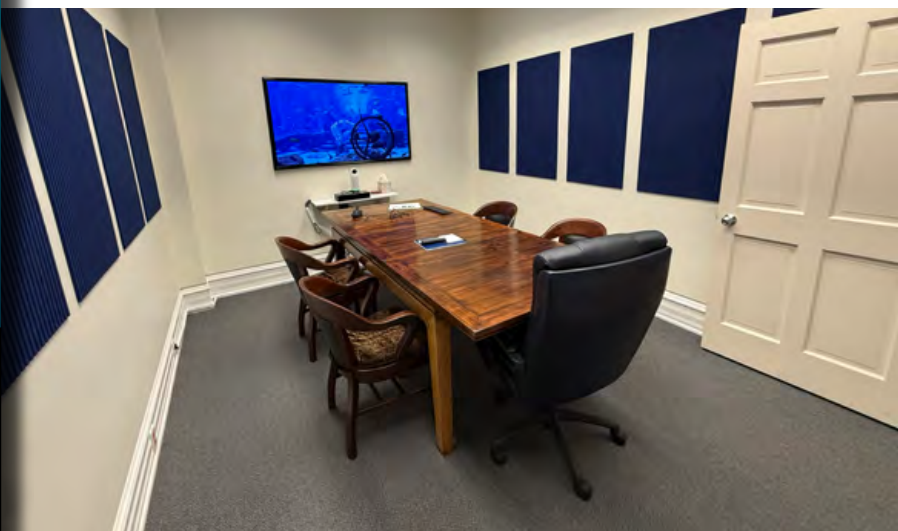
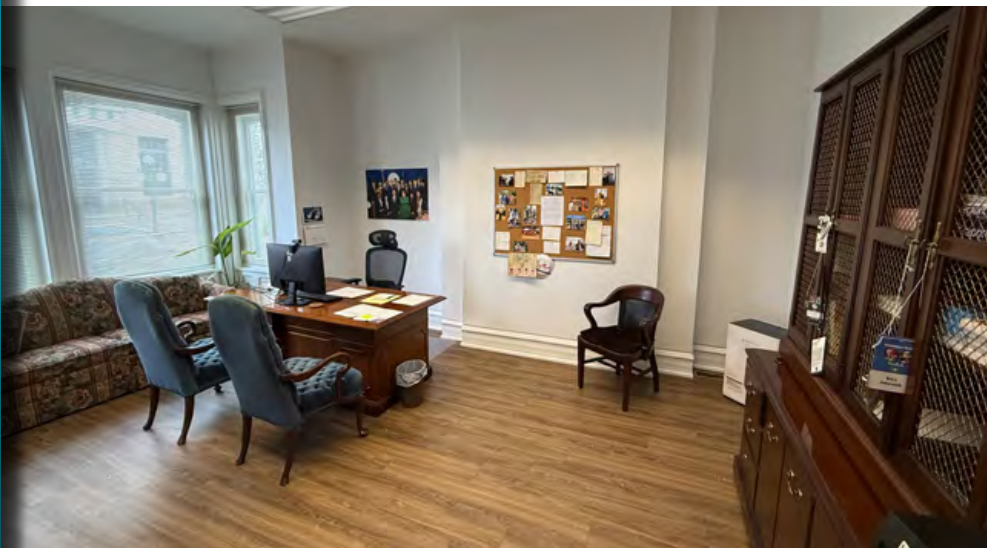
**SITE**















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