

900 MAPLE
COMMONS

900 Maple Street | Lebanon, PA | 17042

± 4,000 - 60,000 SF & PAD SITE AVAILABLE | FOR LEASE



COMING SUMMER 2021

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

ADAM HAGERMAN | CALE BRUSO | BRAD ROHRBAUGH | CHAD STINE
717-843-5555
www.bennettwilliams.com

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COMMERCIAL



PROPERTY OVERVIEW

900 Maple is Lebanon's newest office redevelopment project of the former Northwest Elementary in Downtown Lebanon. The project will feature underground parking, with 2 floors of office/co-working space, as well as an additional 2 story parking garage next to the building. In total, the project will feature 60,460 square feet of commercial office, medical and professional space. Both floor layouts are open and flexible, dependent on a Tenant's needs.

LOCATION

900 Maple is ideally located along Maple Street, between 9th & 10th Street at the "crossroads" of the Downtown Lebanon market. The property is easily accessible from multiple points of ingress-egress. The property is a 2-mile drive from the Lebanon Valley Mall, an anchored shopping center with over 390,000 square feet of retail space, as well as 2-miles North of all of the recent development along Quentin Road. The roadway acts as a focal point for a dense residential area, with numerous schools and major employers nearby.

TRADE

The stability of the project is driven by strong market demographics, that include a 20-minute drive time demographic of over 192,065 people with household incomes of more than \$77,498 and daytime employment demographics equally as strong with 153,021. The demographics within a 10-mile radius include 139,085 people in 55,233 homes, a labor force of 111,256 with an average household income of \$74,549. The area's growth has increased over 16.0% since 2000 with over 12,178 new homes.



POPULATION:

104,456



EMPLOYEES:

83,696



HH INCOME:

\$73,618



HOUSEHOLDS:

41,129



TRAFFIC COUNTS:

Maple St. 8,207 VPD
North 9th St. 6,353 VPD
North 10th St 6,462 VPD

LOCAL TO SITE

COUNTY COURTHOUSE - 5 Minute Drive Time/ 1.4 Miles

COUNTY OFFICES - 6 Minute Drive Time/ 1.6 Miles

GOOD SAMARITAN HOSPITAL - 8 Minute Drive Time/ 1.7 Miles

LEBANON VALLEY COLLEGE - 11 Minute Drive Time/ 5.9 Miles

ROUTE 81 - 20 Minute Drive Time/ 13.8 Miles

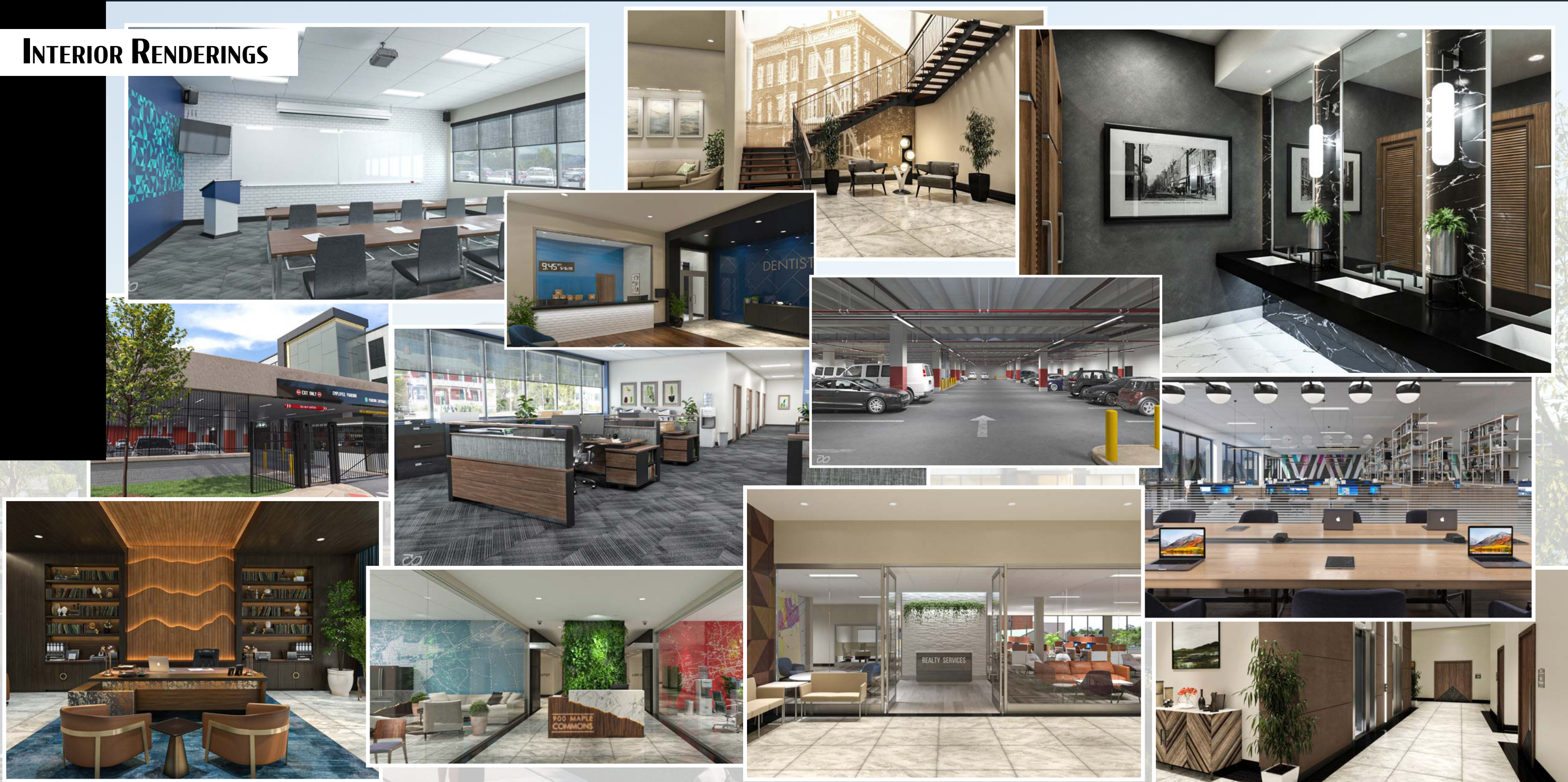
ROUTE 76 - 18 Minute Drive Time/ 8.5 Miles



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INTERIOR RENDERINGS



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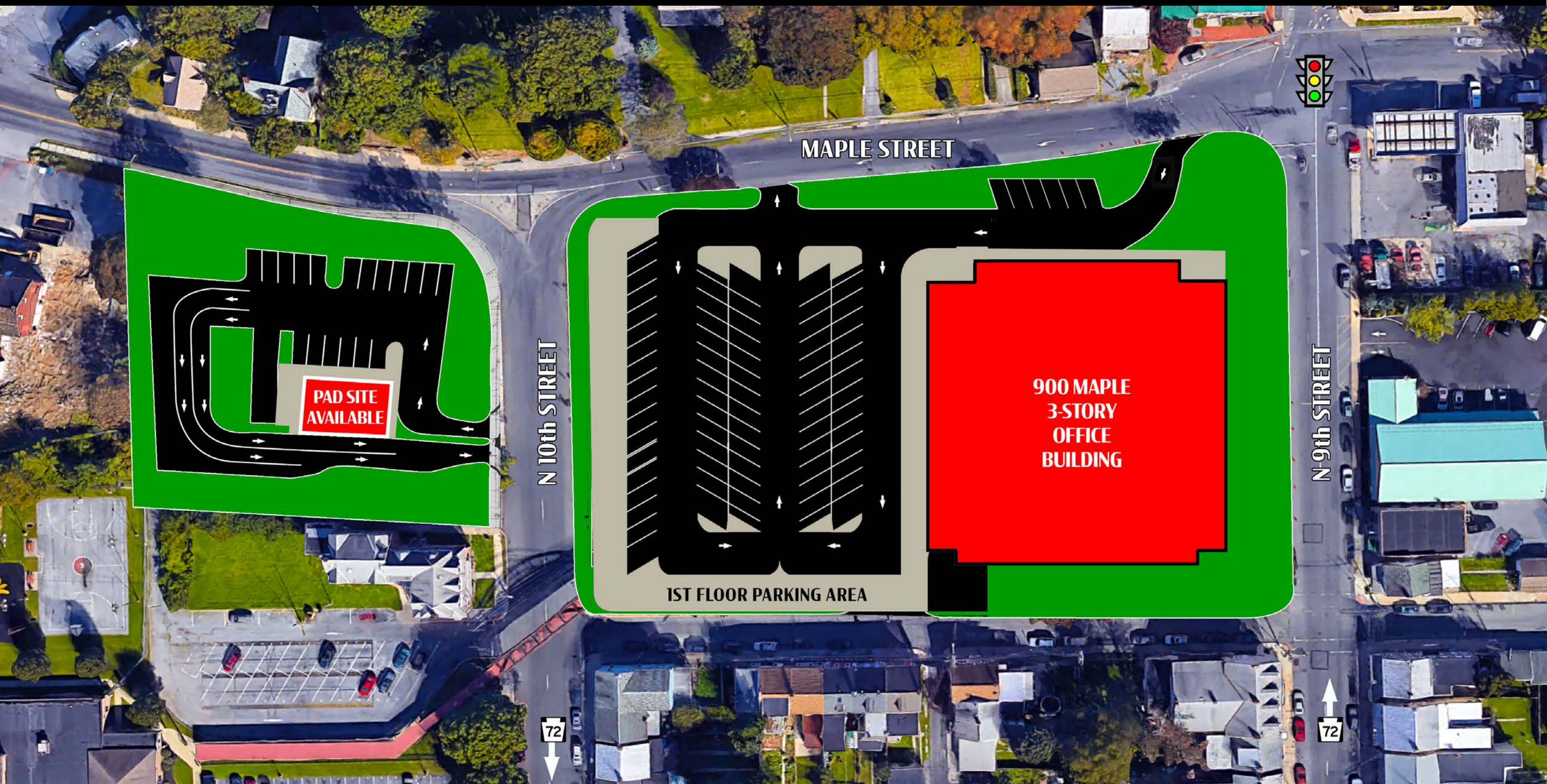
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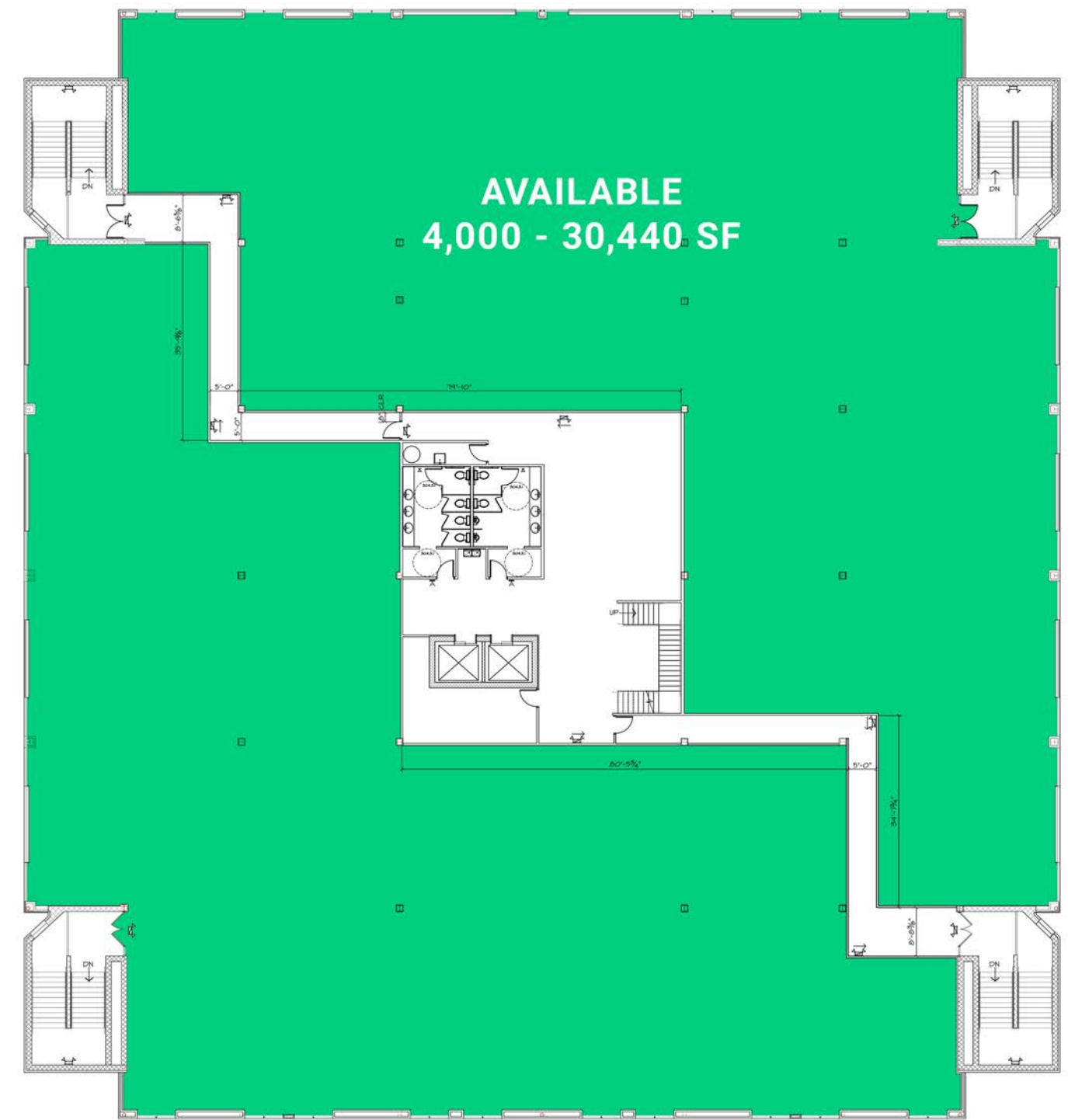
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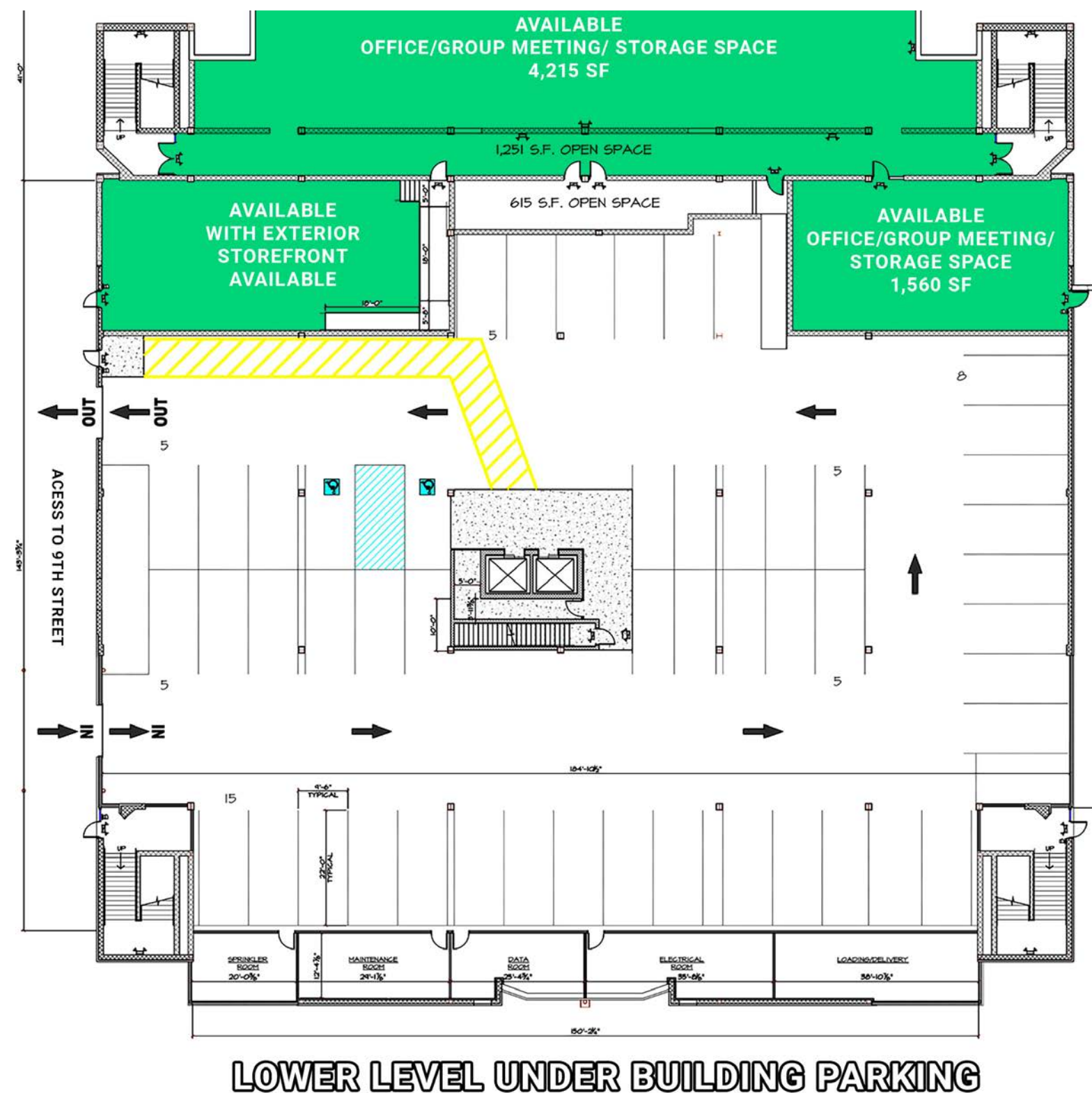
FLOOR PLANS



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SITE PLANS



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MARKET OVERVIEW





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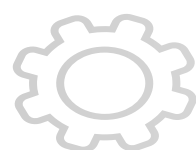
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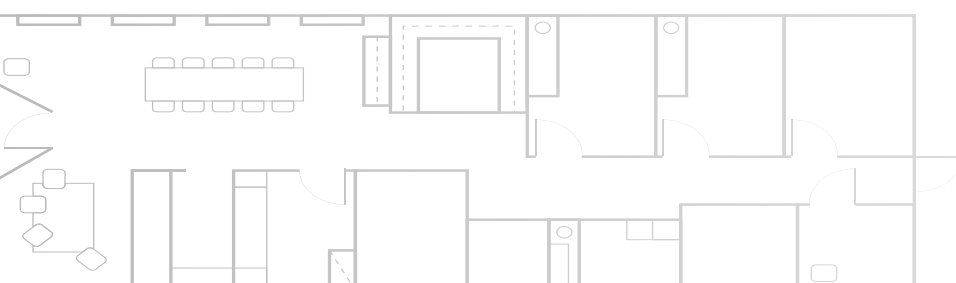
EXTON OFFICE:
1 E. Uwchlan Ave., Suite 409
Exton, PA 19341

RETAIL & COMMERCIAL BROKERAGE. REDEFINED.

Services



PENNSYLVAN



TECHNOLOGY



free-standing

Sophisticated

INCOME



Available

TRAFFIC



DEAL



Value

FOR MORE INFORMATION:

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