

629 S 8TH STREET

LEBANON, PA | 17042



±0.84 AC AVAILABLE
FOR SALE



ASIA MCCURDY | BRAD ROHRBAUGH | CHAD STINE

For Sale Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

PROJECT OVERVIEW

629 S 8th St, Lebanon, PA 17042 offers a rare opportunity to purchase a 4,998 SF former medical office in a well-established area of Lebanon. The property features a flexible floor plan that is well suited for medical, dental, professional office, or other commercial uses, with the potential for renovation to meet a variety of business needs. Conveniently located just minutes from Downtown Lebanon, Route 422, and regional healthcare facilities, the property provides excellent accessibility for both patients and employees. Surrounded by residential neighborhoods and complementary commercial uses, this property is an ideal opportunity for an owner-user, healthcare provider, or investor seeking a strategically located professional office building.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	56,848	74,996	96,795
EMPLOYEES	18,572	24,314	28,828
AVERAGE HHI	\$92,986	\$101,299	\$104,380
HOUSEHOLDS	22,652	29,644	38,445



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MARKET AERIAL



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COMMERCIAL REAL ESTATE



OUR LOCATIONS:

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York, PA 17402

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Suite 409, Exton, PA 19341

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803



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About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.



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