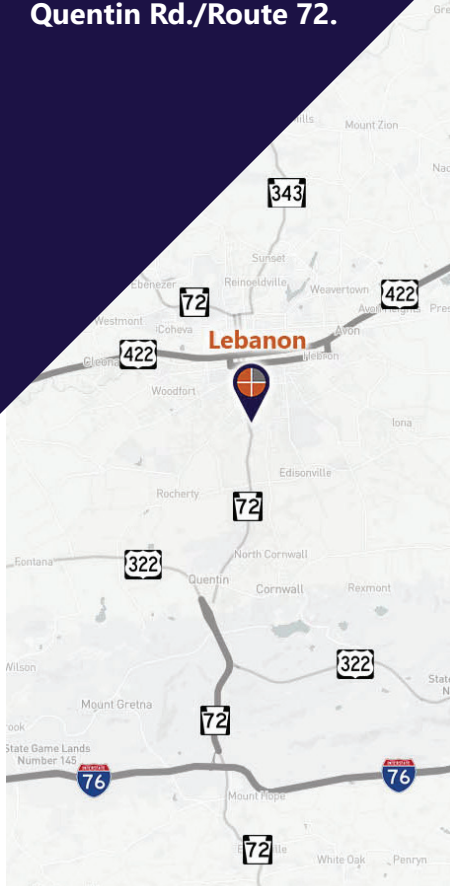


FOR LEASE

High-visibility, professional office/medical spaces along Quentin Rd./Route 72.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

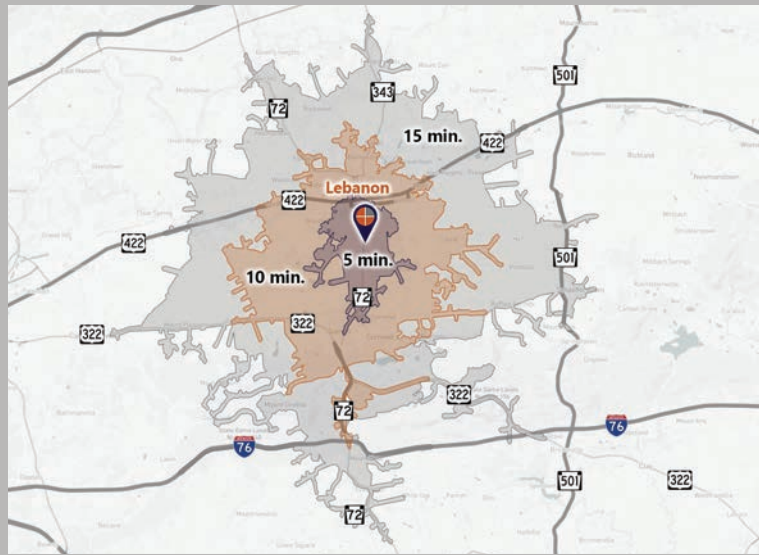
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PROFESSIONAL OFFICE / MEDICAL SPACES

DEMOGRAPHICS

Variable	1402 Quentin Rd. Lebanon, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	14,906	54,990	78,947
Population Density (Pop per Sq. Mile)	2,451.7	1,509.3	784.0
Total Daytime Population	19,211	54,997	77,556
Total Households	6,166	21,833	30,990
Per Capita Income	\$31,272	\$34,000	\$36,352
Average Household Income	\$74,185	\$86,132	\$92,503
Average Disposable Income	\$58,392	\$66,957	\$71,289
Total (SIC01-99) Businesses	767	1,792	2,543
Total (SIC01-99) Employees	10,839	24,599	33,792
Medical Services	\$6,025,784	\$24,649,490	\$37,899,228
Physician Services	\$1,243,598	\$5,098,723	\$7,838,141
Dental Services	\$1,967,774	\$8,042,106	\$12,351,491
Health Care	\$33,310,827	\$136,289,933	\$209,417,197

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

High-visibility, professional office / medical office spaces in North Cornwall Township. This two-story commercial building offers over 4,000± SF. The space can be split into two units, Unit A (which includes space on the first and second floors as well as the basement) at 3,255± SF and Unit B (only first floor space) at 1,030± SF.

The space(s) are ideal for professional service providers, legal, accounting, dental/medical, home health, counseling, and other uses. Existing zoning OI (Office & Institutional) provides a wide array of business uses.

The site is conveniently located along Quentin Rd. (PA Route 72) and Arborvitae St. and is adjacent to Lebanon Plaza. Nearby and neighboring WellSpan Internal Medicine, Penn Medicine Lebanon Office, Physician Surgical Center, WellSpan Breast Surgery, and many others providing confirmation of medical office presence in this corridor in Lebanon County, which ranks as one of the fastest growing counties in Pennsylvania.

PROPERTY DETAILS

- Available Spaces:
 - Unit A:..... 3,255± SF
 - Unit B:..... 1,030± SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Min. 5 years
- Zoning:.....OI - Office & Institutional
- Land/Lot Size:.....0.64 acres
- Date Available:.....Immediately
- Parking:.....On-Site, 10+ spaces
- Roof Type:..... Shingles
- Construction:..... Vinyl Siding
- Heating:..... Natural Gas, Forced Air
- Cooling:.....Central Air
- Electric:.....200 Amp
- Water:.....Public
- Sewer:.....Public
- Year Built:..... 1980

TRAFFIC COUNTS

- Quentin Rd/PA Route 72:..... 16,827 VPD
- Cornwall Road:..... 6,320 VPD

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ESTABLISHED REGIONAL AREA MAP

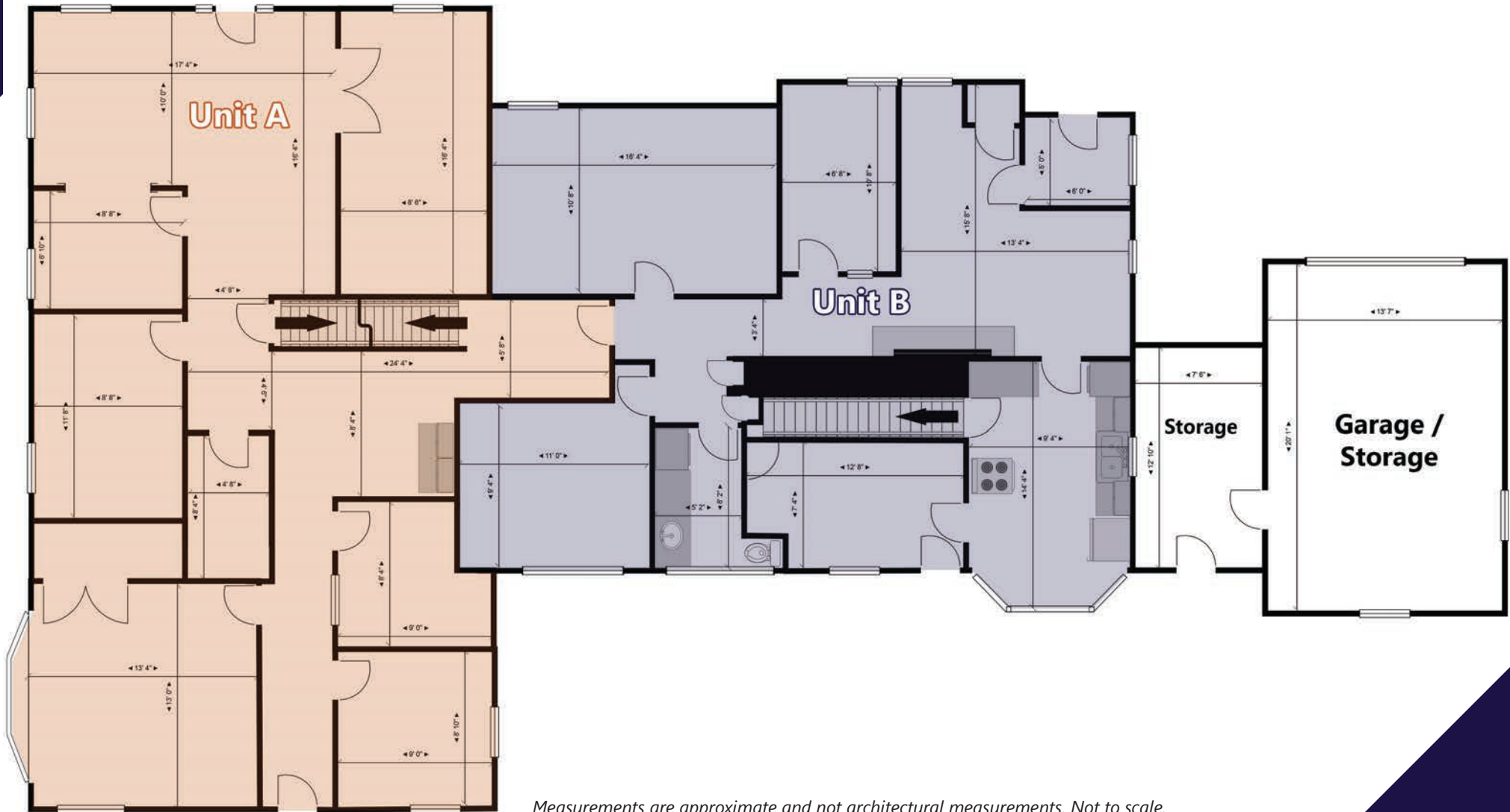


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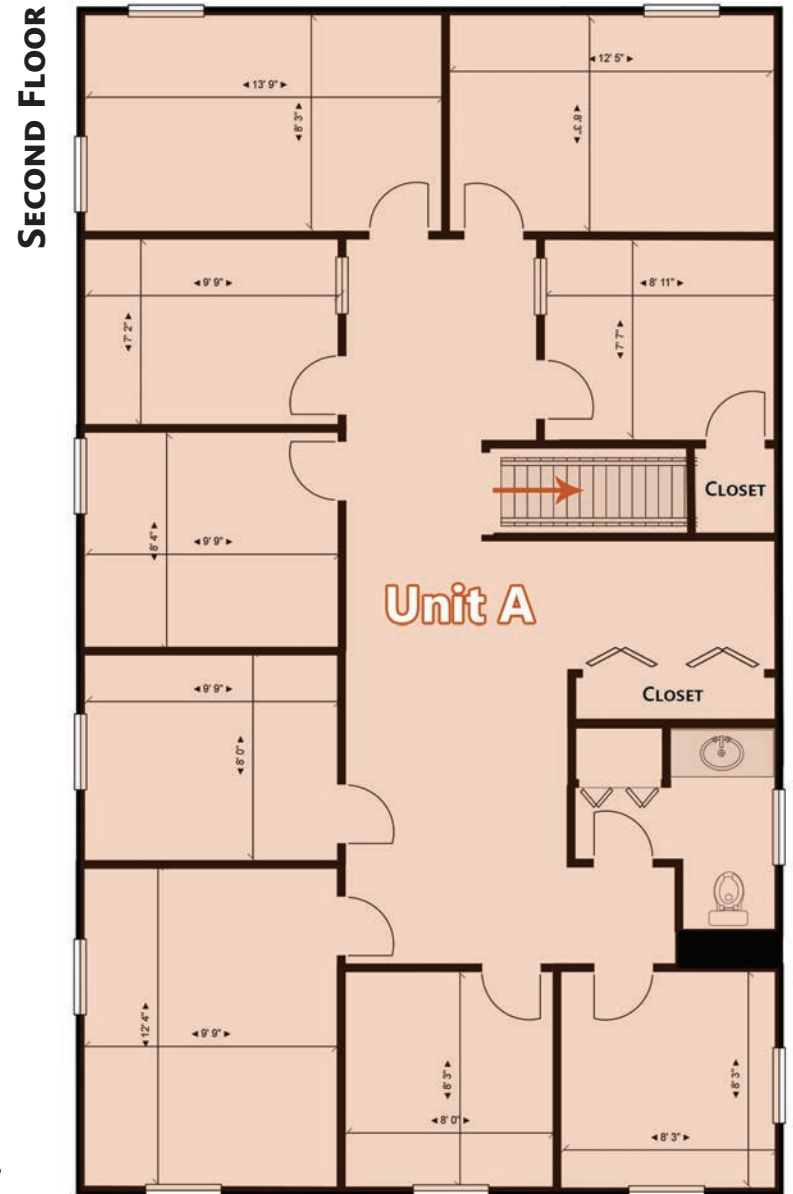
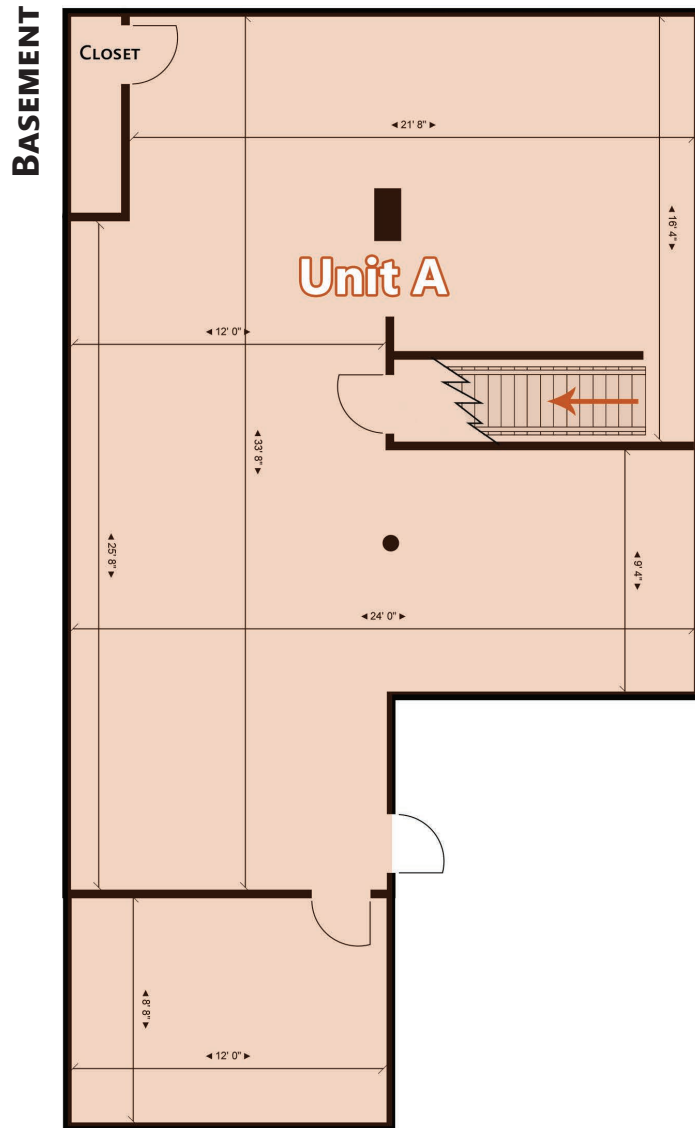
FLOOR PLAN | FIRST FLOOR



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FLOOR PLANS | BASEMENT & SECOND FLOOR

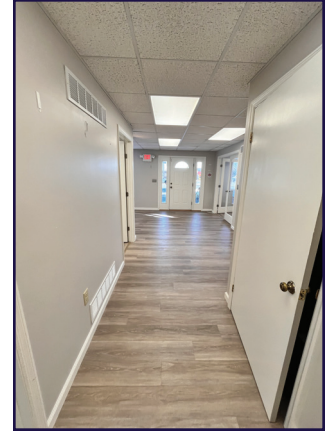
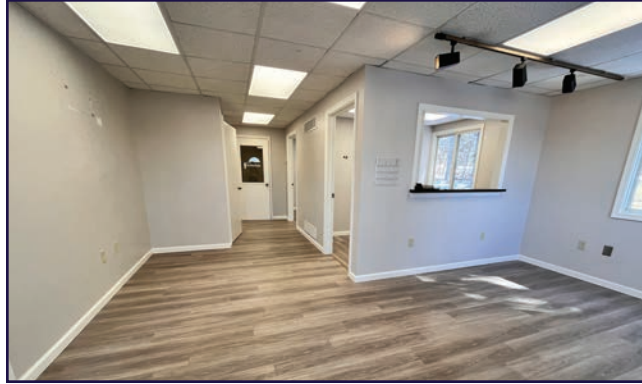


Measurements are approximate and not architectural measurements. Not to scale. This plan is for illustrative purposes only. Tenants must verify all measurements and square footage.

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INTERIOR PHOTOS | UNIT A: FIRST FLOOR

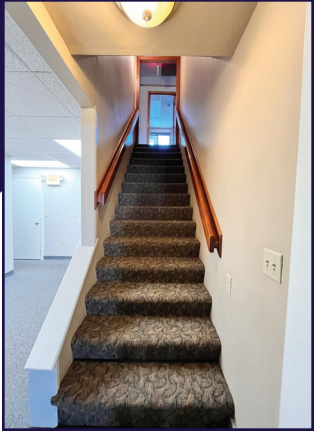


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INTERIOR PHOTOS | UNIT A: SECOND FLOOR & BASEMENT



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INTERIOR PHOTOS | UNIT B



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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