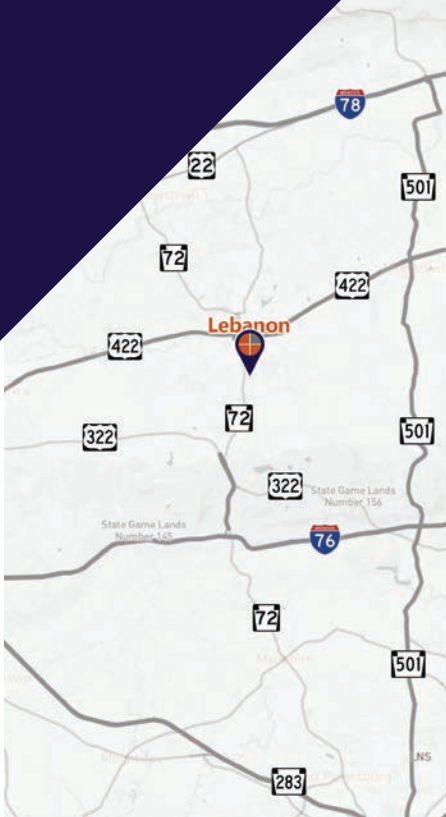


## FOR SALE

Investment Sale of this well-maintained professional office building, currently leased to Wells Fargo.



**Theodore Hummel, CCIM**  
Cell: 717.222.9625  
tedhummel@truecommercial.com

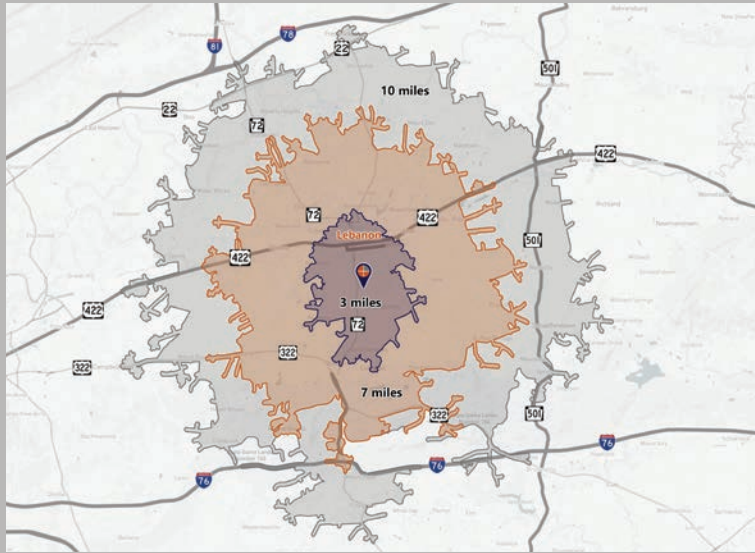
**For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)**

# INVESTMENT: PROFESSIONAL OFFICE BUILDING

## DEMOGRAPHICS

Variable	919 Russell Drive Lebanon, PA 17042		
Travel Distance from Site	3 miles	7 miles	10 miles
Total Population	36,682	74,403	103,234
Population Density (Pop per Sq. Mile)	2,786.8	937.0	606.0
Total Daytime Population	39,341	73,923	100,116
Total Households	14,317	29,103	40,212
Per Capita Income	\$26,359	\$31,269	\$32,765
Average Household Income	\$66,892	\$79,835	\$84,170
Median Household Income	\$50,559	\$59,681	\$62,640
Average Disposable Income	\$53,121	\$62,796	\$65,935
Aggregate Disposable Income	\$760,528,364	\$1,827,541,988	\$2,651,367,145
Total (SIC01-99) Businesses	1,363	2,456	3,350
Total (SIC01-99) Employees	18,560	32,009	41,592
Total (SIC01-99) Sales (\$000)	\$2,408,677	\$4,527,202	\$7,404,237
Annual Budget Expenditures	\$830,988,576	\$2,002,732,100	\$2,919,692,724

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Well-maintained professional office building located in a premier office park in Lebanon, PA. This building has been leased out for the last 30 years by investment firms. Originally Wheat First Butcher Singer, then Wheat First Union, who was acquired by Wachovia and merged into Wachovia Securities, and now known as Wells Fargo Advisors. The current tenant, who's lease runs until January 31, 2024, is in negotiations for an extension.

## PROPERTY DETAILS

- Total Building Size:..... 3,880 SF
- Sale Price: .....\$750,000
- Zoning: ..... Office & Institutional (O-I)
- Land/Lot Size: ..... 1.02 Acres
- Parking:..... Paved Lot, 23 spaces
- Year Built:..... 1993
- Annual Taxes (Est.): ..... \$13,562
- Topography: ..... Level
- Roof Type: .....Asphalt Shingle (50 year)
- Roof Age:..... 30 years
- Construction:.....Masonry
- Heating:..... Natural Gas, Forced Air
- Cooling:.....Central Air
- Electric: .....400 Amps
- Water:.....Public
- Sewer: .....Public

## TRAFFIC COUNTS

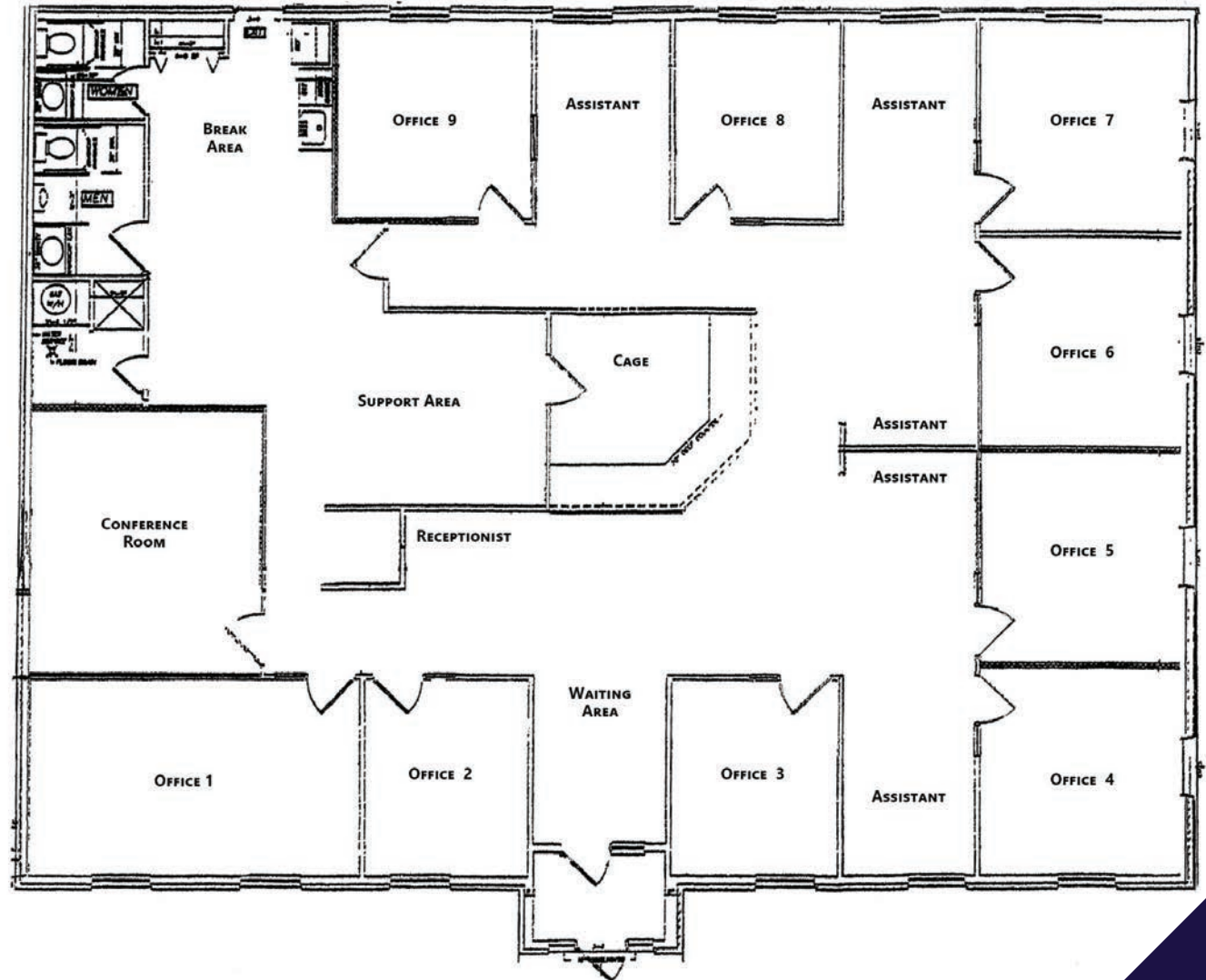
- Cornwall Road: ..... 5,880 VPD
- Quentin Road/Route 72:..... 15,460 VPD
- Isabel Drive: ..... 2,387 VPD



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# BUILDING PHOTOS & FLOOR PLAN (NOT TO SCALE)



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# ESTABLISHED REGIONAL AREA MAP



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