

FOR LEASE

217 N Queen St



LANCASTER, PA 17603

**FIRST FLOOR RETAIL OR
RESTAURANT SPACE**

HIGHLY VISIBLE & WALKABLE

GREAT SIGNAGE OPPORTUNITIES

**CENTRALLY LOCATED IN CENTRAL
BUSINESS DISTRICT**



BREE ROBINSON

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HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Available SF:	1,532 SF
Lease Rate:	\$19.50 PSF/yr NNN
CAM:	\$3.34 PSF/yr
County:	Lancaster
Municipality:	Lancaster City

PROPERTY OVERVIEW

1,532 SF of first floor retail or restaurant space in the heart of downtown Lancaster's Central Business District. Location offers great signage opportunities and is highly visible. Boasting a 100% walkability score, this space is located diagonally from a coming soon 140+ unit apartment building and surrounded by other various office, retail, hotel, and restaurant uses. Parking is made convenient by street parking available via the Park Mobile app or via the North Queen Street Parking Garage.

OFFERING SUMMARY

HVAC:	Natural Gas	Signage:	Lit, On Face of Building
Parking:	On Street Parking	Traffic Counts:	6,000-15,000
Water:	Public		
Sewer:	Public		
Zoning:	CB1		
Lighting:	Fluorescent		

ADDITIONAL COMMENTS

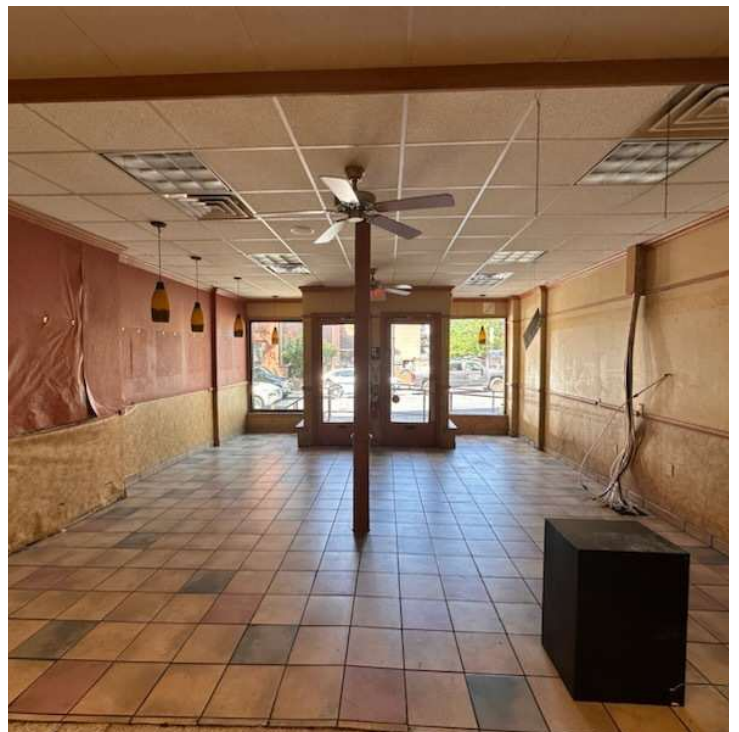
All FF&E has been removed from premises.



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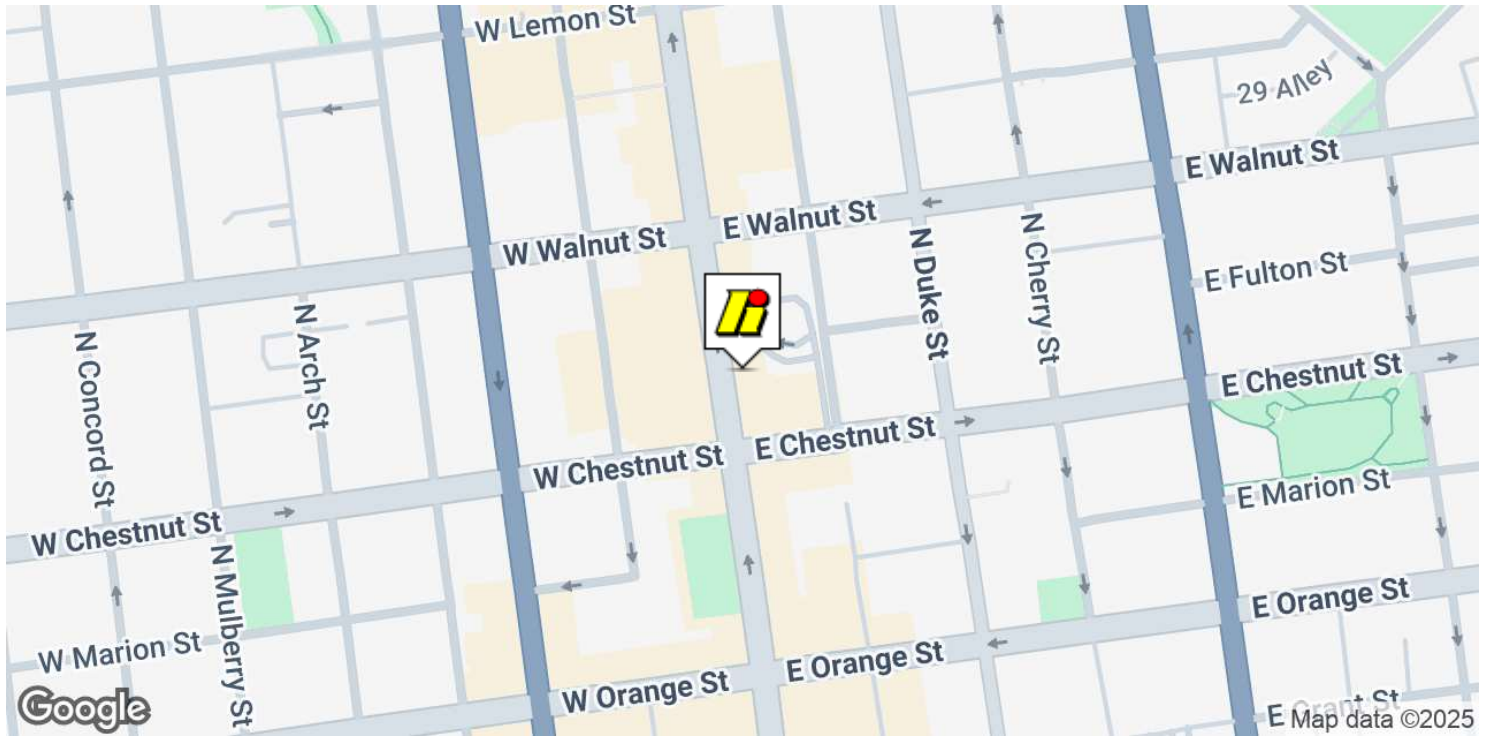
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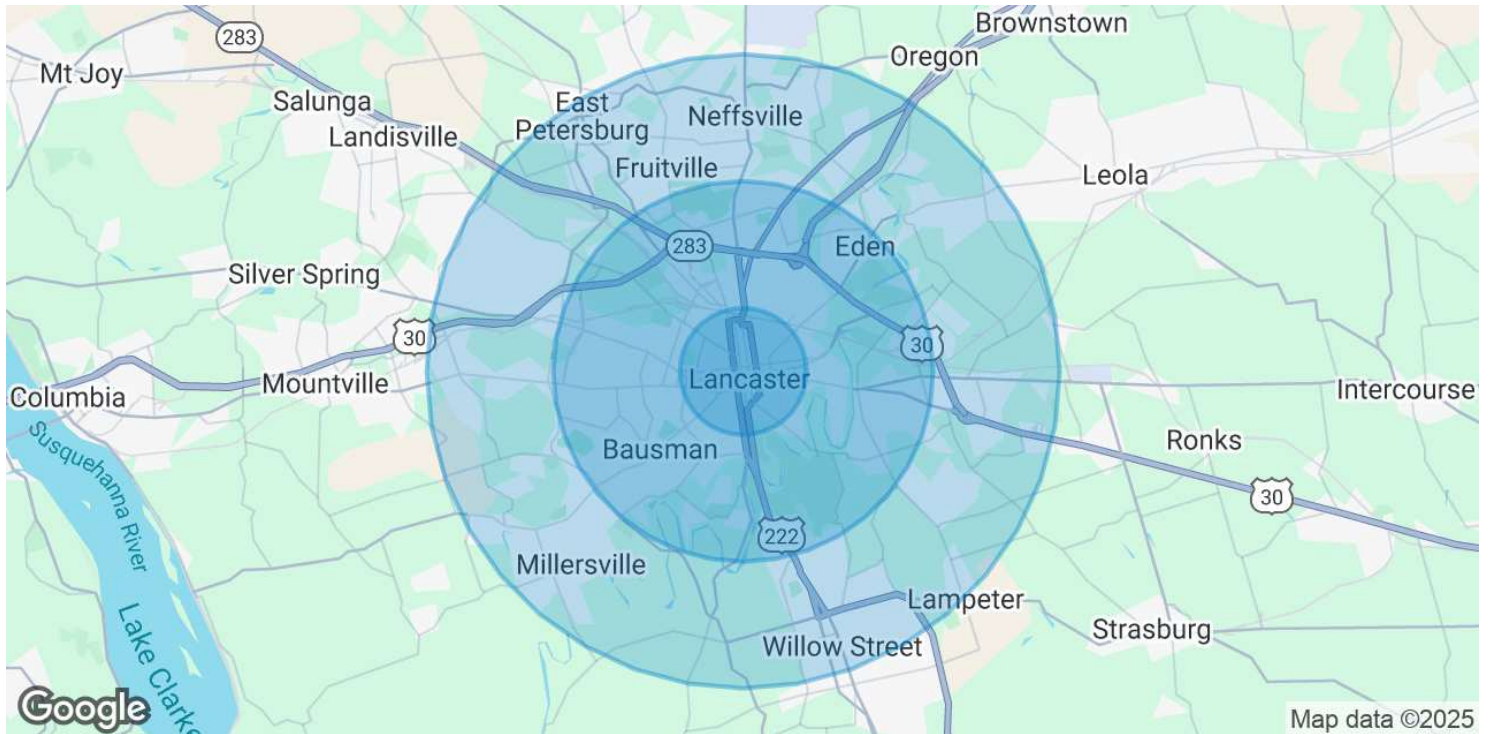
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,838	109,647	188,803
Average Age	36	39	41
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	17,102	42,175	73,002
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$75,304	\$92,794	\$105,526
Average House Value	\$248,878	\$270,792	\$309,801

Demographics data derived from AlphaMap

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An Affiliate of High Real Estate Group LLC

*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

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