

CONFIDENTIAL LISTING REDEVELOPMENT OPPORTUNITY

LANCASTER, PA





STYLIZED CONCEPT DRIVE-THRU RENDERING, FOR ILLUSTRATIVE PURPOSES ONLY

EXECUTIVE SUMMARY

Landmark Commercial Realty is excited to introduce a rare redevelopment investment opportunity located in Lancaster County, PA. This 1.50 AC lot is close the esteemed Manheim Auto Auction, which draws millions of visitors nationwide annually.

The site is perfect for retail or medical office redevelopment and comes with existing infrastructure - a potentially reusable building shell with utilities extending to the building center, along with parking and other site improvements, reducing typical development costs for most prospects.

- Excellent location at signalized intersection along major corridor
- Surrounding area has experiences major residential growth
- High visibility ideal for retail or medical office redevelopment

OFFERING SUMMARY

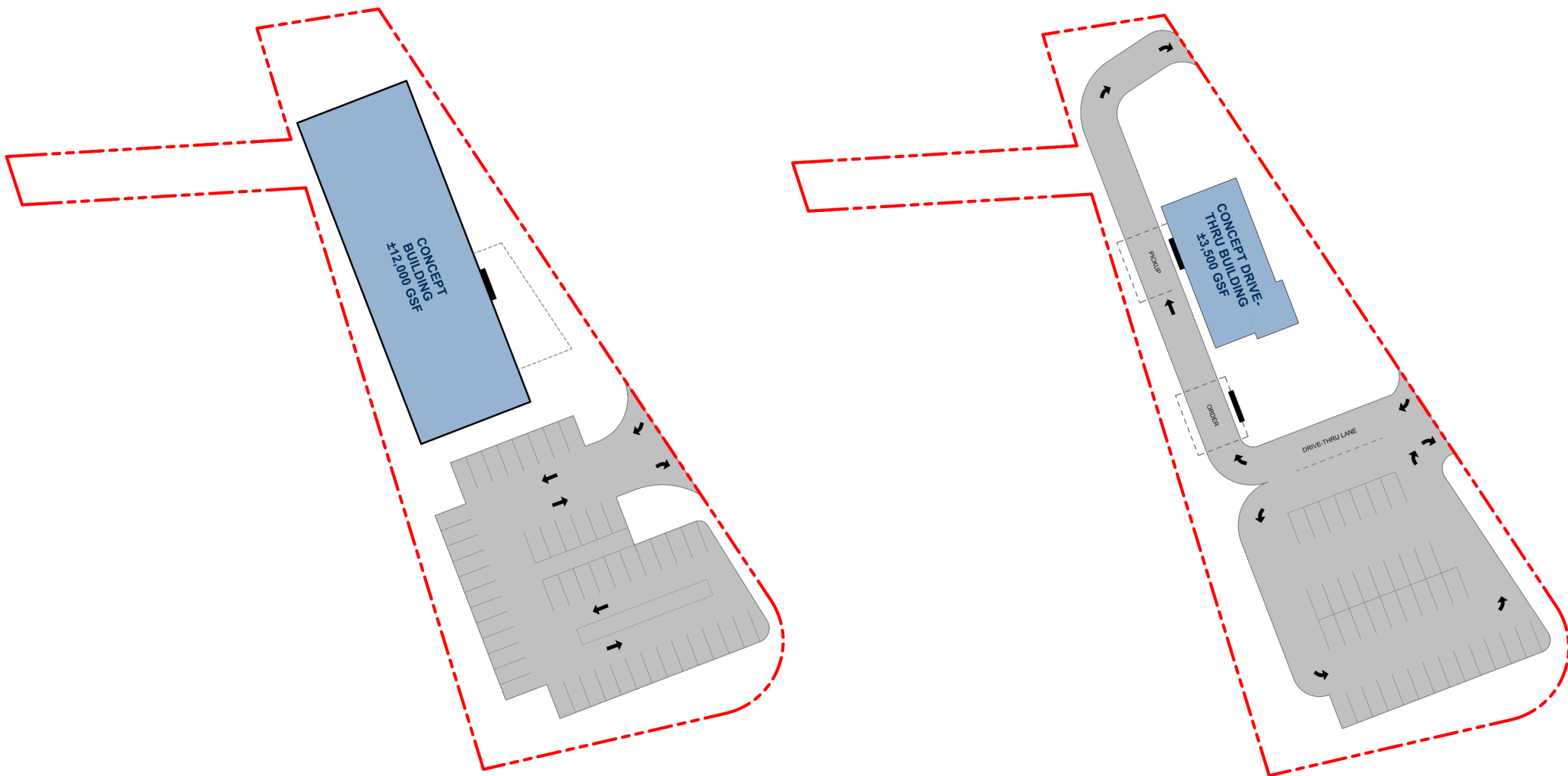
ASKING PRICE	\$1,400,000
PRICE PER SF	Based on 12,000 SF of Gross Leasable Area \$133
PRICE PER SF	Based on 3,500 SF of Gross Leasable Area \$457
PROPERTY TAXES	\$13,156
LOT SIZE	1.50 AC
ZONING	COM - COMMERCIAL GENERAL
MUNICIPALITY	PENN TOWNSHIP
COUNTY	LANCASTER COUNTY

PERMITTED USES

A partial list of the permitted uses by right include:

Medical Offices (Lab, Surgery Center, Veterinary)
Convenience Store May be combined with an Auto Service Station
Auto Service Station (Approved with special exception)
Financial Institutions with drive-thru
Restaurants, Taverns, Microbreweries with drive-thru
Day Care, Retail Stores, Car Wash

CONCEPT REDEVELOPMENT PLANS



AREA OVERVIEW

LANCASTER, PENNSYLVANIA is a city with a rich history and a charming, well-preserved downtown area filled with historic architecture. Its picturesque streets, redbrick buildings, and historic homes create a unique atmosphere, making it a place where the past meets the present. Lancaster County, often referred to as "Pennsylvania Dutch Country," is known for its agricultural heritage, featuring lush farmland, farmers' markets, and Amish communities. The city also offers a range of job opportunities, including manufacturing, healthcare, education, and tourism-related industries.

Major employers like the Manheim Auto Auction and LG Health provide job stability. With excellent educational institutions, a thriving arts scene, and numerous recreational opportunities, Lancaster is an inviting place to live and work.



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the part including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.