

FOR LEASE

7,550 SF to 9,550 SF
Medical/Professional Office
1.17 Acres



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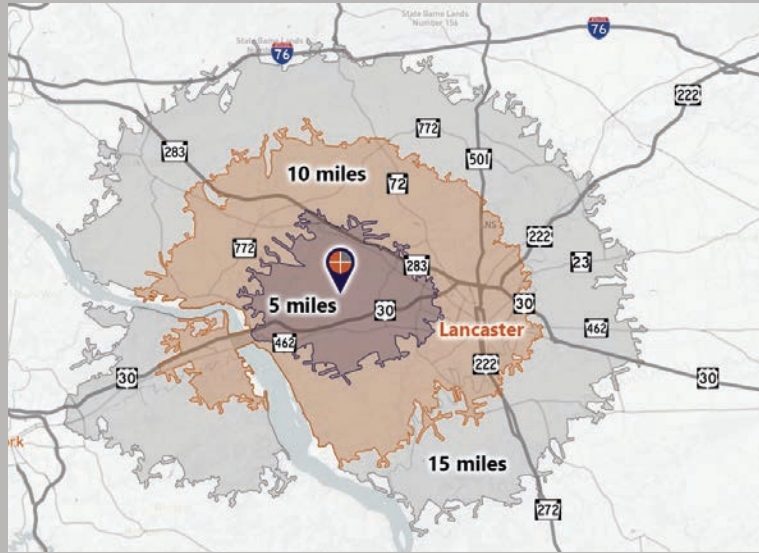
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

BUILD-TO-SUIT LEASE

DEMOGRAPHICS

3546 Marietta Ave. Lancaster, PA			
Variable	5 miles	10 miles	15 miles
Total Population	57,722	258,982	410,902
Population Density (Per Sq. Mile)	1,318.3	1,407.5	976.0
Total Daytime Population	59,307	264,460	411,560
Total Households	22,840	100,813	159,457
Per Capita Income	\$43,196	\$40,161	\$41,644
Average Household Income	\$108,703	\$102,810	\$106,815
Average Disposable Income	\$82,577	\$77,762	\$80,652
Aggregate Disposable Income	\$1,886,066,001	\$7,839,442,421	\$12,859,732,448
Total (SIC01-99) Businesses	2,237	9,948	15,418
Total (SIC01-99) Employees	36,354	153,906	233,374
Total (SIC01-99) Sales	\$7,863,635,763	\$24,476,531,528	\$38,475,373,623
Annual Budget Expenditures	\$2,118,441,226	\$8,934,889,519	\$14,668,246,944
Retail Goods	\$662,417,194	\$2,785,434,277	\$4,601,433,304

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market this outstanding Build-to-Suit Medical/ Professional Office space. Located along Marietta Avenue in West Hempfield Township a fast-growing area. This is an excellent opportunity for the expanding healthcare provider to plant a flag in this part of the market. Two possible site configuration drafts are included but the Owner is flexible and welcomes the opportunity to adapt the property to the needs of the tenant.

Electric, Public Water and Sewer are available.

PROPERTY DETAILS

- Land/Lot Size: 1.17 acres
- Lease Rate: Negotiable
- Lease Terms: Negotiable
- Zoning: TV - Traditional Village District
- Topography: Level

TRAFFIC COUNTS

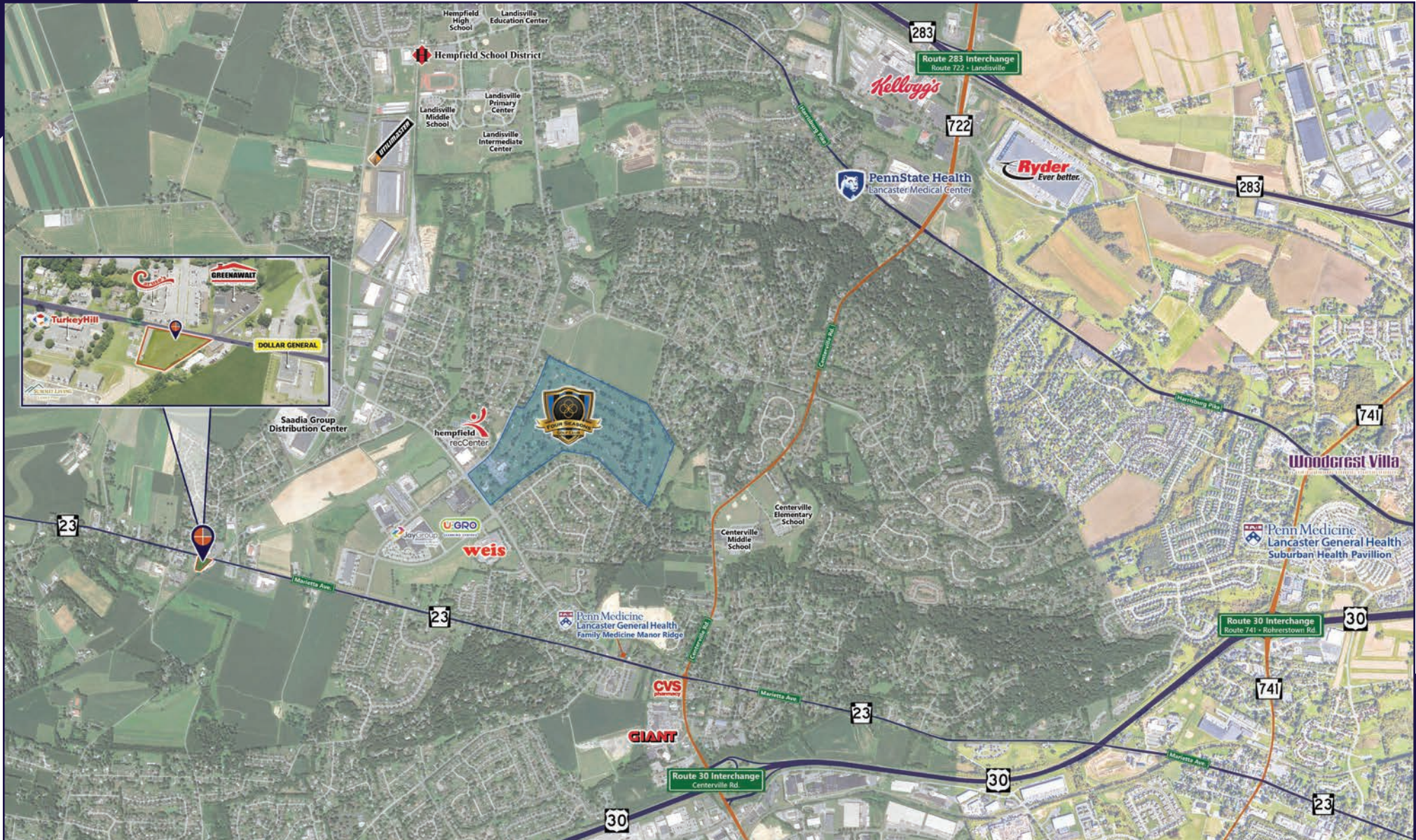
- Marietta Ave./Route 23: 9,632 VPD
- Electric: Available
- Water/Sewer: Public



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ESTABLISHED AREA MAP



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

ZONING

TRADITION VILLAGE DISTRICT

By Right Uses:

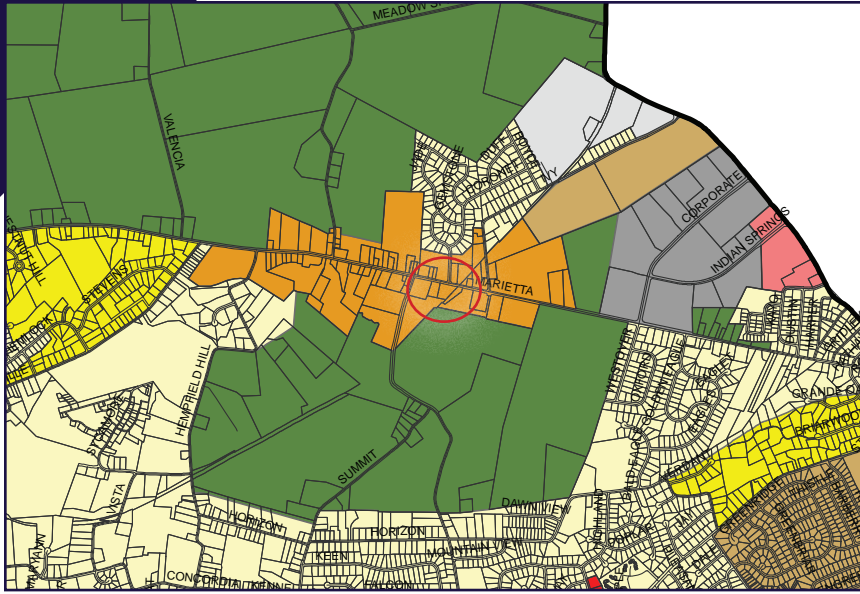
1. Individual retail store, provided that no adult establishment and no dispensing of gasoline shall be permitted and no drive-through service shall be permitted by right.
2. Eating establishment, with inside and/or outside table service and with or without indoor or outdoor counter service for consumption on- or off-site but excluding drive-through service.
3. Business or professional office.
4. Bank or other financial institution, provided that no drive-through service shall be permitted by right.
5. Personal service establishment.
6. Post office.
7. Indoor recreation activities.
8. Community utilities.
9. Studio or gallery for the instruction of dance, art, music, or similar cultural pursuits.
10. Municipal uses.
11. Single-family detached, single-family semidetached, or two-family detached dwelling.
12. Bed-and-breakfast.
13. Warehousing and wholesale trade establishment, contractor's offices or contractor's shop, subject to the provisions of § 702.12 herein, except that the total maximum building area shall be limited to 6,000 square feet.
14. Medical and/or dental clinic.

Special Exception - commercial:

1. Private clubs and fraternal organizations.
2. Funeral home and/or mortuary.
3. Family day-care facility.

Conditional Use - commercial:

1. Educational or religious use.
2. Bank, financial institution or retail store with drive-thru service.



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