



**GIA**  
Good's Insurance Agency, Inc.



# Professional Office Building

WITH 2 SUITES FOR SALE

20 TRINITY DRIVE, LEOLA, PA 17540

20 TRINITY DRIVE · LEOLA, PA 17540

## 2-SUITE PROFESSIONAL OFFICE BUILDING

FOR SALE



### OFFERING SUMMARY

Sale Price	\$1,200,000
Price per SF	\$136.87 PSF
Property Taxes	\$17,869
APN	360-25887-0-0000
Zoning	Industrial
Municipality	Upper Leacock Township
County	Lancaster County

### PROPERTY HIGHLIGHTS

- Proximity to Route 23 ensures excellent accessibility
- Multi-tenant orientation
- Industrial zoning suitable for a variety of uses

### INVESTMENT HIGHLIGHTS

- Built in 2014 and in very good condition
- 76% of GBA occupied by private equity-backed tenant at mission critical location
- Existing rental income can subsidize occupancy costs for partial owner-occupant
- The 2,672 SF vacant suite provides office space for a partial owner occupier

### PROPERTY OVERVIEW

Landmark Commercial Realty presents - a prime opportunity to purchase a 8,832 SF standalone, two-suite professional office building in Leola, PA. The first suite comprises 6,160 SF and is leased to Good's Insurance Agency through 8/31/2026 with a five (5) year renewal option.

The second suite is separately metered for utilities and includes 1,947 SF of finished space and 725 SF of shell space totaling 2,672 SF. This suite is currently vacant, making it an ideal option for a partial owner-occupant looking to subsidize their cost of occupancy with passive income generated from the occupied portion.

Built in 2014, 20 Trinity Drive has been well maintained and is in very good physical condition. Situated on a 1.01 ac level lot, it is zoned Industrial (I), allowing for various uses. The proximity to Route 23 ensures excellent accessibility for logistics and transportation. The property comes with 25 parking spaces.

LANDMARK COMMERCIAL REALTY  
425 N 21<sup>ST</sup> STREET, SUITE 302  
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### PROPERTY DETAILS

Number of Buildings	1
Building Size	8,832 SF
Lot Size	1.01 Ac
Building Class	B
Tenancy	Multi
Number of Floors	1
Restrooms	2
Parking	25 Spaces
Year Built	2014

### BUILDING SPECIFICATIONS

Construction	Masonry
Roof Type	Flat Rubber
Power	Suite metered
HVAC	Central AC
Drive-In Door	1
Sprinklers	Yes
Security	Yes
Signage	Monument

### MARKET DETAILS

Cross Streets	Trinity Dr & E Main (Route 23)
Traffic Count at Intersection	7,605 ADT
Municipality	Upper Leacock Township
County	Lancaster County
Zoning	Industrial

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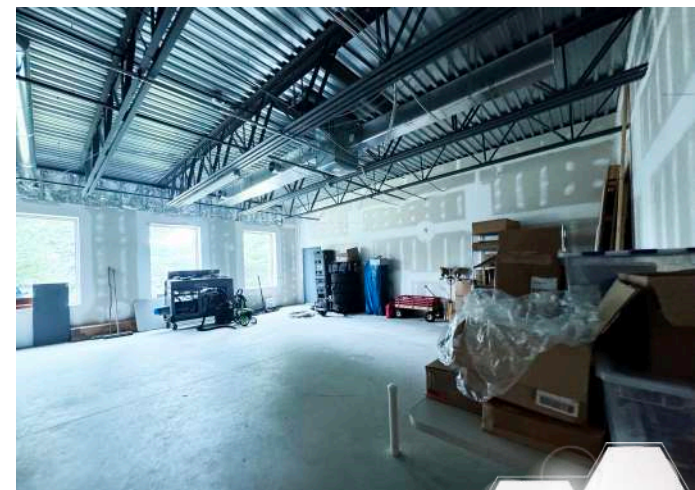
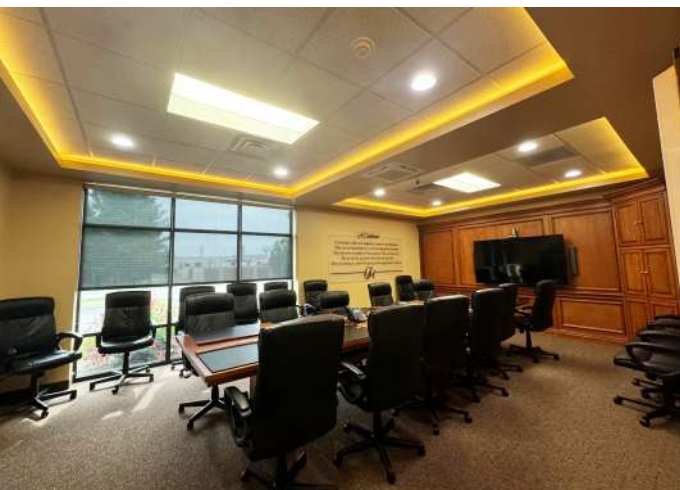
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ADDITIONAL PHOTOS



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## LEASE ABSTRACT

Good's Insurance Agency, Inc., established in 1949, is an independent insurance agency specializing in transportation insurance, particularly for the trucking industry. They offer a comprehensive suite of insurance solutions, including business and personal insurance, serving clients in over 25 states nationwide.

Good's Insurance Agency was acquired by PCF Insurance Services of the West, a private equity-backed firm, on September 15, 2021. PCF Insurance Services is known for partnering with agencies to provide resources and support for growth and expansion. This acquisition reflects a broader trend in the insurance industry, where private equity firms have been actively investing in and consolidating insurance agencies. This trend has led to increased demand for agency acquisitions and higher valuations. Good's experienced rapid growth post-acquisition and considers their footprint in Leola to be mission-critical.



**Address**

20 Trinity Drive, Leola, PA 17540

**Tenant**

Good's Insurance Agency

**Effective Date**

9/1/2021

**End of Current Term**

8/31/2026

**Annual Rent**

\$84,000

**Rentable SF**

6,160

**Rate PSF**

\$13.64

**Structure**

Modified Gross

**Options**

Tenant retains one (1) 5-year option to extend at annual rent of \$84,000

**Tenant Profile**

<https://goodsinsuranceagency.com/>

*Corporate Guarantor Profile: PCF Insurance Services, now known as Trucordia, is a prominent U.S. insurance brokerage firm. As of 2022, the company reported annual revenue exceeding \$700 million, reflecting significant growth from \$590 million in 2021. This growth is attributed to both organic expansion and strategic acquisitions. Additionally, in February 2023, PCF Insurance Services secured a \$500 million preferred equity investment, co-led by Carlyle's Global Credit platform and HGGC, valuing the company at \$4.7 billion. Fitch Ratings affirmed PCF Insurance Services' Long-Term Issuer Default Rating (IDR) at 'B' in November 2023.*

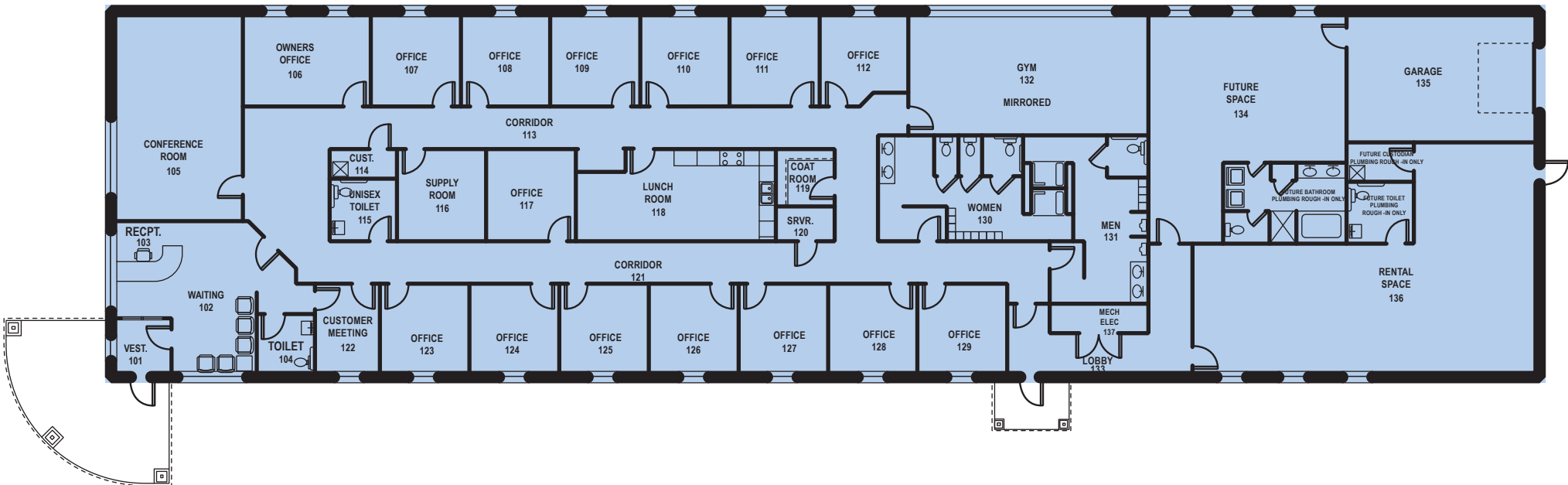


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## FLOORPLAN



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LOCATION

LANCASTER



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AREA



LANCASTER

LEACOCK



LEOLA



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### DEMOGRAPHICS

#### POPULATION

<b>1 MILE</b>	2,621
<b>3 MILE</b>	11,955
<b>5 MILE</b>	37,090

#### HOUSEHOLDS

<b>1 MILE</b>	902
<b>3 MILE</b>	4,138
<b>5 MILE</b>	13,068

#### AVERAGE HOUSEHOLD INCOME

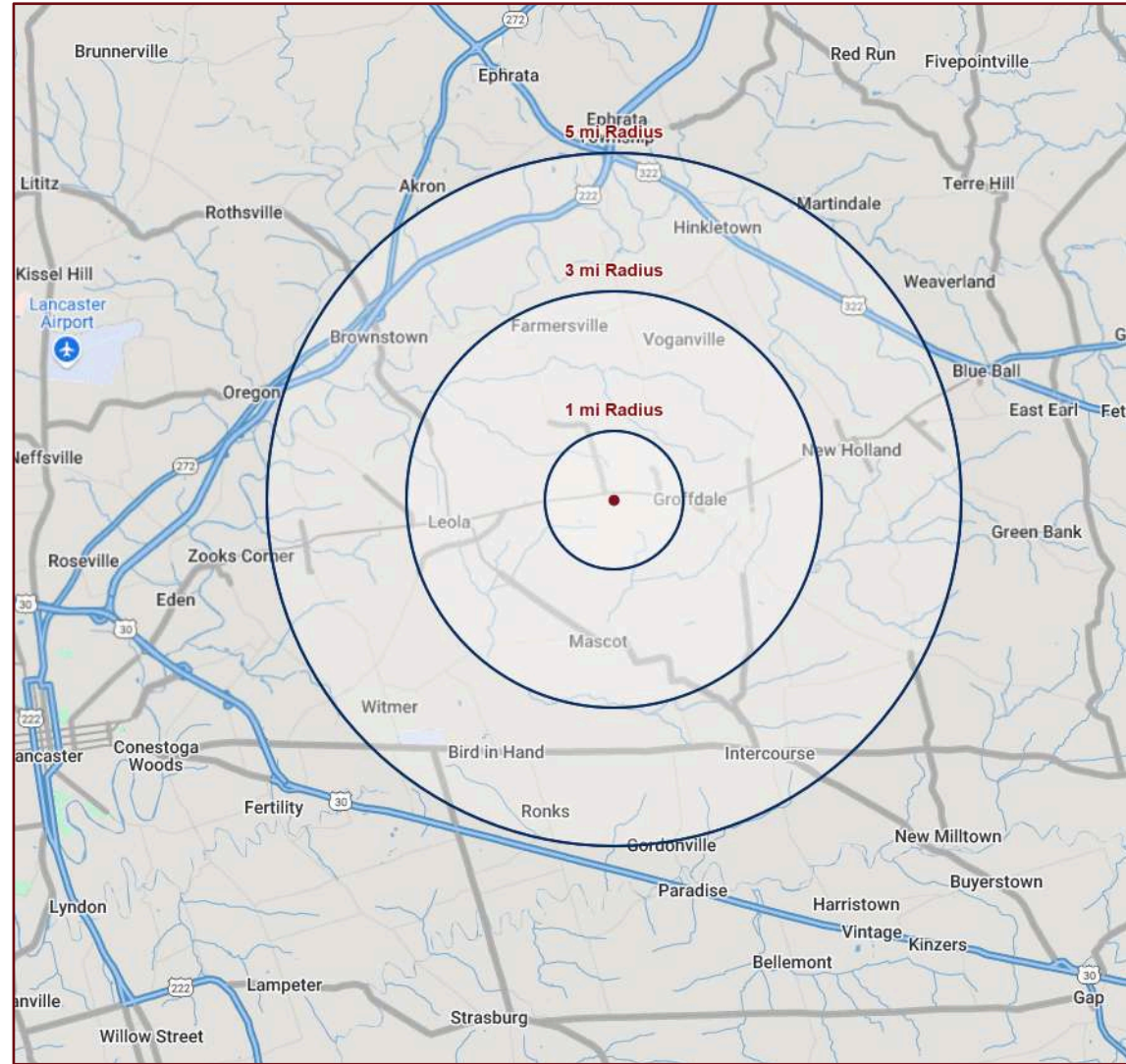
<b>1 MILE</b>	\$110,246
<b>3 MILE</b>	\$106,346
<b>5 MILE</b>	\$113,006

#### TOTAL BUSINESSES

<b>1 MILE</b>	88
<b>3 MILE</b>	580
<b>5 MILE</b>	1,677

#### TOTAL EMPLOYEES (DAYTIME POPULATION)

<b>1 MILE</b>	926
<b>3 MILE</b>	6,568
<b>5 MILE</b>	19,037



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### AREA OVERVIEW

**LEOLA, PA** offers a blend of suburban and rural living with a population density of 1,285 people per square mile, significantly higher than the national average. This density contributes to a vibrant community with a mix of residential, agricultural, and small business areas. It offers a balanced lifestyle with family-friendly neighborhoods, schools, and proximity to Lancaster's cultural attractions. Located near Route 23, Leola offers excellent connectivity for logistics, distribution, and commuter access. The town is part of a growing region with a mix of rural charm and suburban amenities, making it attractive for businesses seeking expansion opportunities.

**LANCASTER, PENNSYLVANIA**, known as the heart of Pennsylvania Dutch Country, exudes a unique blend of history, culture, and modernity. Nestled in the lush farmlands of southeastern Pennsylvania, Lancaster is renowned for its picturesque countryside dotted with traditional Amish farms and horse-drawn buggies. The city itself boasts a rich heritage dating back to colonial times, evident in its well-preserved architecture, including landmarks like the historic Central Market and the Fulton Theatre, America's oldest continuously operating theater. Beyond its charming streets, Lancaster offers a vibrant arts and dining scene, with galleries, boutiques, and restaurants showcasing the area's creativity and culinary diversity. Moreover, Lancaster's strategic location, situated between Philadelphia and Harrisburg, positions it as a bustling economic center, attracting businesses across various sectors and fostering innovation and entrepreneurship.

In addition to its cultural and economic significance, Lancaster prioritizes sustainability and community engagement, evident in its efforts to promote green initiatives and support local businesses and organizations. The city hosts numerous festivals and events throughout the year, celebrating its diverse heritage and fostering a sense of community among residents and visitors alike.



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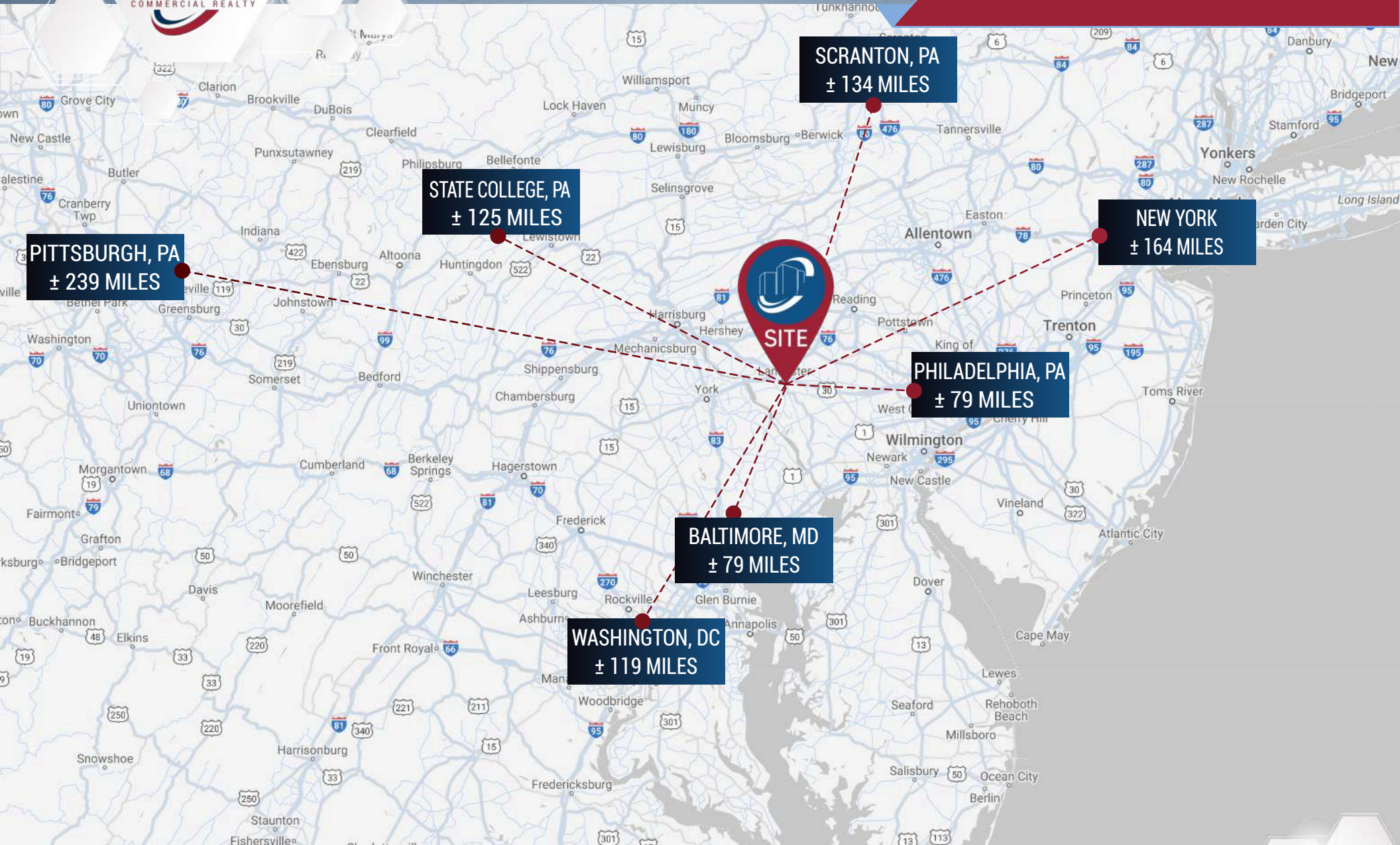


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