

Mixed-Use Property For Lease

301 E LIBERTY ST | LANCASTER, PA 17602

Presented By:

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CAPSTONE
COMMERCIAL

PROPERTY OVERVIEW

301 E Liberty St | Lancaster, PA 17602



PROPERTY DESCRIPTION

Mixed-use property with flexible zoning permitting a range of uses. The property consists of commercial suites with ceiling heights ranging from 10'-24'. Many suites have windows with natural light.

Excellent flex space for many businesses. The owner is flexible on lease length terms. There are no elevators or sprinklers in the buildings, but the property is served by a hard-wired smoke detector system.

There is shared common tenant parking on site for up to 40 cars, plus street parking. The excellent location is on the edge of Lancaster City.

OFFERING SUMMARY

Lease Rate:	\$995.00 - 2,000.00 per month (MG)
Total Number of Units:	31
Available SF:	1,400 - 4,622 SF
Lot Size:	2.3 Acres
Building Size:	67,000 SF
Zoning:	Mixed Use
APN:	336-2374051-265623-0-0000
Municipality:	City of Lancaster
County:	Lancaster



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BUILDING 3, BASEMENT, SPACE A

301 E Liberty St | Lancaster, PA 17602



SPACE HIGHLIGHTS

- 1,625 SF
- Office
- Two entrances, no windows
- Rent \$1,100 per month
- Available now

RENT SUMMARY

Availability	Table Text
Size	1,625 SF
Lease Type	Modified Gross
Lease Rate	\$1,100 per month
Lease Term	Negotiable



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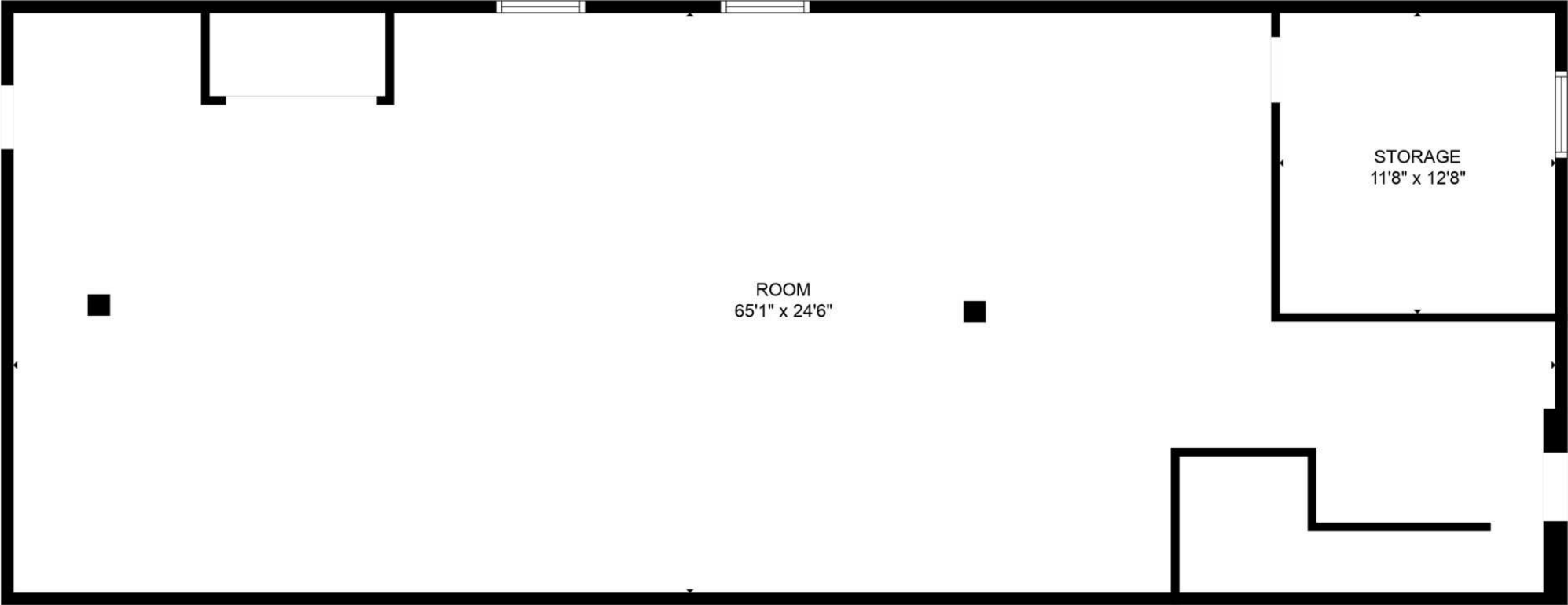
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BUILDING 3, BASEMENT, SPACE A FLOORPLAN

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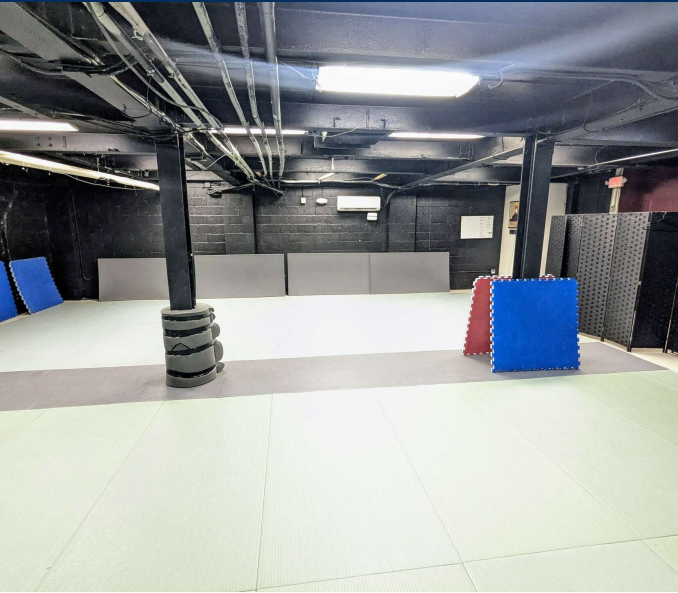


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BUILDING 3, BASEMENT, SPACE C

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SPACE HIGHLIGHTS

- Large open area
- 10' ceiling height
- Separate storage closet
- No windows, 2 exit points
- Suitable for commercial uses such as gym, salon club, photography studio, etc.

RENT SUMMARY

Availability	Available Immediately
Size	1,400 SF
Lease Type	Modified Gross
Lease Rate	\$995 per month
Lease Term	Negotiable



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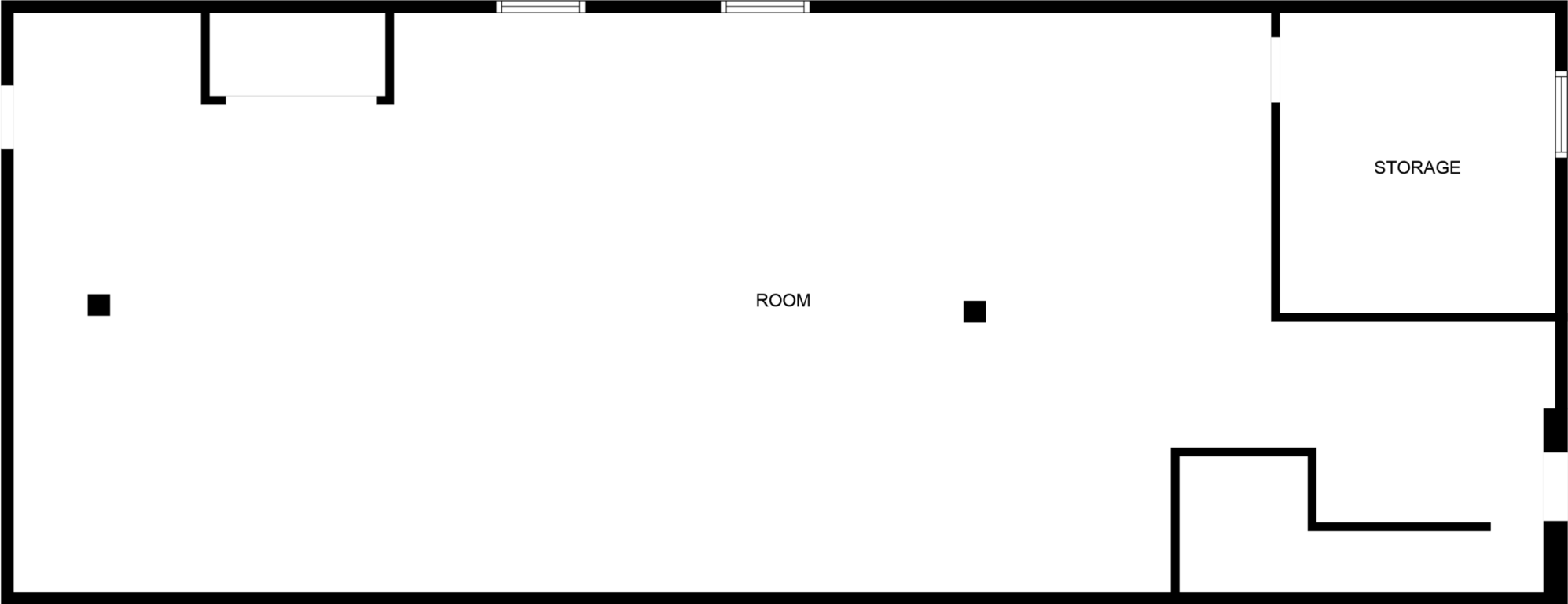
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BUILDING 3, BASEMENT, SPACE C FLOORPLAN

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BUILDING 3, LEVEL 1, SPACE A&B

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SPACE HIGHLIGHTS

- Formerly used as food preparation space
- Ventilation hood
- Open floor plan

RENT SUMMARY

Availability	Available Immediately
Size	2,500 SF
Lease Type	Modified Gross
Lease Rate	\$2,000 per month
Lease Term	Negotiable



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BUILDING 3, LEVEL 2, SPACE C

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SPACE HIGHLIGHTS

- Ceiling height 10'-16'
- 3 private offices
- Reception area
- 2 large, open areas
- Ideal for fitness or studio use

RENT SUMMARY

Availability	Available Immediately
Size	4,622 SF
Lease Type	Modified Gross
Lease Rate	\$1,495 per month
Lease Term	Negotiable



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BUILDING 3, FLOOR 2, SPACE C FLOORPLAN

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Building 3
Floor 2
Space C

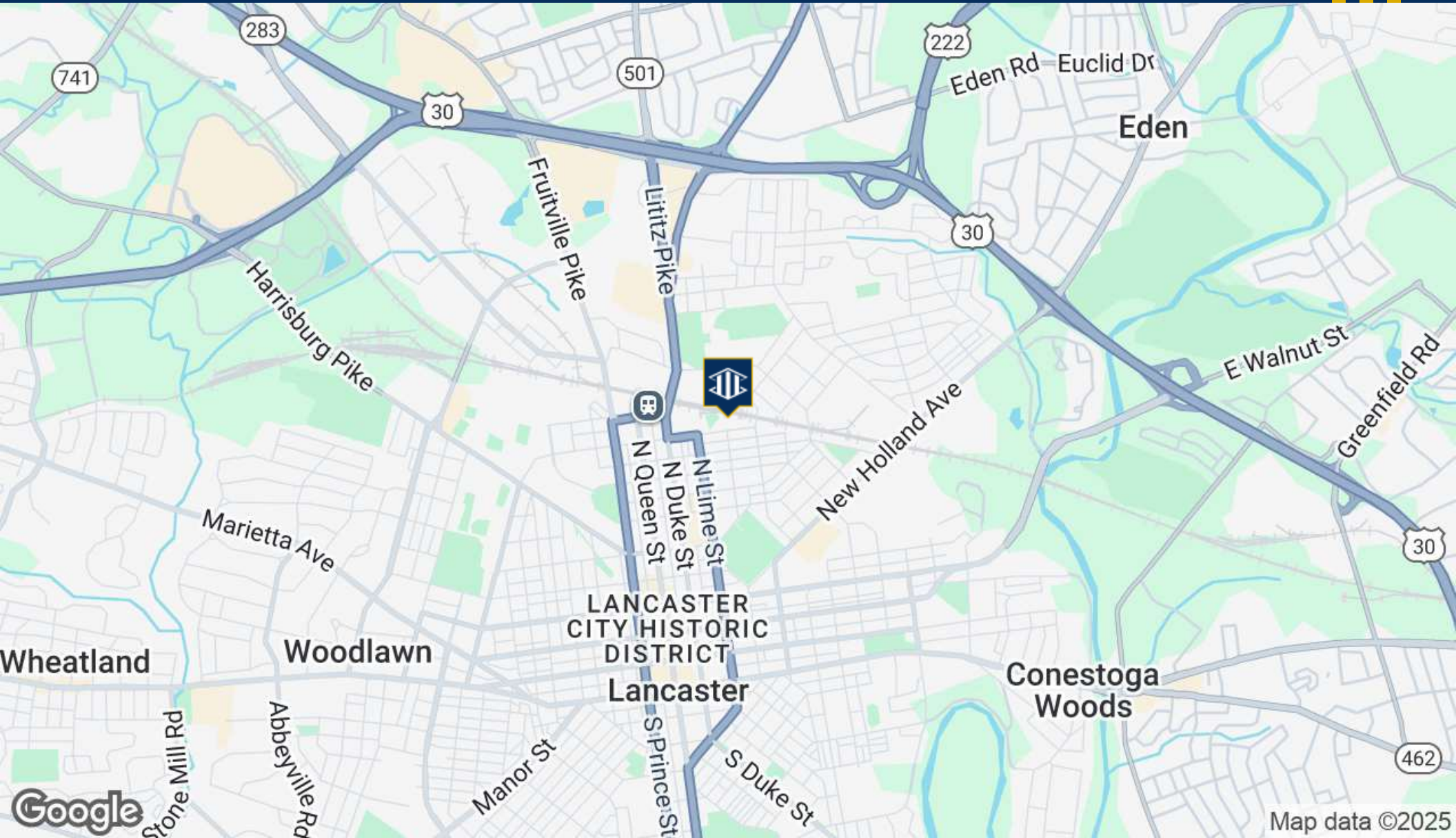


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AREA MAP

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Map data ©2025



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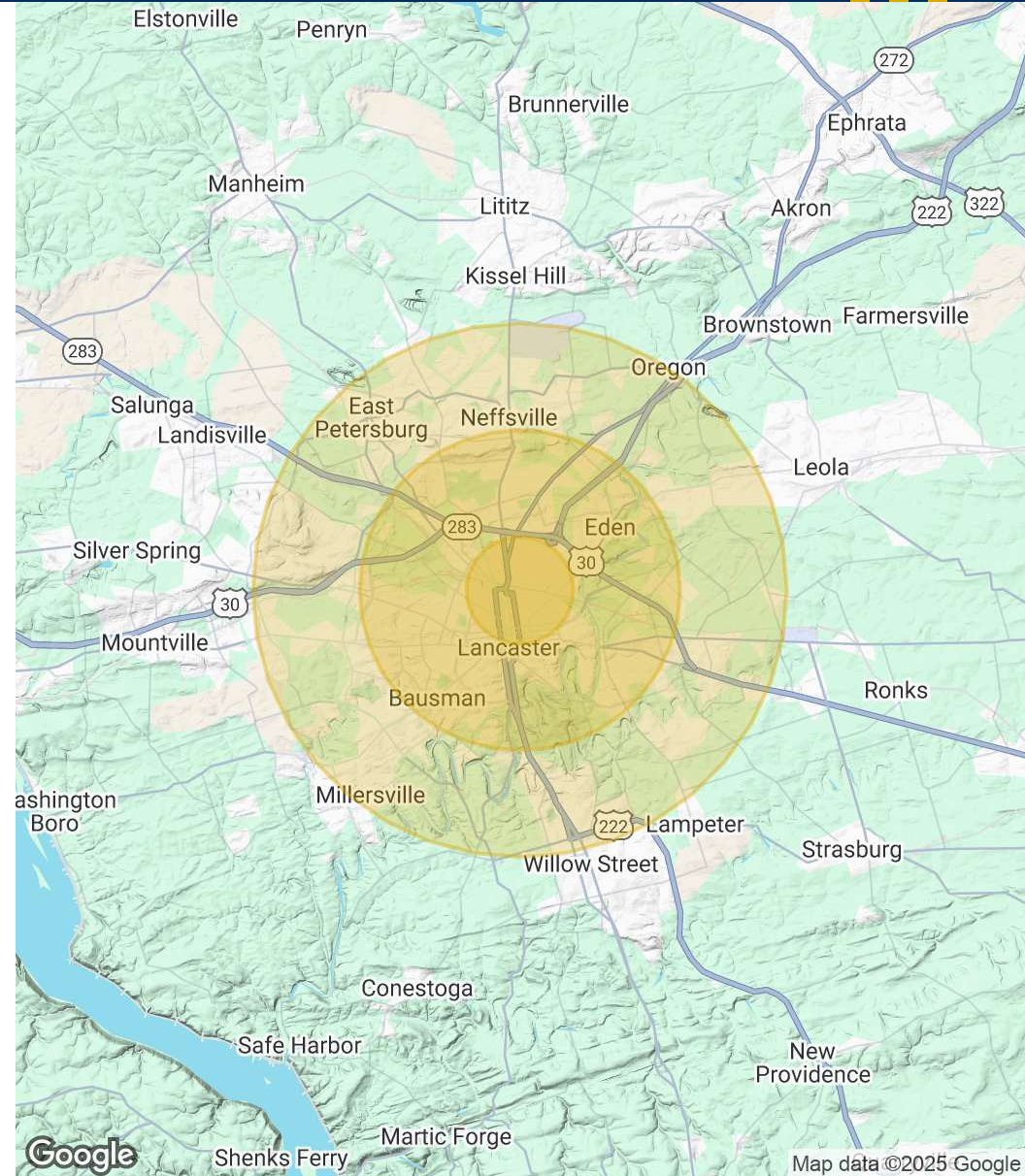
DEMOGRAPHICS

301 E Liberty St | Lancaster, PA 17602

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,033	107,962	176,669
Average Age	36.9	37.9	40.3
Average Age (Male)	36.1	36.9	39.3
Average Age (Female)	37.7	38.7	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,698	43,686	72,179
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$69,042	\$74,265	\$84,525
Average House Value	\$177,211	\$174,591	\$205,172

2020 American Community Survey (ACS)



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Naomi Brown is the Broker of Record for Capstone Commercial. Since entering Real Estate in 2014, Brown has become an local expert in land and investments. Naomi leverages local market data to ensure each client's investment property value is maximized, both on the holding period and at sale. Naomi has a strong track record of results-oriented service for each client based on her keen eye for value. Her strong negotiation skills have contributed to millions in closed properties since her licensure. Raised in Lancaster County, PA in a hardworking Mennonite farming family, Brown learned the principals of hard work and serving others from a young age. This has served her well in real estate, working to grow both in transactions and knowledge from the start. Naomi became a Realtor in 2014, a Broker in 2018, and CCIM (Certified Commercial Investment Member) in 2020. This is a coveted certification with extensive training which provides the designee a high level of understanding from which to guide clients through the Commercial Real Estate cycle.

Capstone Commercial is a values-driven commercial real estate firm with over 80 years of collective experience. We believe in a synergistic, client-centered approach that reinforces our team's ability to provide you with unparalleled value and expertise. Capstone offers comprehensive services to guide clients through all phases of the commercial real estate cycle, including investment analysis & sales, development land sales, specialty-use commercial property sales, business brokerage, and commercial or industrial sales and leasing. The expert advisors at Capstone Commercial include CCIM designees, Associate Brokers, Negotiation Experts, and GREEN Certified Realtors. With our unusually collaborative and supportive environment, the team is able to create a greater positive impact through the merging of their varied and unique skill sets. Capstone embodies the ideals of integrity, transparency, collaboration, and honesty. Our fresh take on the industry is setting a new standard where ethics are prioritized before profit. The well-being of our clients, associates, and communities is the center of our focus in everything we do.



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Ida started in the commercial real estate industry in 1995 as a property marketing specialist, which contributes to her strong understanding of the expectations of clients and customers. Building on 30 years of experience in sales, leasing, investment analysis and consulting, she is qualified to offer advice and services which go beyond the basics. Ida is well versed in sales and leasing of the industrial, commercial, office, retail, and land development market segments. Her attention to detail and in-depth market knowledge have earned the respect of clients and colleagues, allowing her to develop and maintain strong, long-term relationships both locally and nationwide. Additionally, Ida is intently focused on meeting client objectives, which enables her to expedite results with favorable outcomes for all parties.

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LEGAL

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