



55 & 57 EAST MAIN STREET
LITITZ PA 17543

PPM
Real Estate, Inc.

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717-394-3374

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PROPERTY INFORMATION

55-57 EAST MAIN STREET, LITITZ PA



PROPERTY DETAIL

- 3,360 Gross Sq. Ft. (estimated)
- 0.16 Acres (public record)
- 8-10 Parking Spaces
- Zoned Commercial in Lititz Borough - Click [here](#) for link to zoning
- HVAC: Gas hot water (radiators) serving the second floor and 57 E Main Street. 55 E Main Street Retail space has electric heat paid by Tenant. Central air throughout the building.
- Annual Real Estate Taxes \$4,550 (Property ID: 370-32144-0-0000)
- Request Information Sheet provided by Seller for additional history and information

SPACE & OCCUPANY DETAIL

55 E Main Street First Floor Retail

- 675 sq. ft. +/- Leased by At My Table
- \$1,700/month
- Lease expires 4/30/2028
- Rent includes, heat, water, sewer, trash and 1 parking space
- Tenant pays electric/heat/AC

57 E Main Street First Floor Office

- 1,100 sq. ft. +/- Leased by Weaving Willow Craftworks
- \$1,500/month (Month to Month)
- Rent includes electric, heat, water, sewer, trash and 1 parking space

57 E Main Street, Second Floor Office

- 1,480 sq. ft. +/- (estimated) Seller will vacate prior to closing
- Electric, heat and AC are on same meter with 57 E Main Street
- Projected Rent \$19 psf



LOCATION & MARKET AREA

55-57 EAST MAIN STREET, LITITZ PA



LOCAL ATTRACTION

Within a 5 Minute Walk...

- Bull's Head Public House
- KöLE Chop House
- Lititz Springs Park
- Tomato Pie Cafe
- Wilbur Chocolate
- Appalachian Brewing Company



Within a 10 Minute Walk...

- Stoll & Wolfe Distillery
 - Dosie Dough Cafe
 - Lititz Shirt Factory
 - Linden Hall
- Rock Lititz is 2.2 miles away

WALK SCORE
91%
WALKER'S PARADISE!

CONNECTIVITY

- Lancaster Airport..... 3 mi
- Harrisburg International Airport..... 31 mi
- PHL Airport..... 83 mi
- BWI Airport..... 90 mi

LOCAL DEMOGRAPHICS

1 mile radius:

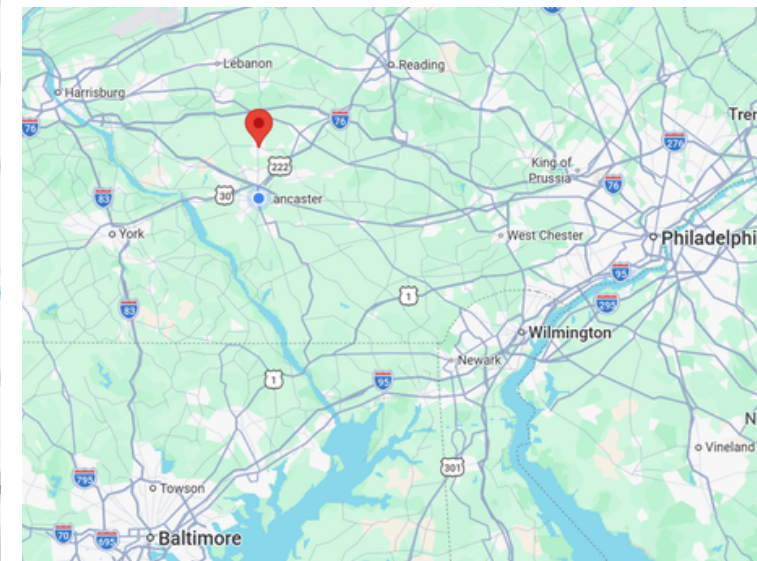
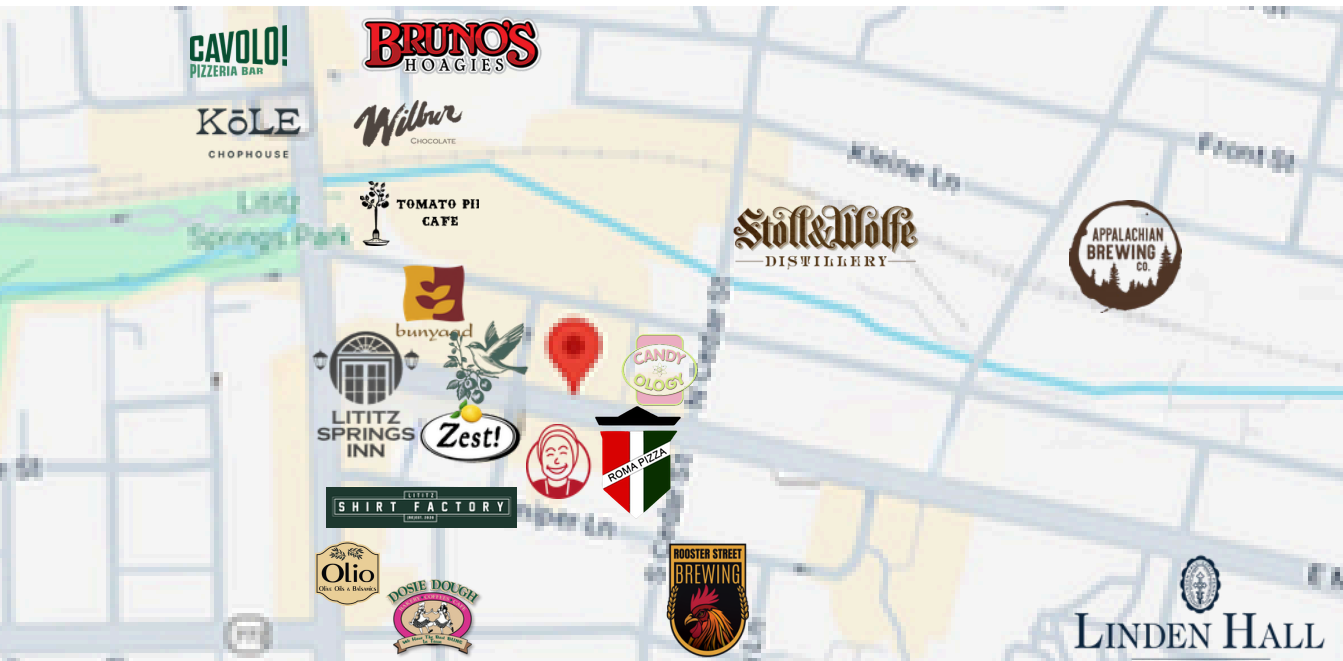
- Population - 25k
- Median Age - 42
- Median Income - \$96.2k

3 mile radius:

- Population - 57k
- Median Age - 44
- Median Income - \$98.8k

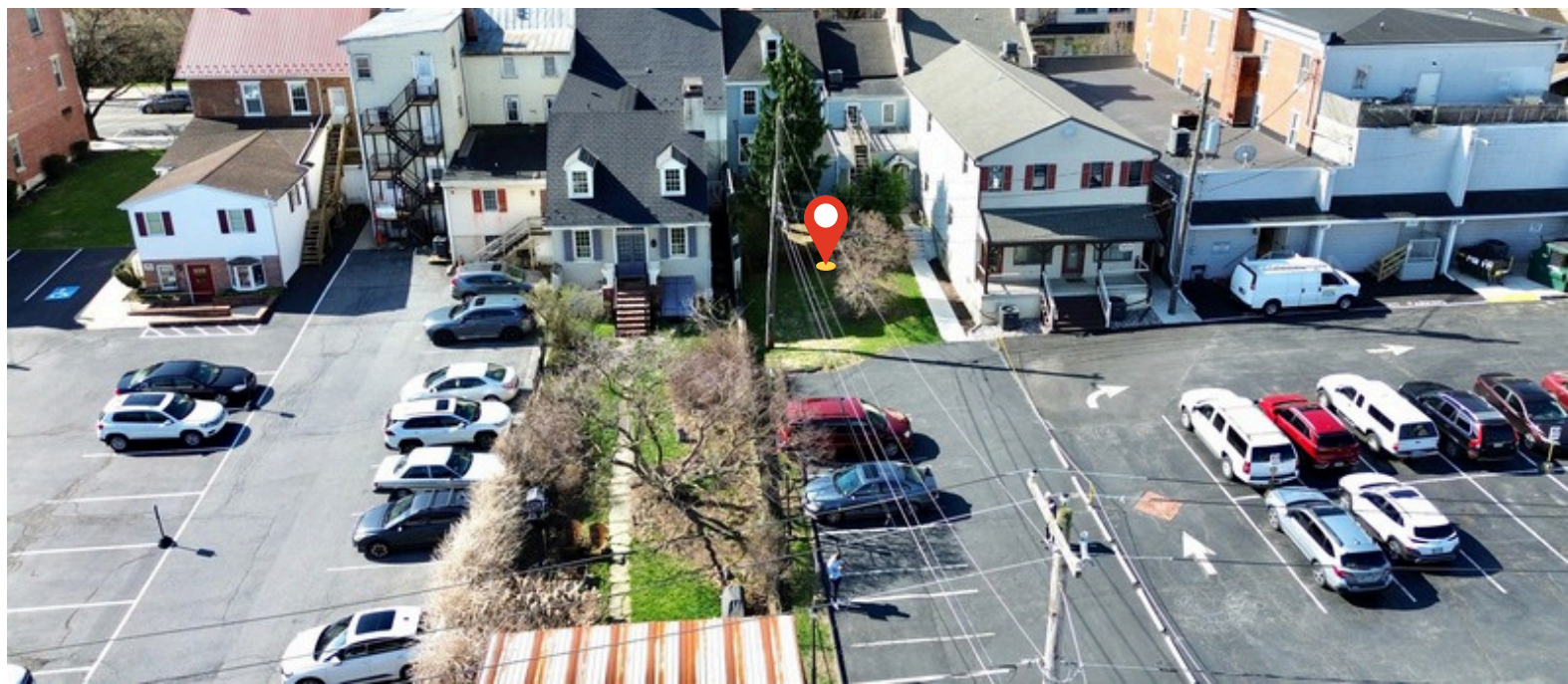
5 mile radius:

- Population - 125k
- Median Age - 42
- Median Income - \$94.1k



EXTERIOR IMAGES

55-57 EAST MAIN STREET, LITITZ PA



INTERIOR IMAGES - RETAIL SPACES

55-57 EAST MAIN STREET, LITITZ PA



INTERIOR IMAGES - SECOND FLOOR

55-57 EAST MAIN STREET, LITITZ PA

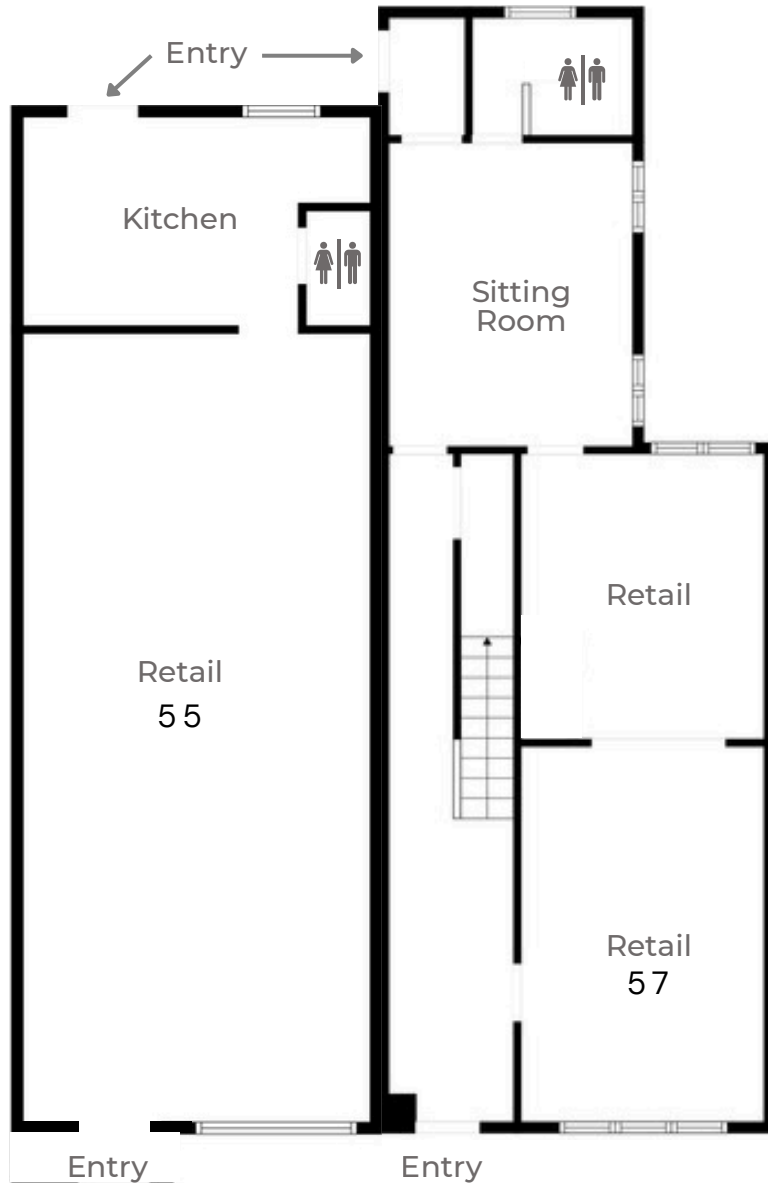


FLOOR PLAN

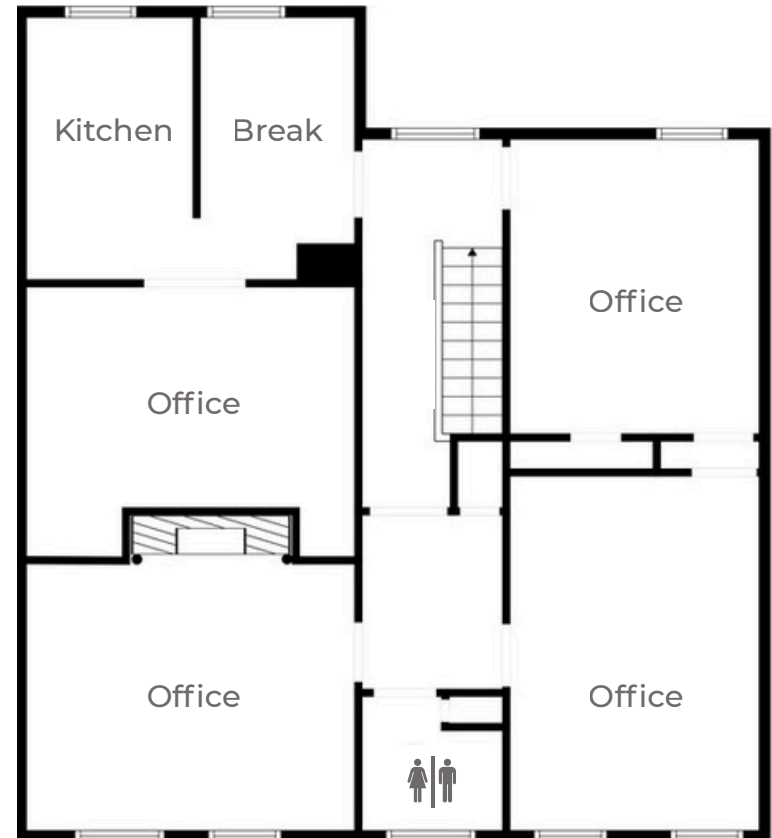
55-57 EAST MAIN STREET, LITITZ PA



First Floor



Second Floor



Floor plans are for reference only and may not be to scale or as-built

MAIN STREET

ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.

MARKETING TEAM



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