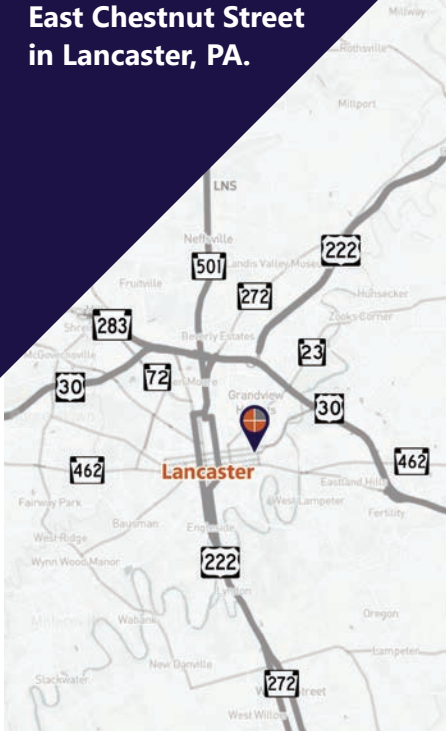


FOR LEASE

Prime retail space, this 11,180 SF former Rite Aid store located along East Chestnut Street in Lancaster, PA.



Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

Blaze Cambruzzi
Cell: 717.850.8702
blaze@truecommercial.com

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

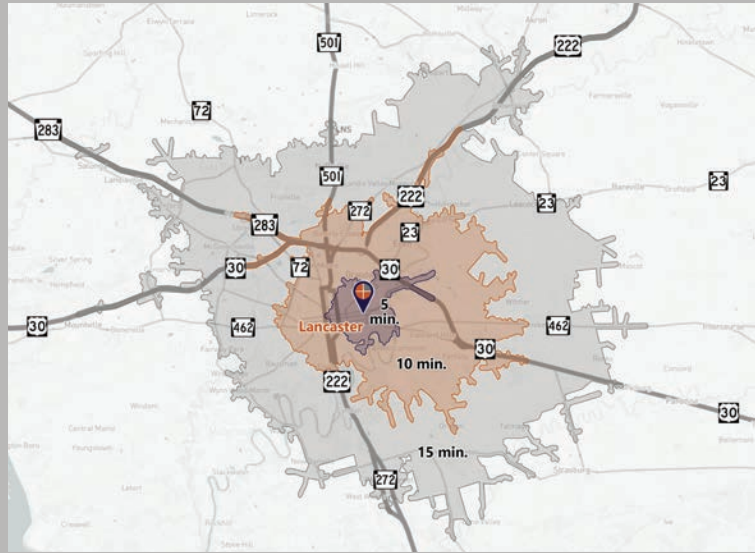


FORMER RITE AID BUILDING

DEMOGRAPHICS

Variable	825 E. Chestnut St. Lancaster, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	24,618	94,463	182,012
Population Density (Per Sq. Mile)	8,327.1	3,662.6	1,970.8
Total Daytime Population	31,265	109,925	210,533
Total Households	9,404	36,480	70,474
Per Capita Income	\$30,459	\$36,557	\$41,020
Average Household Income	\$78,520	\$93,994	\$104,963
Average Disposable Income	\$61,386	\$72,406	\$80,149
Aggregate Disposable Income	\$577,272,211	\$2,641,367,845	\$5,648,444,284
Total (SIC01-99) Businesses	1,199	4,654	8,514
Total (SIC01-99) Employees	22,606	71,857	131,122
Total (SIC01-99) Sales	\$3,500,766,837	\$12,662,987,105	\$22,821,350,581
Annual Budget Expenditures	\$645,413,677	\$2,976,234,906	\$6,389,199,415
Retail Goods	\$206,707,873	\$957,919,705	\$2,071,786,574

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market this 11,180 SF former Rite Aid store located along E. Chestnut St./PA Route 23 in Lancaster, PA. This prime retail space is well-suited for a diverse range of businesses, including retail operations, grocery stores, medical facilities, and various other commercial activities permitted within the C2 Urban Zone.

The property has been well-maintained and professionally managed. It boasts a strong co-tenancy with reputable national retailer AutoZone and local Best China Wok, an Asian restaurant that has established a loyal customer base over its impressive 20+ year presence at this location.

With its strategic positioning, the site offers generous parking facilities, enhancing customer convenience and accessibility. This combination of suitable space, reliable co-tenancy, and excellent visibility makes it an ideal choice for entrepreneurs looking to establish or expand their presence in this area of Lancaster.

PROPERTY DETAILS

- Total GLA of Property:21,180 SF
- Lease Rate: Negotiable/NNN
- Lease Terms:Negotiable
- NNN Costs:\$7.00/SF
- Land/Lot Size: 3.0± acres
- Zoning:C2 - Urban Zoning District
- Date Available:.....See Note*
- Parking:..... On-Site, Paved Lot, Shared
- Heating:.....Gas FWA
- Cooling:.....Central Air
- Water:.....Public
- Sewer:Public

AVAILABLE SPACE

- 300 - Former Rite Aid:11,180 SF

**NOTE: The property remains under lease with Rite Aid Corporation, who is in bankruptcy proceedings. Because the lease has not yet been released by the bankruptcy court, until such occurrence, the Owner reserves the right to withdraw this property offering at any time.*

TRAFFIC COUNTS

- E. Chestnut St/PA Route 23.: 6,432 VPD
- E. Walnut St/PA Route 23: 7,594 VPD
- N. Broad St.: 4,623 VPD

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



INFOGRAPHIC | 10 MIN. DRIVE TIME

DEMOGRAPHIC SUMMARY

825 E. Chestnut St. Lancaster, PA

Drive time of 10 minutes

KEY FACTS

94,463

Population



36,480

Households

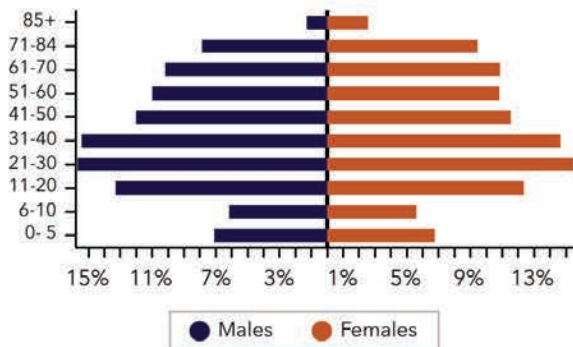
36.7

Median Age

\$56,860

Median Disposable
Income

AGE PYRAMID



INCOME



\$71,053
Median
Household
Income

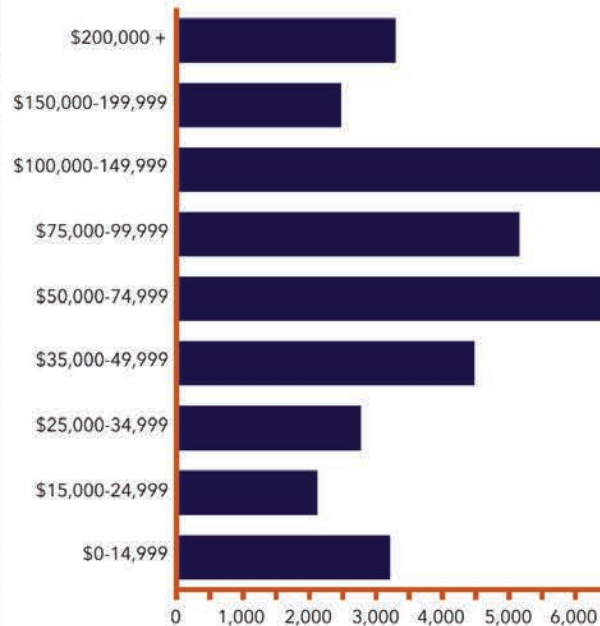


\$36,557
Per Capita
Income

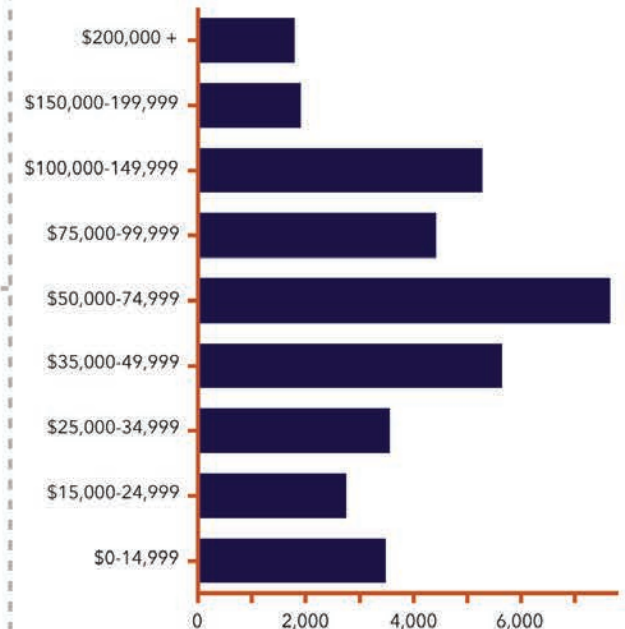


\$119,267
Median Net
Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$2,068
Apparel &
Services



\$3,393
Eating
Out



\$6,228
Groceries

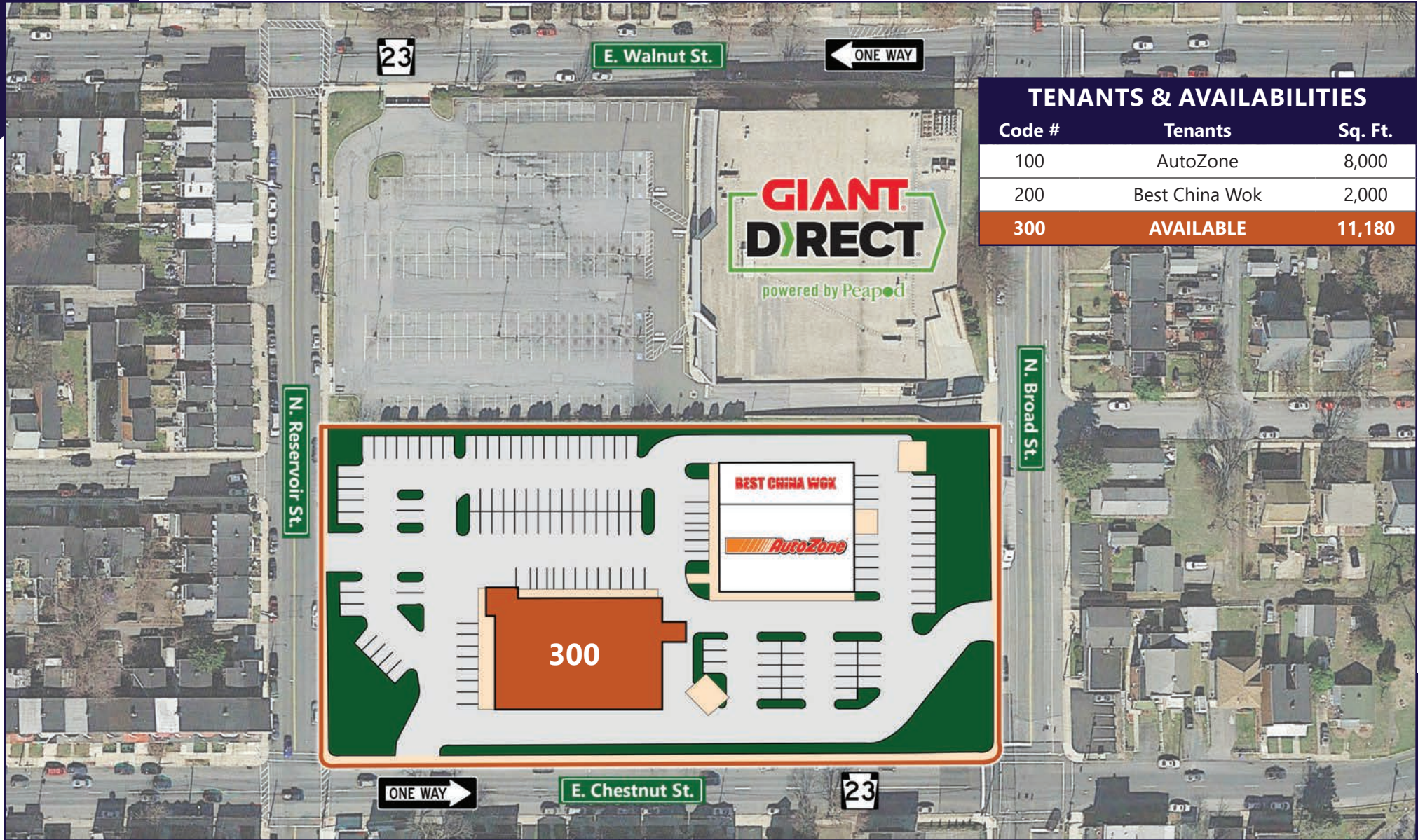


\$6,224
Health
Care

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com



SITE PLAN | 825 E. CHESTNUT ST.



TENANTS & AVAILABILITIES

Code #	Tenants	Sq. Ft.
100	AutoZone	8,000
200	Best China Wok	2,000
300	AVAILABLE	11,180

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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.



ABOUT THE OTHER TENANTS

BEST CHINA WOK

BEST CHINA WOK

2,000 SF | www.bestchinawokpa.com

Asian restaurant featuring a wide variety of traditional Chinese dishes. They serve both lunch and dinner and currently have a Google Review rating of 4.2 stars. This restaurant has been operating at its current location for over twenty years.

LAMAR BILLBOARD

N/A | www.lamar.com

Founded in 1902, Lamar Advertising Co. is one of the largest outdoor advertising firms in the world, boasting over 360,000 displays across the United States and Canada. Lamar provides advertisers with a range of options, including billboards, interstate logos, transit, and airport advertising formats, enabling both local businesses and national brands to effectively reach wide audiences every day. In addition to traditional inventory, Lamar proudly offers customers the largest network of digital billboards in the United States, featuring over 5,000 displays.



AUTOZONE #4607

8,000 SF | www.autozone.com



Welcome to your AutoZone Auto Parts store in Lancaster, PA! We are your one-stop shop for top-quality auto parts, accessories, and trustworthy advice to keep your car, truck, or SUV running smoothly. Our knowledgeable staff in Lancaster is dedicated to helping you get the job done right and providing you with the best customer service possible.

Take advantage of free in-store battery testing, charging, and recycling, as we are America's #1 Battery Destination. If you have warning lights on, make use of our free Fix Finder service to receive a report on your Check Engine, ABS, and maintenance lights.

For DIY repairs, borrow specialized tools through our Loan-A-Tool® program. You can also order the parts, products, and accessories you need online and pick them up for free with "Free Store Pickup".

Don't forget to sign up for our free AutoZone Rewards program for exclusive offers as a thank you for choosing us as your auto parts store!



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

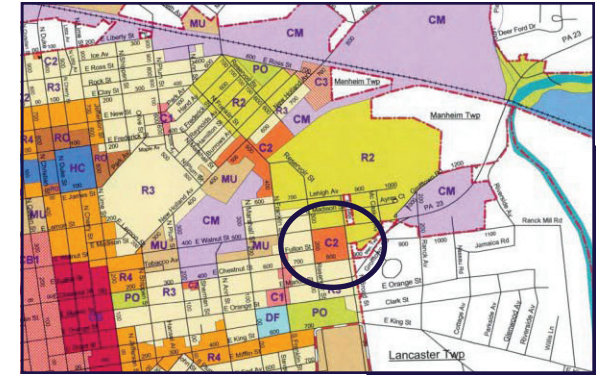
AERIAL DRONE PHOTO & ZONING INFO



C2 URBAN ZONING ORDINANCES & PERMITTED USES

Below is a list of some of the uses in the C2 Urban Zoning, which are either by right or special exception.

- Beer or other alcoholic beverage retail store, for off-premises consumption, up to 10,000 SF of floor area
- Building & home improvement equipment, furnishings, landscaping, and supplies
- Convenience store/mini-market, up to 7,000 SF of floor area with gasoline sales
- Eating & drinking establishment, excluding drive-thru restaurant up to 3,000 SF of floor area
- Gourmet/specialty food store up to 10,000 SF
- Grocery/general store, excluding gasoline/service station up to 10,000 SF
- Motor vehicle, marine and aircraft accessory store
- Pharmacy up to 12,000 SF
- Retail store, other than uses listed separately and not including gasoline or auto sales up to 10,000 SF
- Supermarket, over 10,000 SF of floor area
- Automotive or other motor vehicle rental or vehicle repair
- Business /Professional/Service Office up to 6,000 SF
- Car wash
- Medical and health services, no size restriction for conversion of existing building or 3,000 SF for new building



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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.



AERIAL DRONE & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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.



AERIAL DRONE PHOTO



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

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.