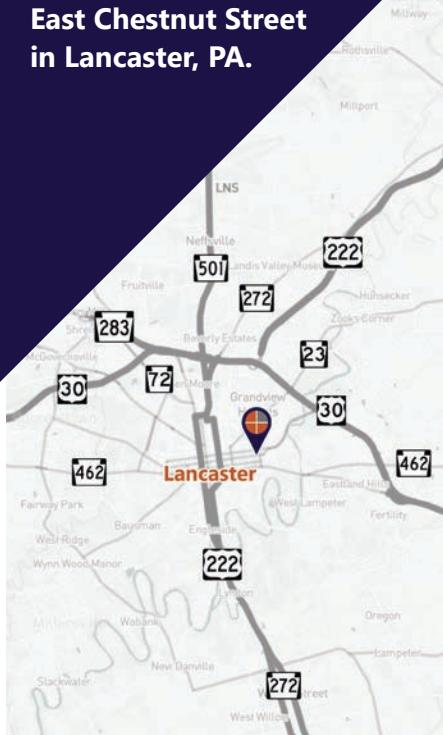




Commercial Real Estate LLC

FOR LEASE

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



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FORMER RITE AID BUILDING

City of Lancaster | Lancaster County

825 E. Chestnut St. Lancaster, PA 17602



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

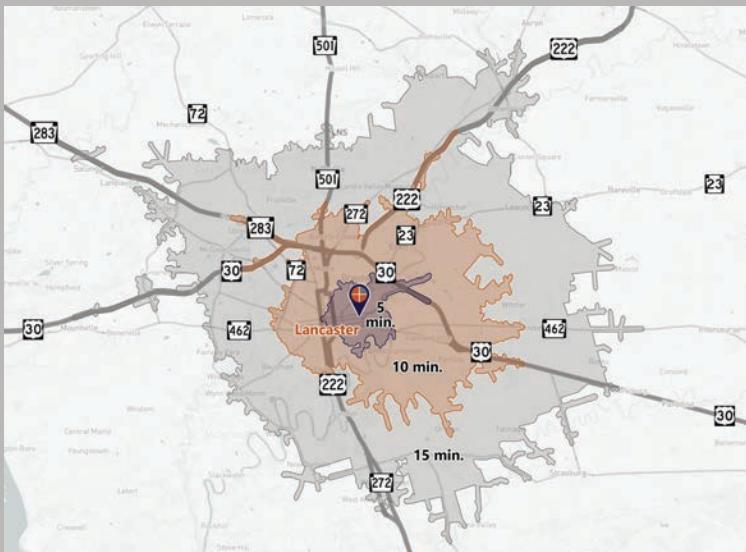
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FORMER RITE AID BUILDING

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

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INFOGRAPHIC | 10 MIN. DRIVE TIME

DEMOGRAPHIC SUMMARY

825 E. Chestnut St. Lancaster, PA

Drive time of 10 minutes

KEY FACTS

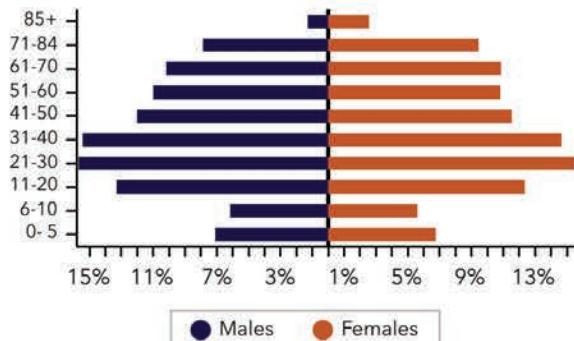
94,463
Population


36,480
Households

36.7
Median Age


\$56,860
Median Disposable Income

AGE PYRAMID



INCOME



\$71,053
Median Household Income

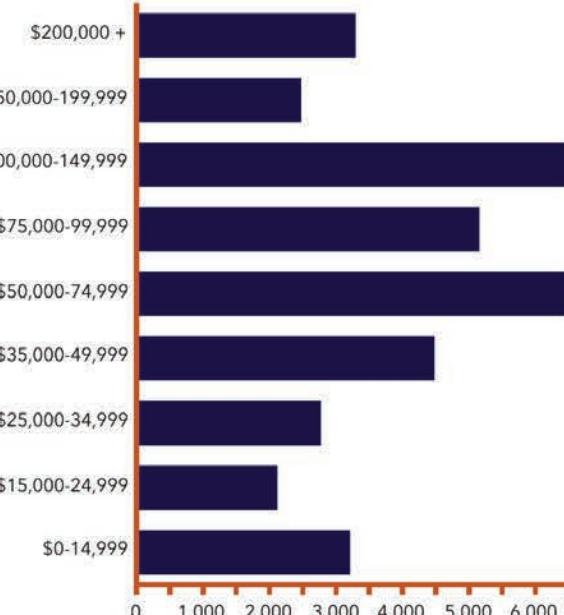


\$36,557
Per Capita Income

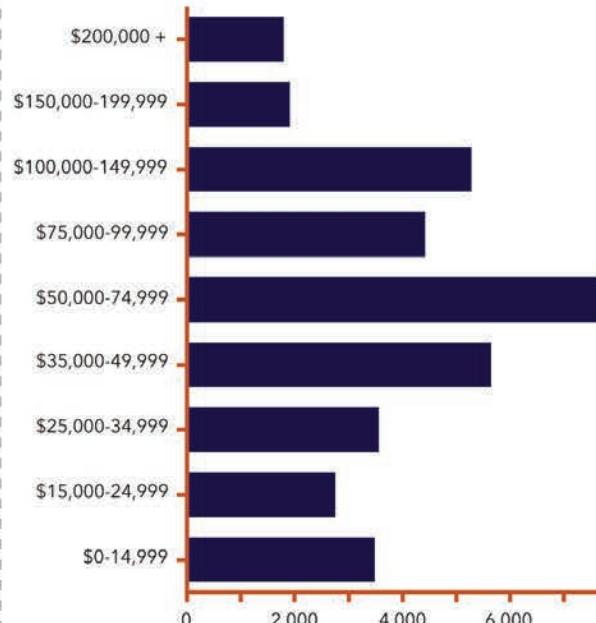


\$119,267
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



\$2,068
Apparel & Services



\$3,393
Eating Out



\$6,228
Groceries

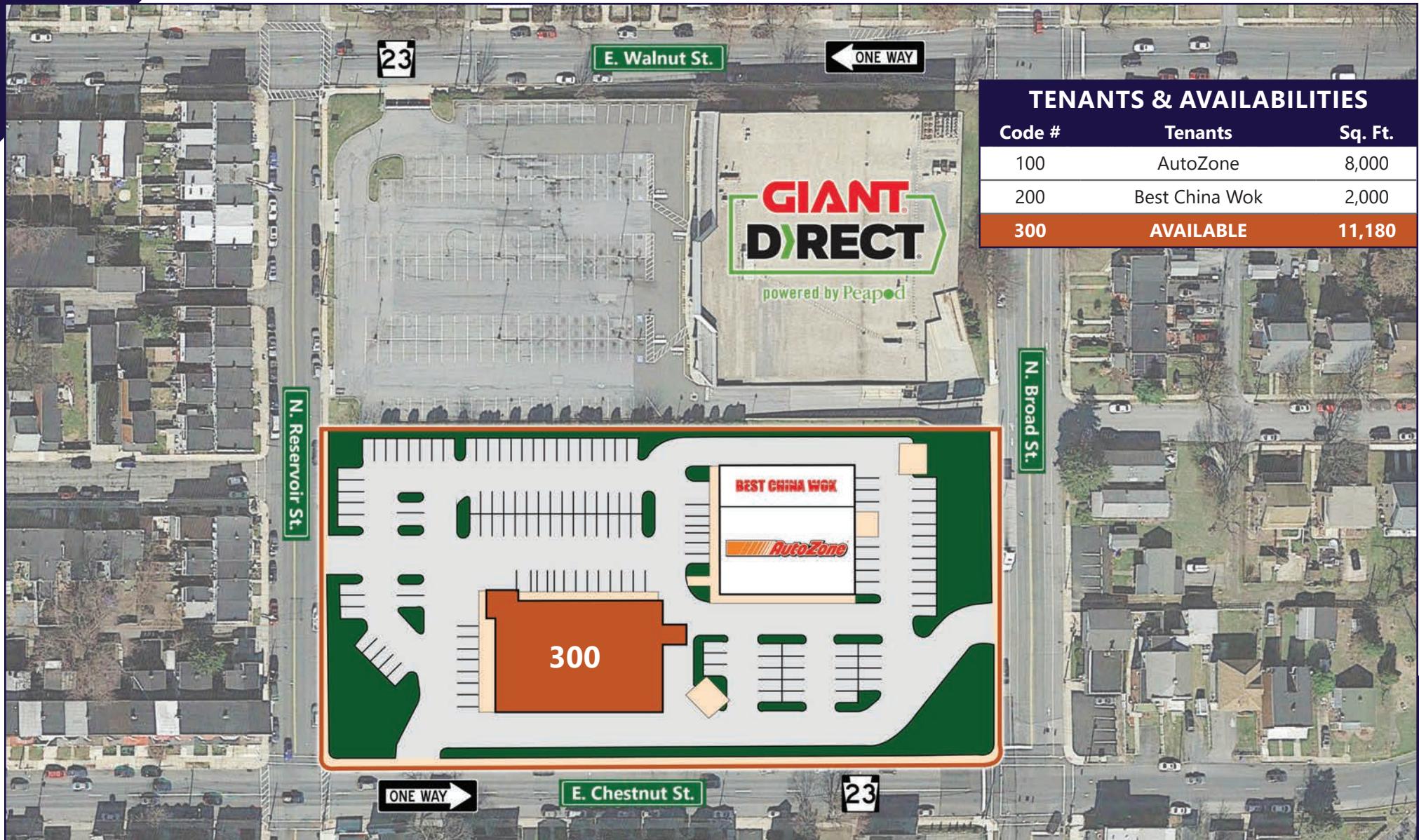


\$6,224
Health Care

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SITE PLAN | 825 E. CHESTNUT ST.



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ABOUT THE OTHER TENANTS

BEST CHINA WOK

BEST CHINA WOK

2,000 SF | www.bestchinawokpa.com

Best China Wok is a dine-in and carry-out 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".

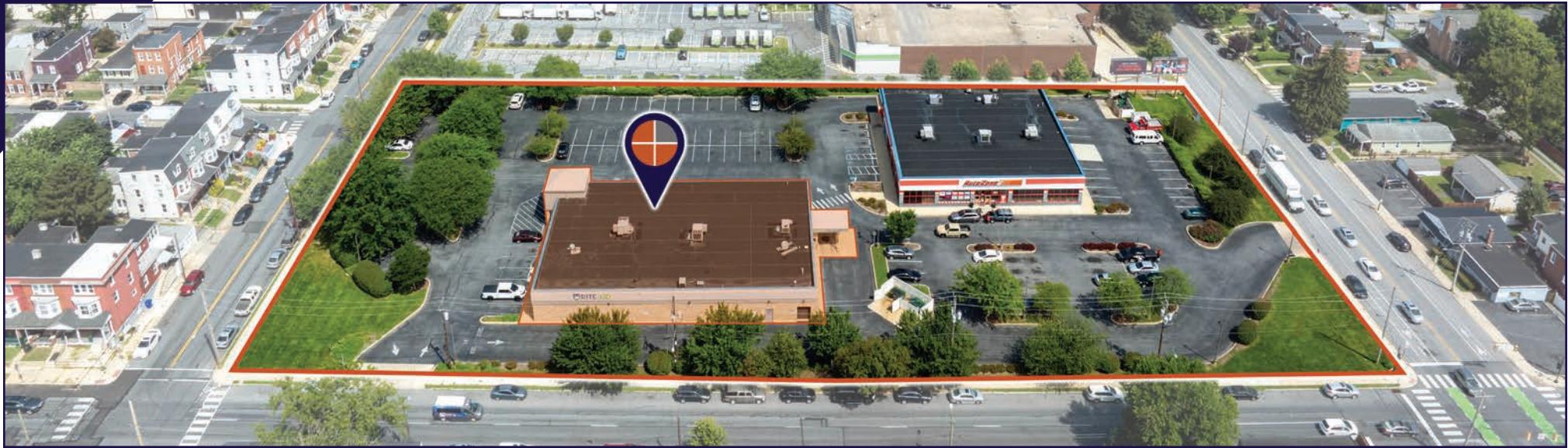
Don't forget to sign up for our free AutoZone Rewards program for exclusive offers as a thank you for choosing us as your auto parts store!



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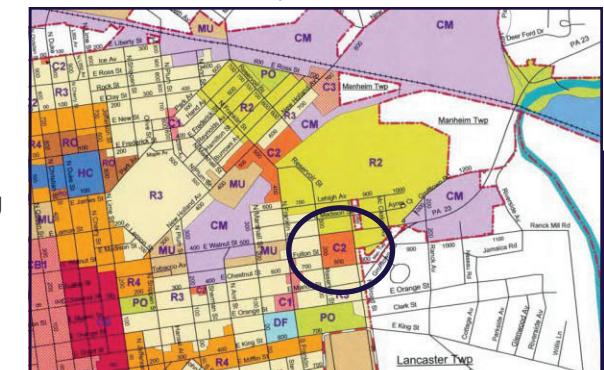
AERIAL DRONE PHOTO & ZONING INFO



C2 URBAN ZONING ORDINANCES & PERMITTED USES

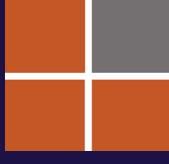
Below is a list of some of the uses in the C2 Urban Zoning, which are either by right or special exception.

- 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



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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