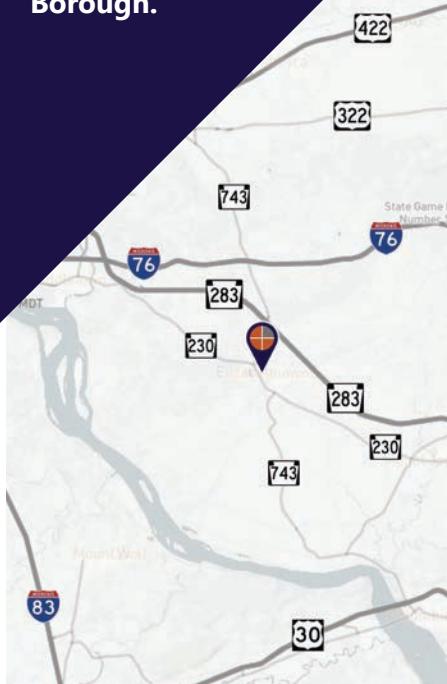




FOR LEASE

830 SF of recently renovated retail space with on-site parking, located in Elizabethtown Borough.



David Albright
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Ben Chiaro, CCIM
Cell: 717.683.3316
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RETAIL SPACE AVAILABLE

Elizabethtown Borough | Lancaster County

50 N. Spruce St. Elizabethtown, PA 17022



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

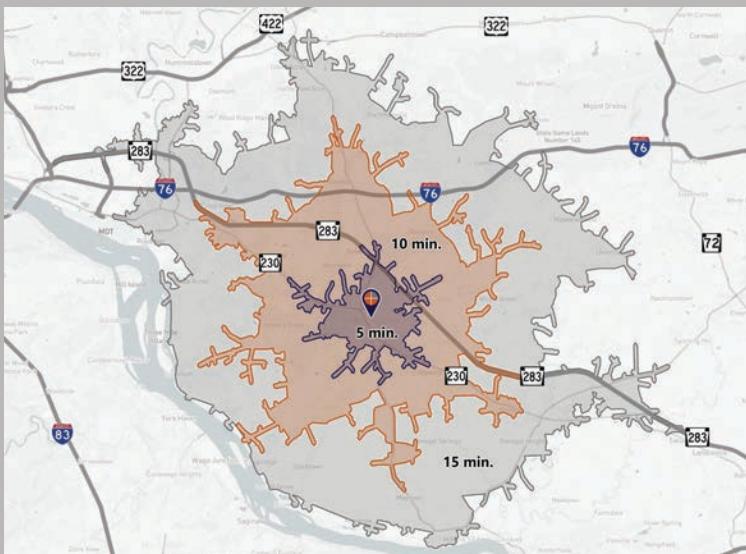
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RETAIL SPACE AVAILABLE

DEMOGRAPHICS

Variable	50 N. Spruce St. Elizabethtown, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	15,026	33,374	78,217
Population Density (Per Sq. Mile)	2,161.5	687.3	573.4
Total Daytime Population	13,111	29,851	62,385
Total Households	5,853	13,044	31,122
Per Capita Income	\$35,779	\$40,893	\$42,142
Average Household Income	\$92,077	\$104,471	\$105,699
Average Disposable Income	\$71,323	\$80,214	\$80,755
Aggregate Disposable Income	\$416,741,852	\$1,045,513,674	\$2,512,442,370
Total (SIC01-99) Businesses	435	902	1,935
Total (SIC01-99) Employees	7,161	14,371	26,698
Total (SIC01-99) Sales	\$938,456,117	\$2,042,473,725	\$5,692,755,318
Annual Budget Expenditures	\$465,358,166	\$1,169,494,807	\$2,829,113,686
Retail Goods	\$152,606,935	\$384,856,291	\$936,171,667

Travel Distance from Site



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PROPERTY & MARKET OVERVIEW

Boutique retail space available for lease on North Spruce Street with on-site parking. The space recently underwent a face-lift and consists of an open floor plan with large storefront windows. Space will be delivered in finished warm-lit shell condition featuring freshly painted walls and new flooring.

The space is next door to the newly renovated Moore's Laundromat and is situated in a dense portion of surrounding residents and within close proximity to the heart of Downtown Elizabethtown where there are many restaurants and retail shops. Elizabethtown College and their students/faculty are just a few blocks away.

PROPERTY DETAILS

- Total Building Size:..... 4,320 SF
- Available Space:..... 830 SF
- Lease Rate:....\$1,100/month/Modified Gross
plus utilities, liability insurance, cable, phone, and internet.
- Lease Terms: Negotiable
- Zoning: R3- Residential
- Land/Lot Size: 0.28 acres
- Date Available:..... Immediately
- Parking:..... Shared Parking Lot
- Year Built:..... 1955
- Roof Type: Rubber
- Construction:..... Wood/Masonry
- Heating:..... Electric Split System
- Cooling:..... Split System
- Electric: Public
- Water:..... Public
- Sewer: Public

TRAFFIC COUNTS

- N. Spruce St.:..... 3,242 VPD
- N. Market St./Route 230:..... 10,216 VPD
- E. High St.:..... 5,457 VPD

ESTABLISHED REGIONAL AREA MAP



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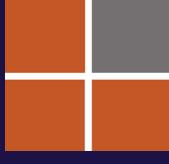


INTERIOR & EXTERIOR PHOTOS



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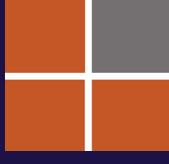


AERIAL DRONE PHOTO



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AERIAL DRONE PHOTO



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