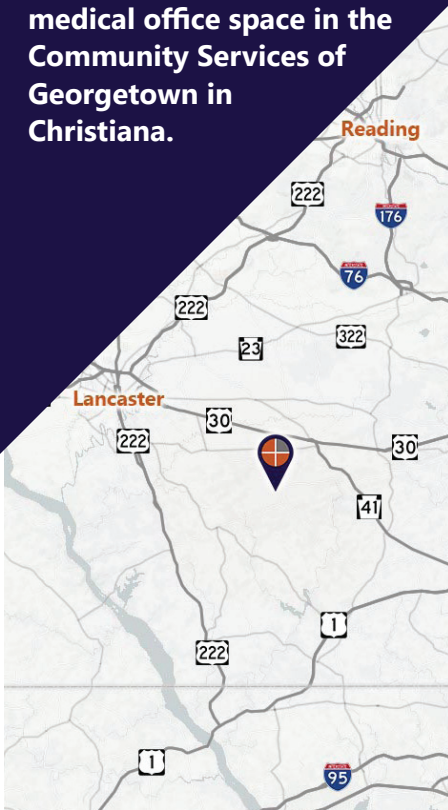


## FOR LEASE

2,700 SF move-in ready medical office space in the Community Services of Georgetown in Christiana.



**Darin R. Wolfe**  
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drwolfe@truecommercial.com

**Sean McColgan**  
Cell: 267.402.0963  
sean@truecommercial.com

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

# MEDICAL OFFICE SPACE

## DEMOGRAPHICS

Variable	1135 Georgetown Rd. Christiana, PA		
Travel Distance from Site	10 minutes	20 minutes	30 minutes
Total Population	12,114	72,420	292,112
Population Density (Per Sq. Mile)	226.3	264.4	429.7
Total Daytime Population	8,820	61,013	268,721
Total Households	3,702	24,103	104,206
Per Capita Income	\$36,264	\$40,423	\$42,169
Average Household Income	\$118,131	\$121,048	\$117,837
Average Disposable Income	\$88,660	\$90,936	\$88,601
Total (SIC01-99) Businesses	362	2,754	10,458
Total (SIC01-99) Employees	2,756	26,394	134,537
Physician Services	\$1,526,678	\$9,527,670	\$38,178,442
Dental Services	\$2,115,351	\$13,420,981	\$55,276,659
Eyecare Services	\$379,233	\$2,526,685	\$10,534,871
Veterinarian Services	\$1,300,603	\$8,528,021	\$35,087,780

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market this medical office opportunity located in Christiana at Community Services of Georgetown. This medical office space currently features four (4) exam rooms with the potential for expansion with two additional offices/exam rooms. The space also includes a generous waiting room, reception area, administrative space, physician office, as well as patient and visitor restrooms, lab space and nurses' station, and a break room.

The 2,700 SF space is move-in ready and is designed to accommodate a wide range of medical office users, with the flexibility to be adapted for professional office use as well.

This property benefits from having major medical (Wellspan) and non-medical (Univest) co-tenants, serving as attractive anchors for this office property.

## PROPERTY DETAILS

- Available Space - Suite 100:..... 2,700 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- NNN Costs:.....TBD
- Zoning:.....Village Core (VC)
- Date Available:..... Immediately
- Parking:..... On-Site, Shared
- Year Built:..... 2013
- Roof Type:.....Asphalt
- Construction:.....Masonry
- HVAC:.....Central
- Water:..... Well
- Sewer:.....Septic

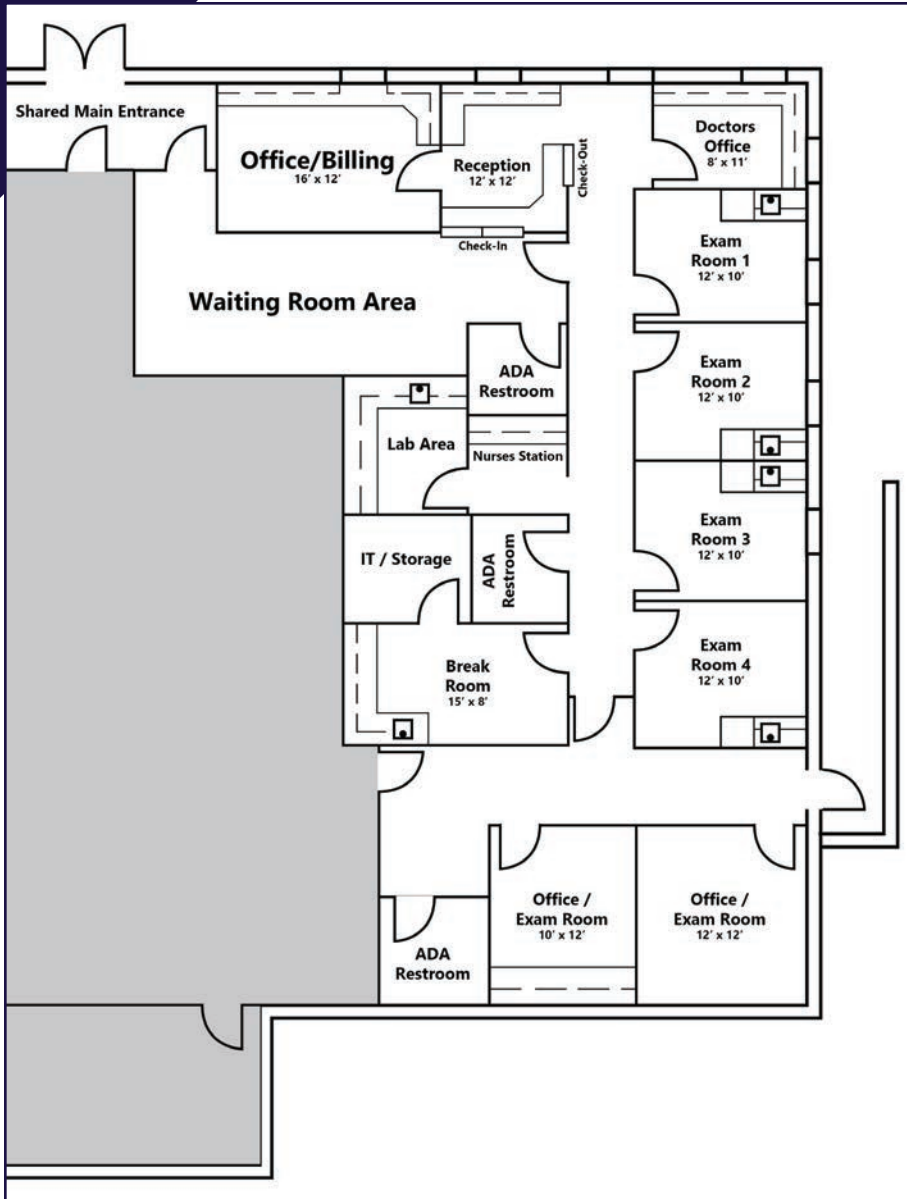
## TRAFFIC COUNTS

- Georgetown Rd./Route 896: ..... 3,709 VPD

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# SUITE 100 | FLOOR PLAN & INTERIOR PHOTOS



WAITING ROOM AREA



RECEPTION AREA



OFFICE/BILLING



DOCTORS OFFICE



EXAM ROOM

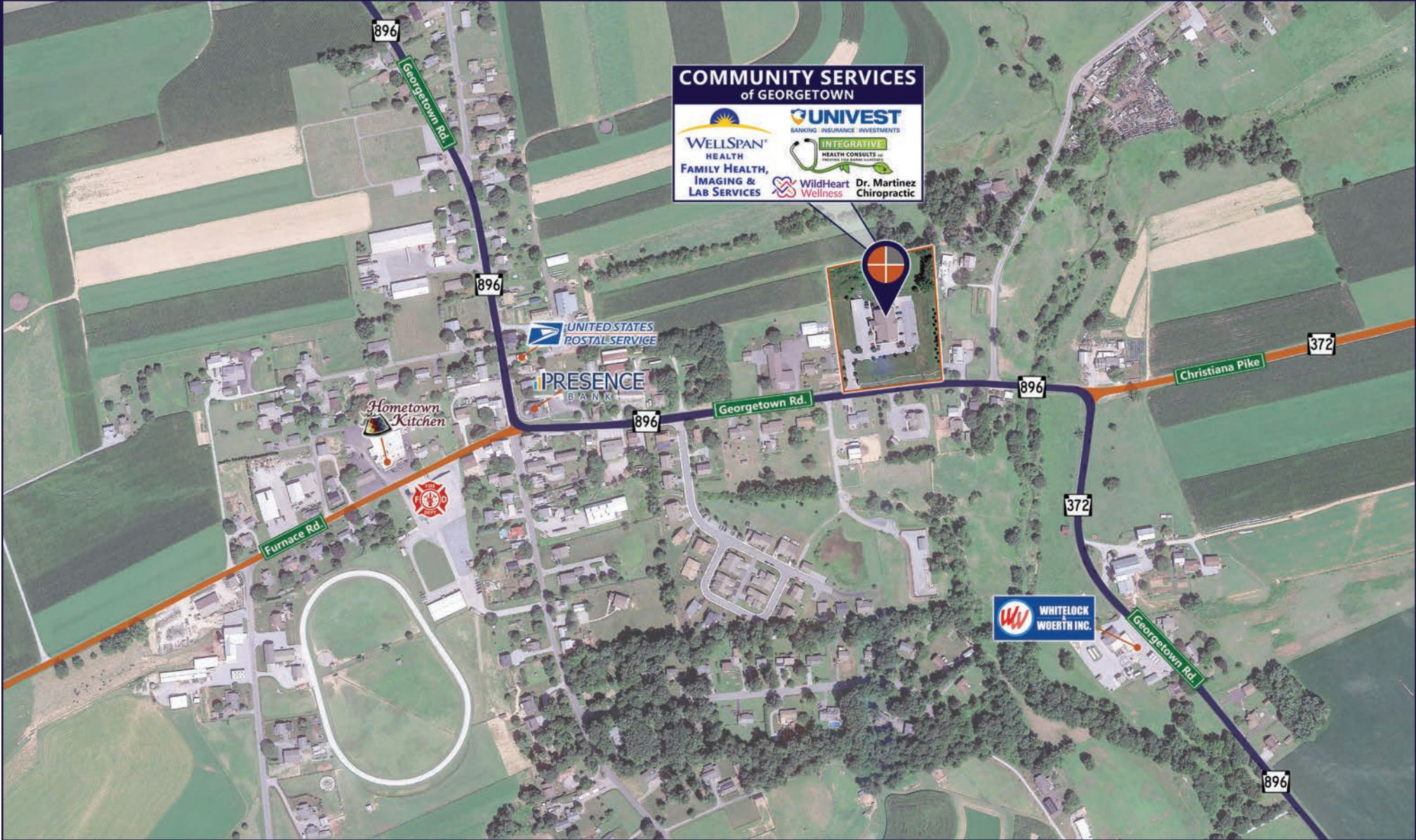


BREAK ROOM

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# ESTABLISHED REGIONAL AREA MAP



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# AERIAL DRONE & BUILDING PHOTOS



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# AERIAL DRONE PHOTO



**COMMUNITY SERVICES OF GEORGETOWN**

 **WELLSPAN<sup>®</sup>**  
HEALTH  
FAMILY HEALTH,  
IMAGING & LAB SERVICES

 **UNIVEST**  
BANKING | INSURANCE | INVESTMENTS

 **INTEGRATIVE**  
HEALTH CONSULTS LLC  
TREATING TICK-BORNE ILLNESSES

 **WildHeart**  
Wellness

Melissa's Massage  
Dr. Jerome Martinez  
Family Chiropractic

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