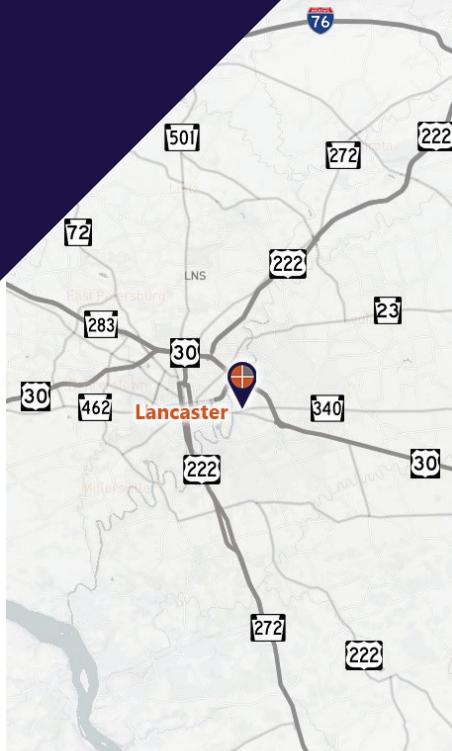




Commercial Real Estate LLC

## FOR LEASE

3,400-7,335 SF of move-in ready space is available, located along Route 340 and within 1 mile of US Route 30.



**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

# OFFICE & FITNESS/DANCE/YOGA SPACE

East Lampeter Township | Lancaster County

1661 Old Philadelphia Pike Lancaster, PA 17602



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

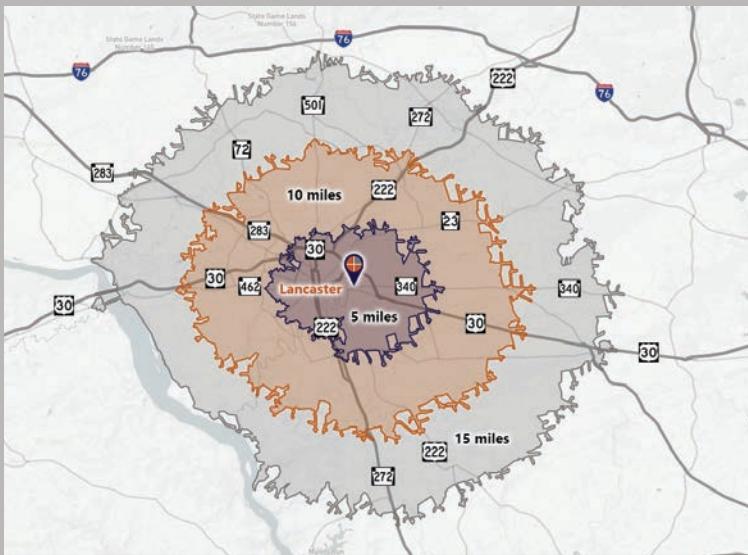
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# OFFICE & FITNESS/DANCE/YOGA SPACE

## DEMOGRAPHICS

Variable	1661 Old Philadelphia Pike	Lancaster	
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	124,546	272,143	420,860
Population Density (Per Sq. Mile)	2,738.2	1,300.9	879.5
Total Daytime Population	148,537	296,097	438,724
Total Households	48,080	103,802	160,476
Per Capita Income	\$39,991	\$44,773	\$43,189
Average Household Income	\$103,090	\$116,697	\$112,767
Average Disposable Income	\$78,508	\$87,479	\$85,173
Total (SIC01-99) Businesses	5,889	11,711	17,649
Total (SIC01-99) Employees	93,411	173,891	247,706
Medical Services	\$67,809,797	\$168,357,384	\$256,095,290
Physician Services	\$14,643,119	\$36,579,041	\$55,755,537
Dental Services	\$21,782,559	\$53,670,071	\$80,720,035
Other Medical Services	\$1,721,765	\$4,231,360	\$6,172,631

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Located on the east side of Lancaster, 1661 Old Philadelphia Pike offers an exceptional opportunity for office or early education use and fitness/dance/yoga use. The property is strategically situated along Route 340 (Old Philadelphia Pike) and Route 462 (Lincoln Hwy. East), providing convenient access to U.S. Route 30 within just one mile. It is also easily accessible from Routes 222 and 283, offering direct connectivity to York and Chester Counties.

- Lancaster City and the Lincoln Highway corridor attract approximately 9.92 million tourists annually, generating an economic impact of \$2.58 billion in 2023, according to Fox43 News.
- The nearby Greenfield Corporate Center offers over 4.5 million square feet of commercial space, while the PA College of Health Sciences occupies 300,000 SF.
- The surrounding area supports a daytime population of nearly 133,000 and a residential population of 120,800 within a five-mile radius.
- The center is directly across from HACC - Harrisburg Area Community College (Lancaster Campus), which serves over 6,000 students and faculty. It is also adjacent to the U-Gro Learning Center.

Current tenants include Pasquale's Italian Restaurant & Pizza, PA Dept. of Health – Lancaster County Office, and Bridgeport Family Restaurant. Nearby national retailers include Weis Markets, Dollar General, CVS, Burger King, Turkey Hill, and Advance Auto Parts.

## PROPERTY DETAILS

- Total Building Size:..... 21,500 SF
- Lease Rate:..... Negotiable/SF/NNN
- Lease Terms:..... Negotiable
- NNN Costs:..... \$3.75/SF
- Zoning:..... Mixed Use
- Land/Lot Size:..... 2.3 acres
- Parking:..... Paved, Shared, 102 spaces
- Year Built/Updated:..... 1967/2021
- Ceiling Height:..... 8-10 ft.
- Construction:..... Masonry
- Heating:..... Gas
- Cooling:..... Electric CAC
- Electric:..... 400 amps
- Water/Sewer:..... Public

## AVAILABLE SPACES

- Suite C (Available May 1, 2026):..... 2,886 SF
- Suite E:..... 3,935 SF
- Suite F:..... 3,400 SF

*Suites E & F may be combined into contiguous space: 7,335 SF*

## TRAFFIC COUNTS

- Old Philadelphia Pike (Route 340):.... 10,922 VPD
- Lincoln Hwy. East (Route 462):.... 9,187 VPD

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# OLD PHILADELPHIA PIKE | SITE PLAN

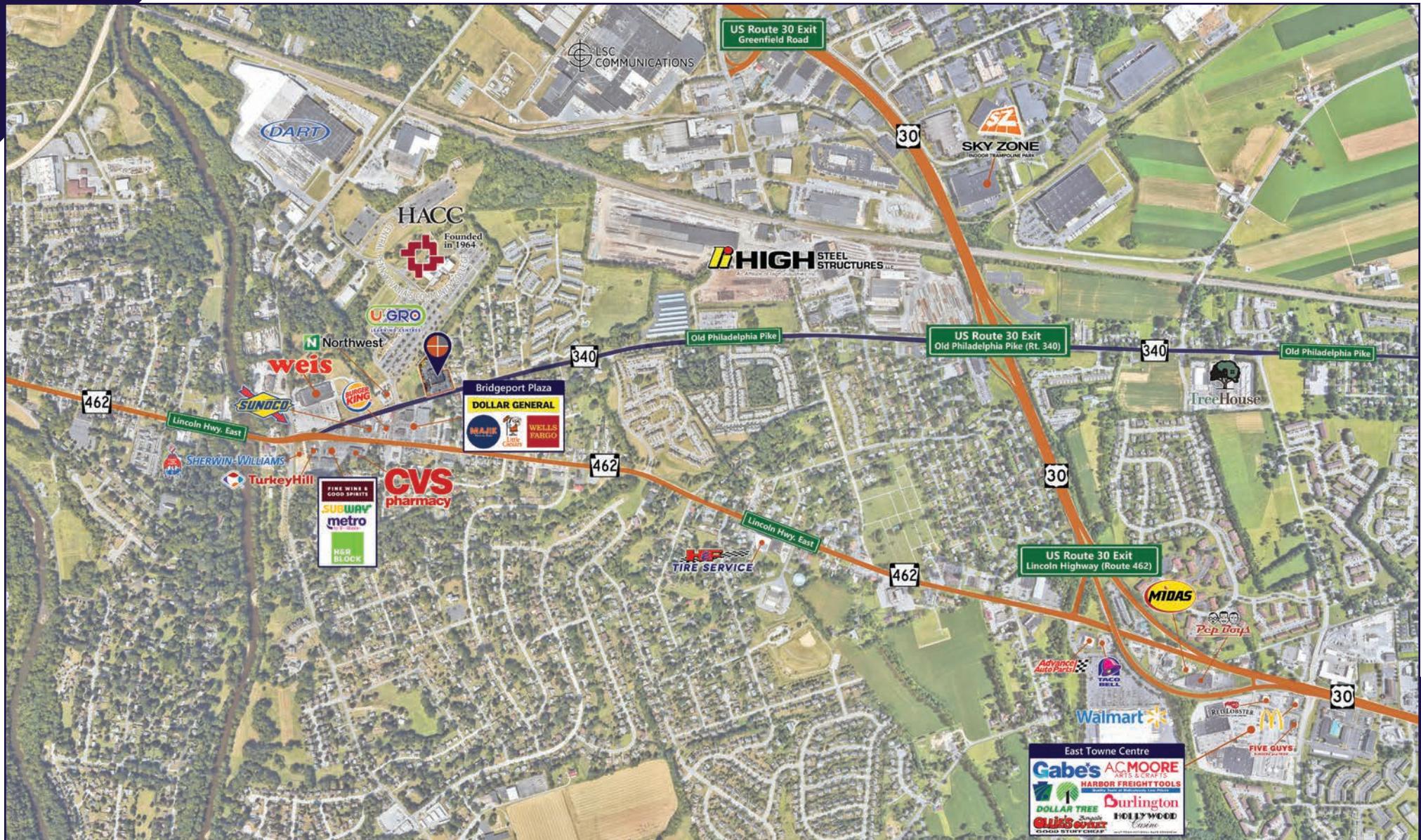


Tenants & Availabilities		
Suite	Tenant	Sq. Ft.
A	Bridgeport Family Restaurant	3,636
B	Pasquale's Pizza	4,100
C	AVAILABLE - May 1, 2026	2,886
D	Lancaster County Health	3,778
E	AVAILABLE	3,935
F	AVAILABLE	3,400

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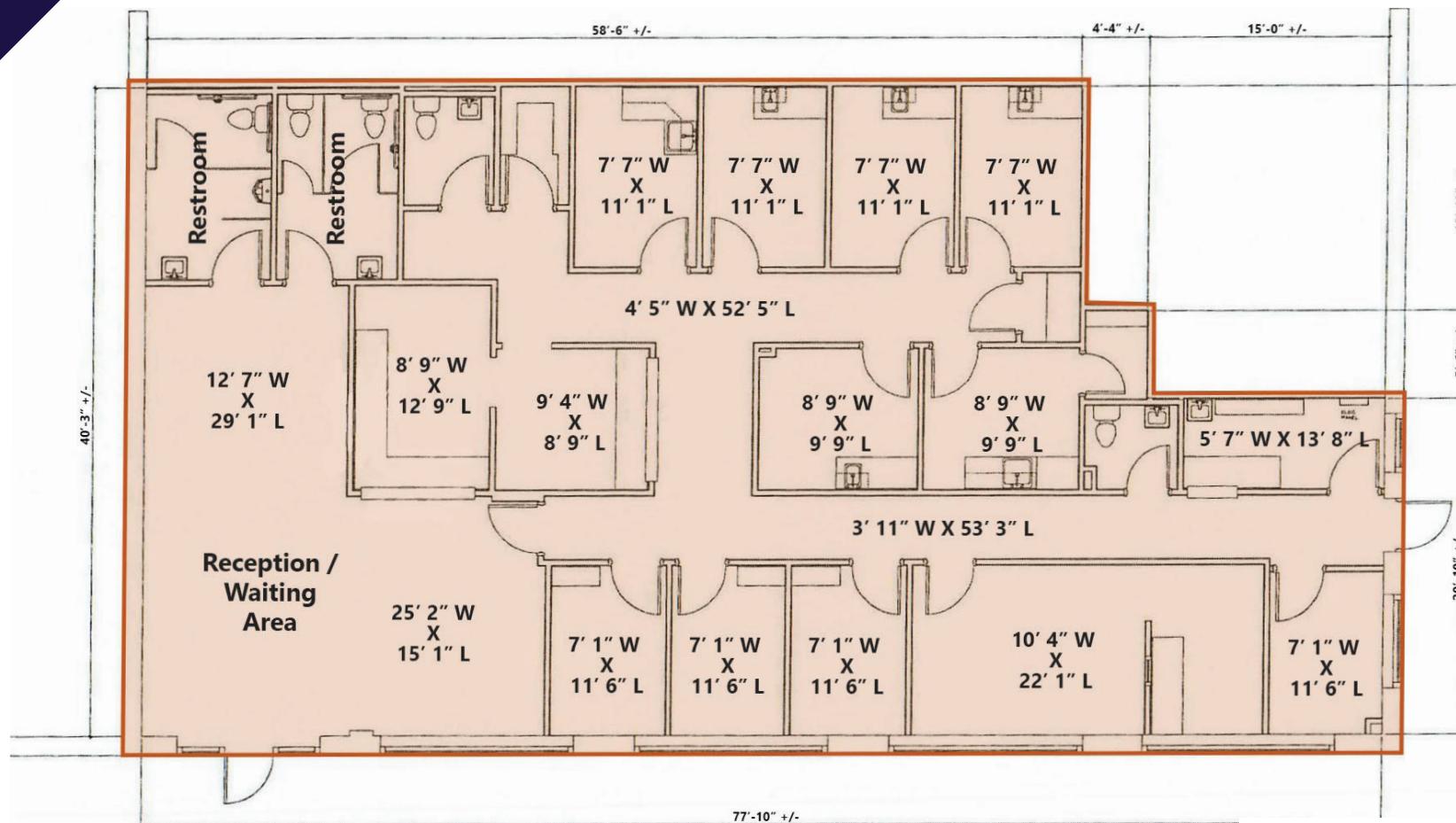
# ESTABLISHED REGIONAL AREA MAP



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# SUITE C | OVERVIEW & FLOOR PLAN



## SPACE OVERVIEW

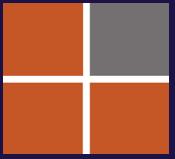
Suite C offers 2,886 sq. ft. move-in ready medical or professional office space, ideal for a dental practice, urgent care, physical therapy clinic, chiropractor or many other medical uses. This space provides an efficient, medical-ready layout that minimizes build-out time and maximizes workflow for patient care.

This well-designed suite features:

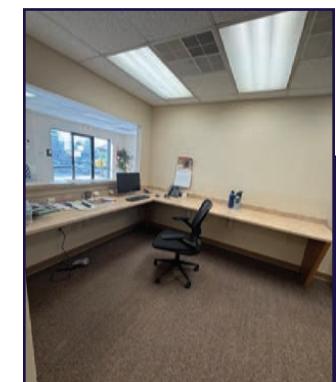
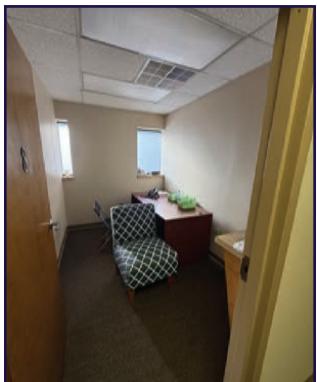
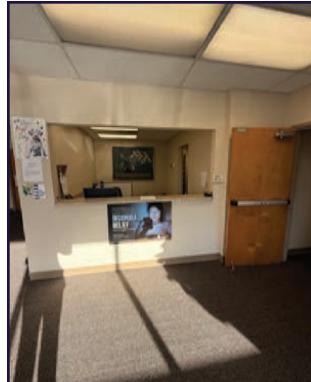
- Spacious waiting room with a built-in reception desk
- Multiple exam rooms along both sides of the suite with plumbing for medical or dental use
- Dedicated room for X-ray / ultrasound room
- Private entrance for staff and physicians with direct access to the side parking lot
- Four private restrooms within the suite

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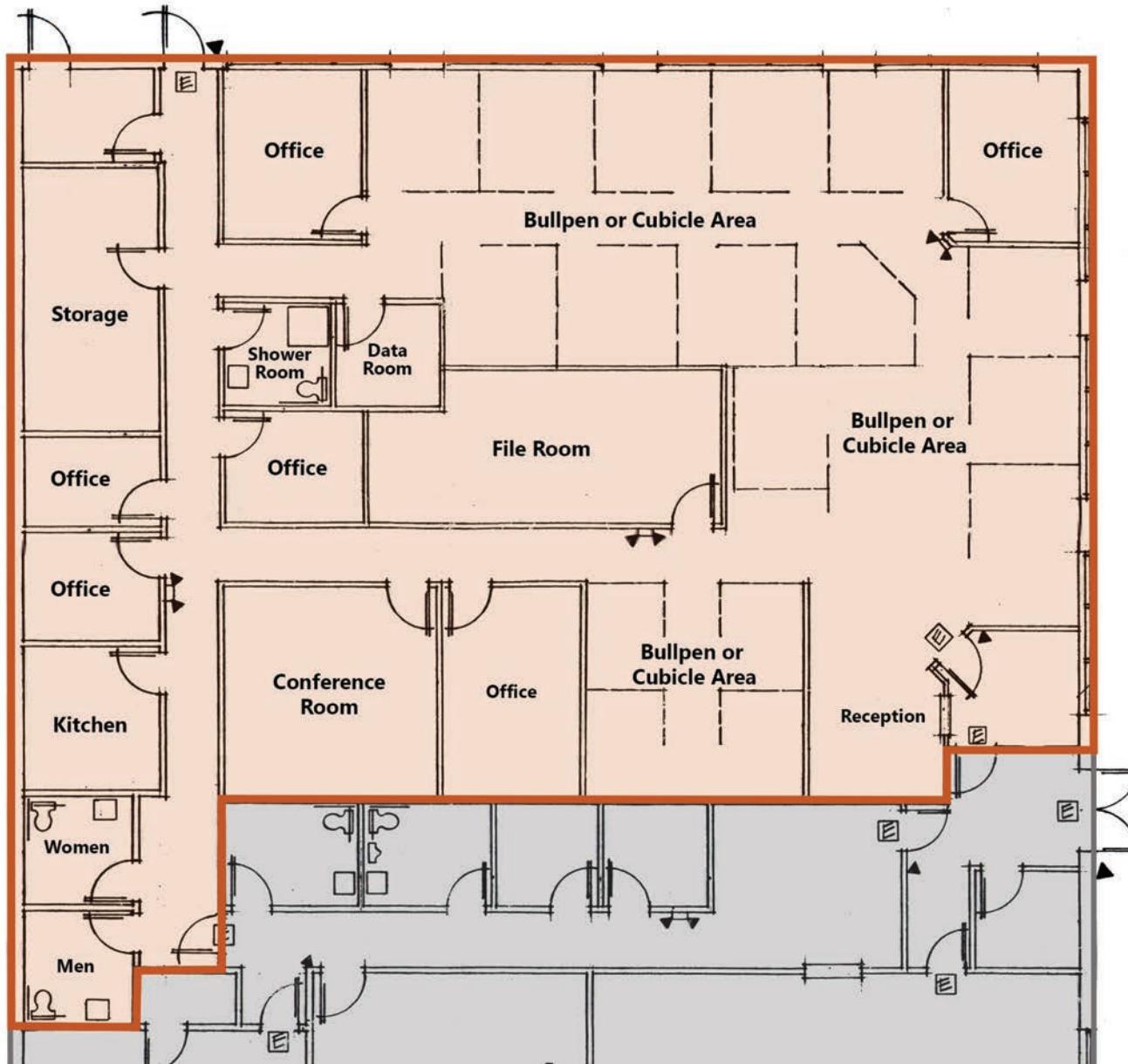
# SUITE C | INTERIOR PHOTOS



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# SUITE E | OVERVIEW & FLOOR PLAN



## SPACE OVERVIEW

- 3,935 SF
- Shared exterior entrance with secure reception/ waiting area
- Large open area suitable for a bullpen or 12–14 cubicles
- Six (6) private offices and a Conference Room
- Kitchen/breakroom
- Large storage room, file room, and data/IT room
- Private shower/restroom, plus two (2) additional single restrooms
- Shared entrance from side parking lot and private access from rear lot.

Suite E is perfect for physical therapy, chiropractic offices, early education facilities, daycare centers, and general or professional office use.

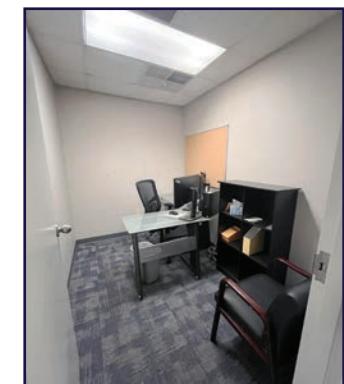
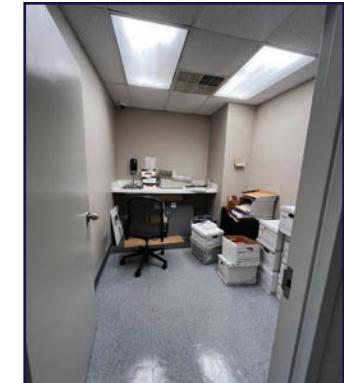
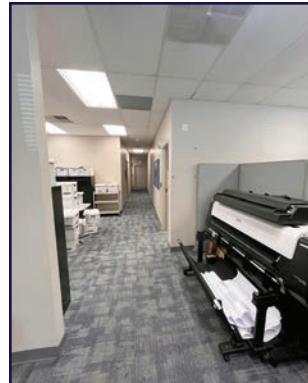
This space is move-in ready and located in a high-traffic area filled with amenities, making it ideal for a variety of users who value convenience, visibility, and a well-established commercial environment.

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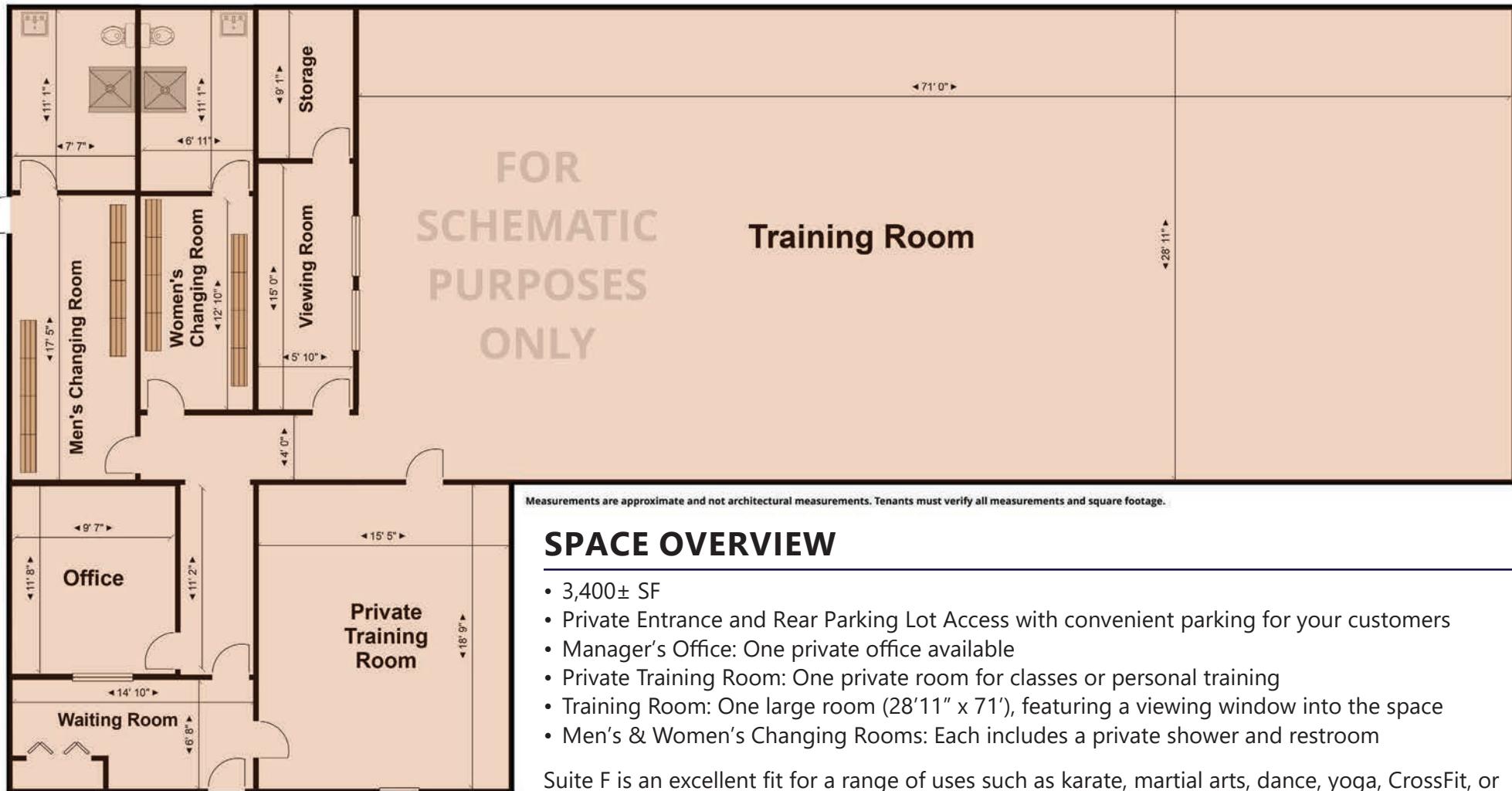
# SUITE E | INTERIOR PHOTOS



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# SUITE F | OVERVIEW & FLOOR PLAN



## SPACE OVERVIEW

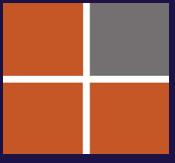
- $3,400 \pm \text{SF}$
- Private Entrance and Rear Parking Lot Access with convenient parking for your customers
- Manager's Office: One private office available
- Private Training Room: One private room for classes or personal training
- Training Room: One large room (28'11" x 71'), featuring a viewing window into the space
- Men's & Women's Changing Rooms: Each includes a private shower and restroom

Suite F is an excellent fit for a range of uses such as karate, martial arts, dance, yoga, CrossFit, or fitness training. It may also be combined with Suite E (3,935 SF) to create a total of 7,335 SF of contiguous space.

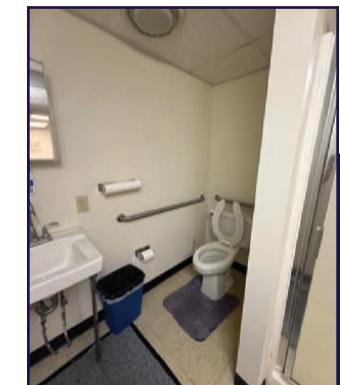
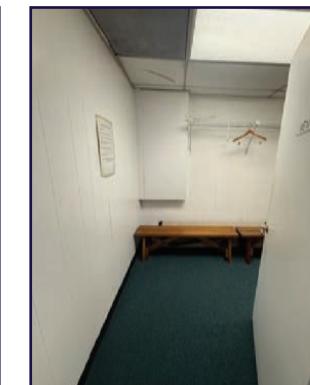
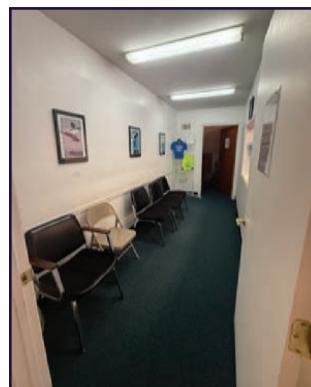
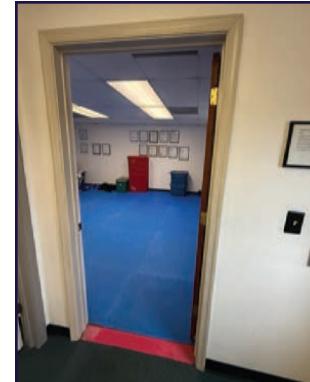
The suite is move-in ready, located in a high-traffic corridor with abundant nearby amenities, ideal for users seeking convenience and a strong commercial presence.

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# SUITE F | INTERIOR PHOTOS



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# DRONE & EXTERIOR PHOTOS



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# AERIAL DRONE PHOTO



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