

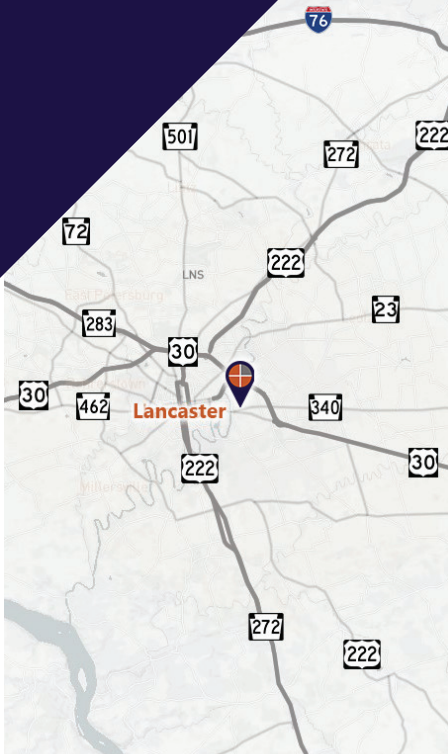
OFFICE & FITNESS/DANCE/YOGA SPACE

East Lampeter Township | Lancaster County

1661 Old Philadelphia Pike Lancaster, PA 17602

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



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

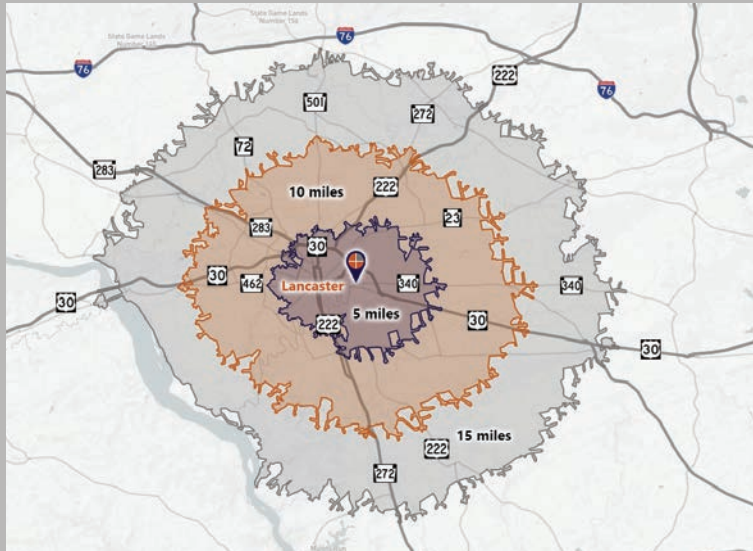
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OFFICE & FITNESS/DANCE/YOGA SPACE

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

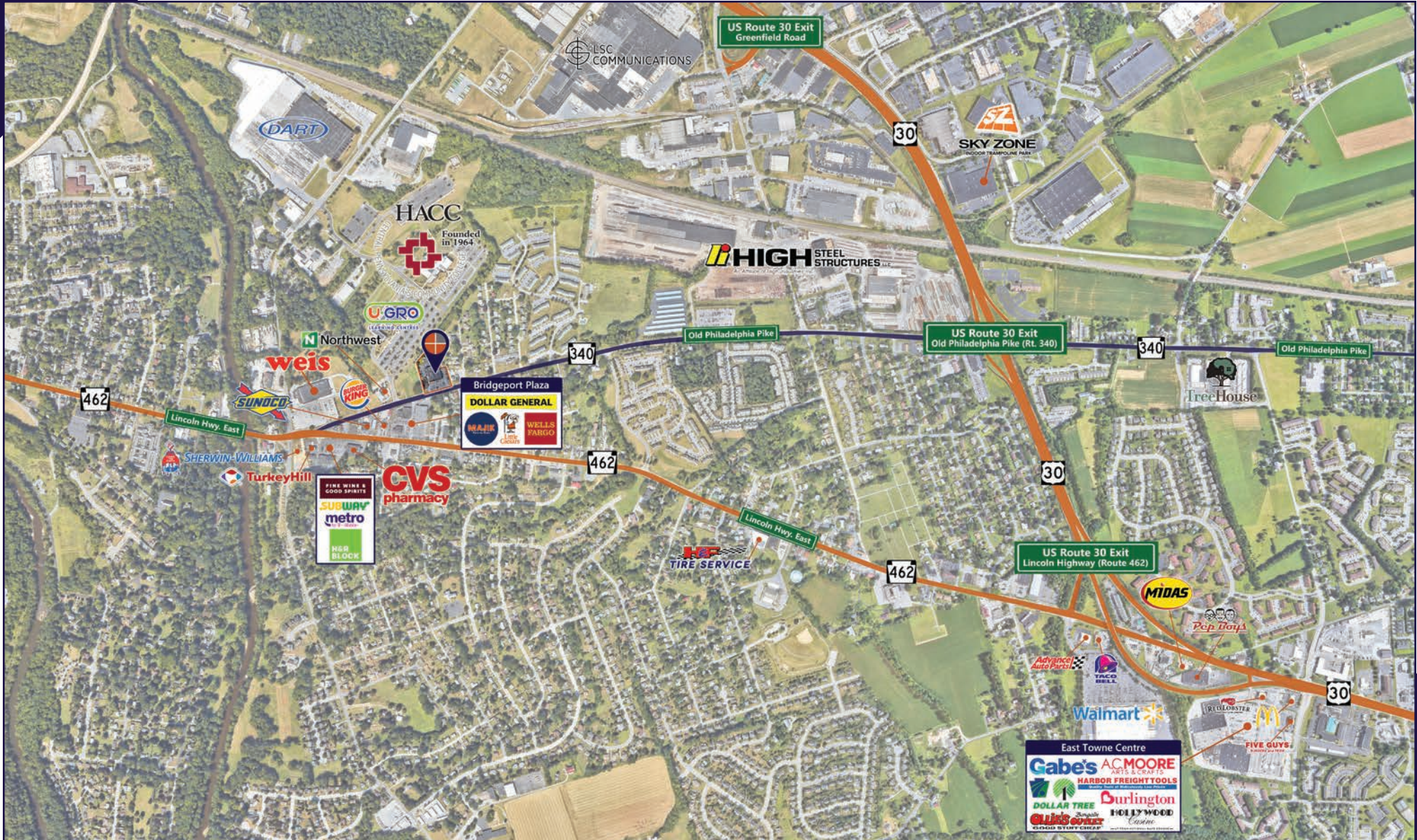


| Tenants & Availabilities | | |
|--------------------------|------------------------------|---------|
| Suite | Tenant | Sq. Ft. |
| A | Bridgeport Family Restaurant | 3,636 |
| B | Pasquale's Pizza | 4,100 |
| C | AVAILABLE - May 1, 2026 | 2,886 |
| D | Lancaster County Health | 3,778 |
| E | AVAILABLE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

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ESTABLISHED REGIONAL AREA MAP



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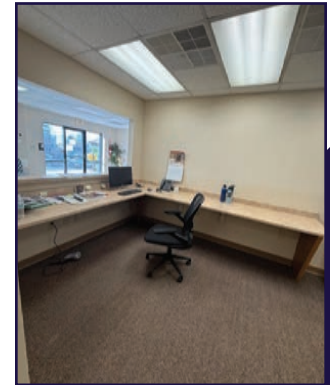
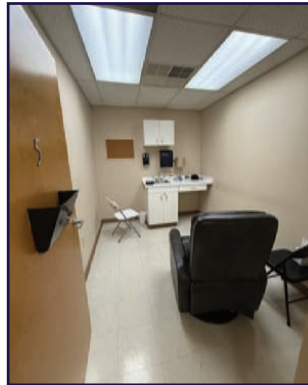
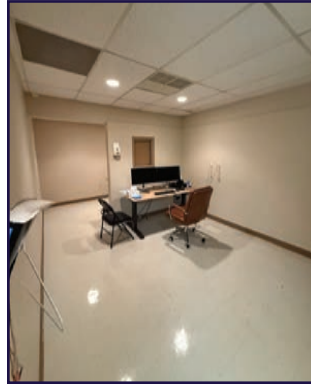
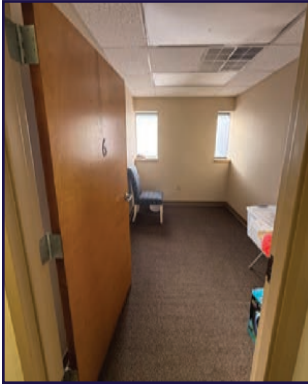
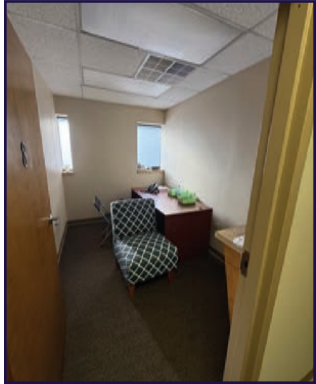
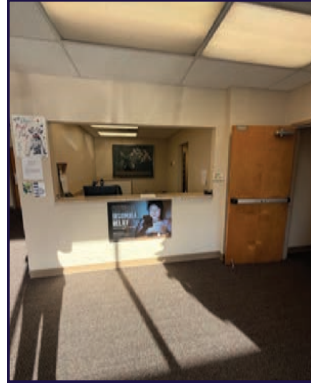
This well-designed suite features:

- 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
- Dedicate 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

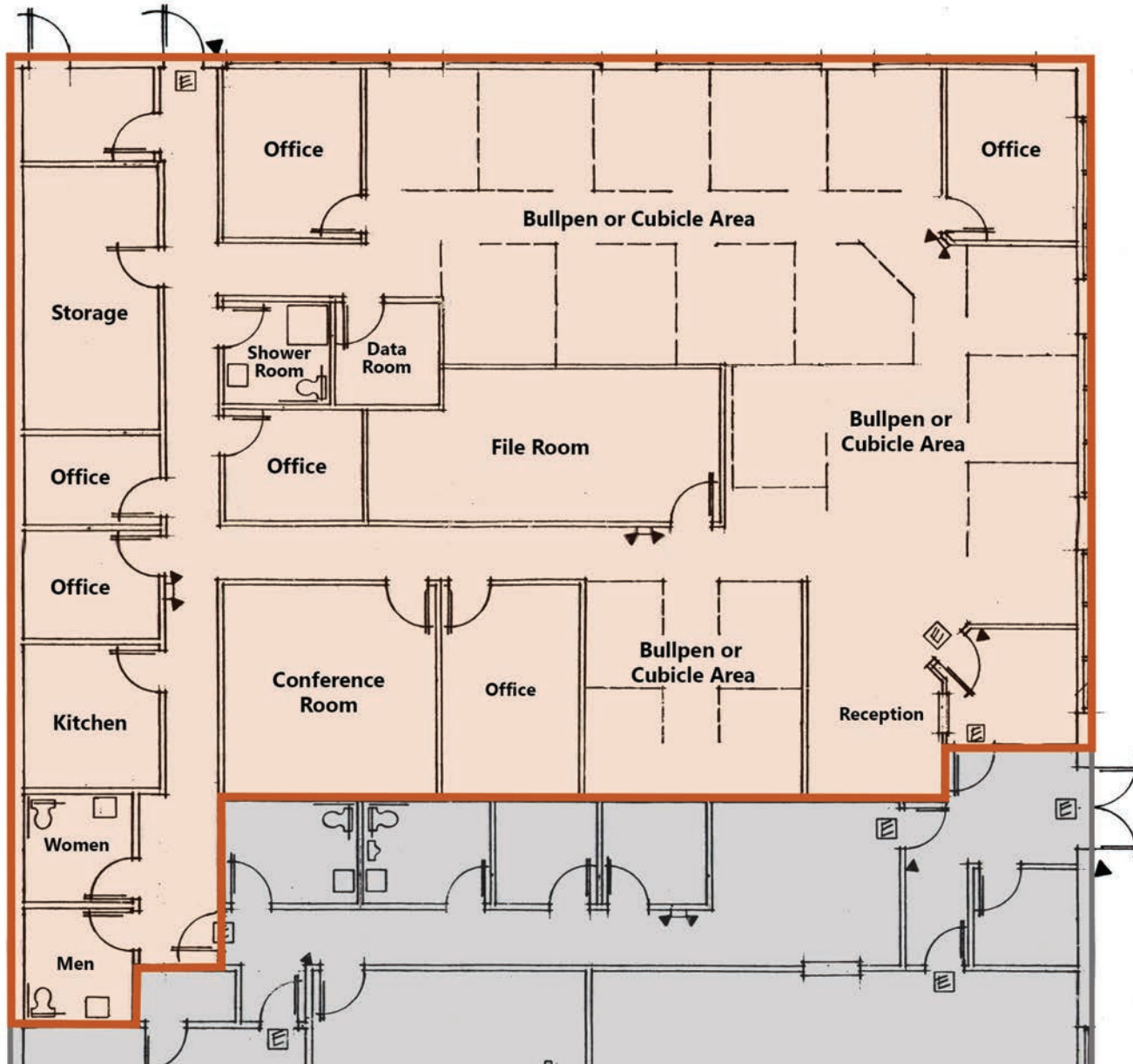


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SUITE E | OVERVIEW & FLOOR PLAN



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.

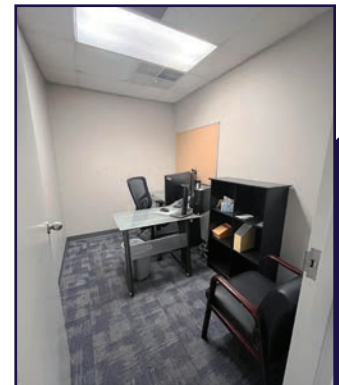
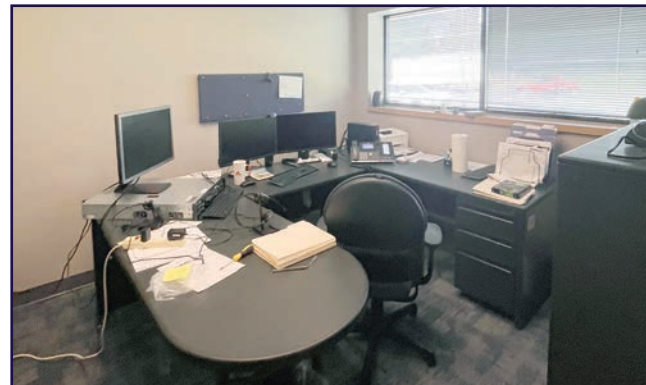
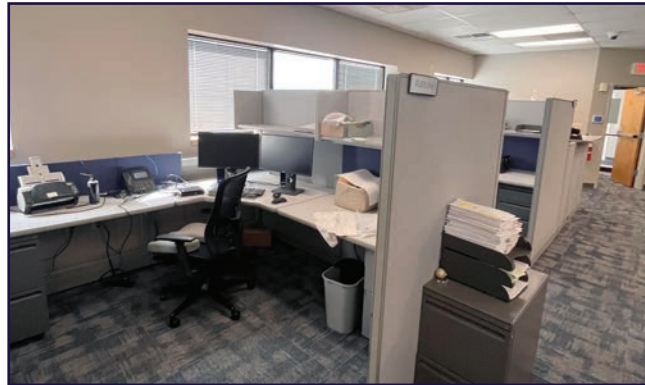
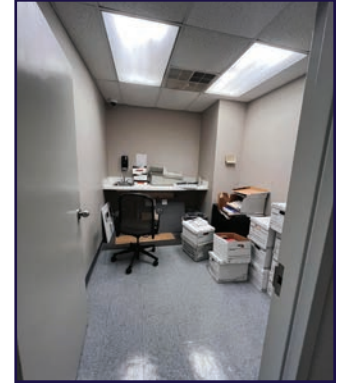
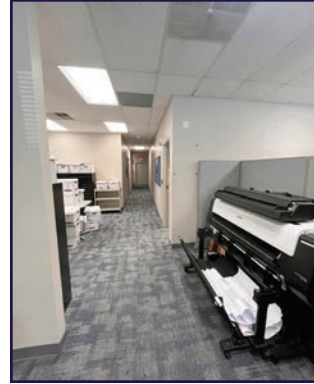
Suite E is perfect for physical therapy, chiropractic offices, early education facilities, daycare centers, and general or professional office use.

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

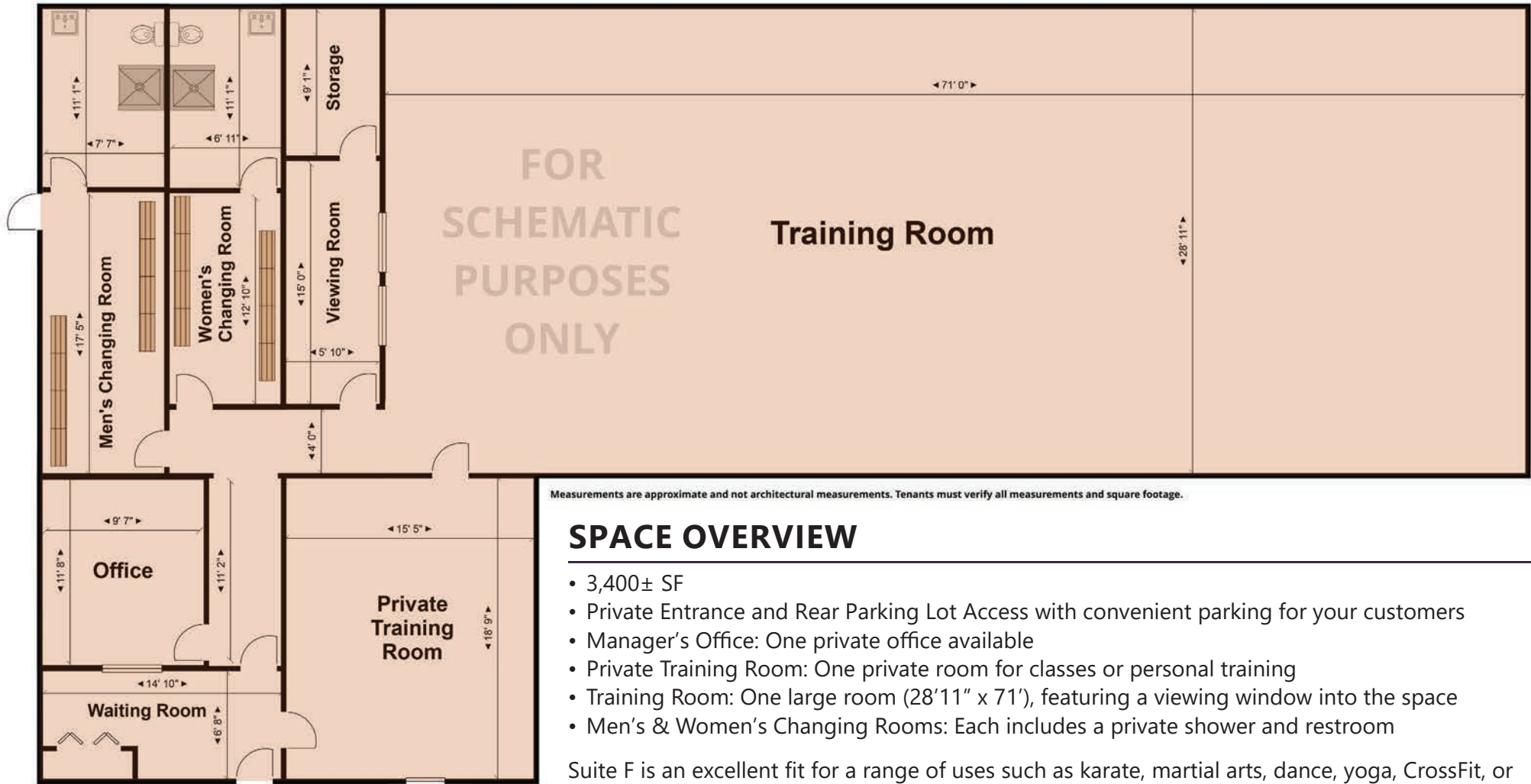


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SUITE F | OVERVIEW & FLOOR PLAN



SPACE OVERVIEW

- 3,400± 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

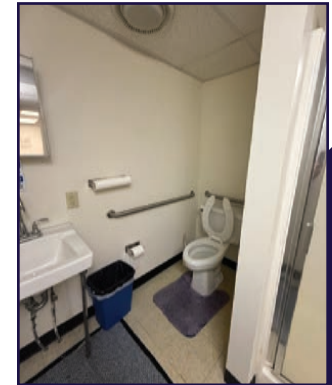
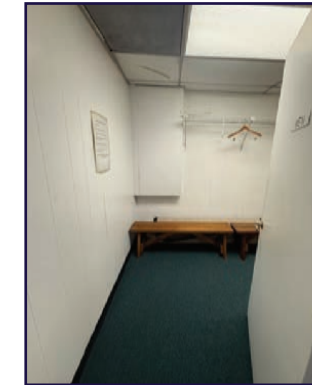
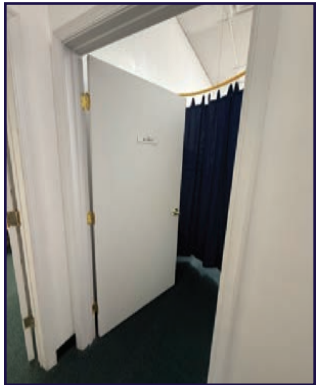
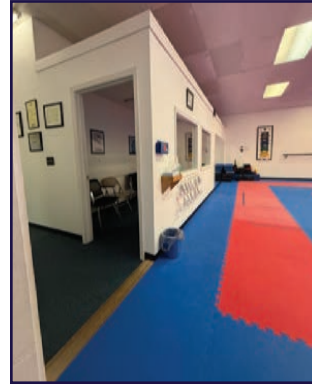
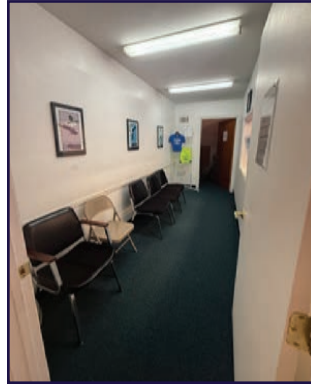
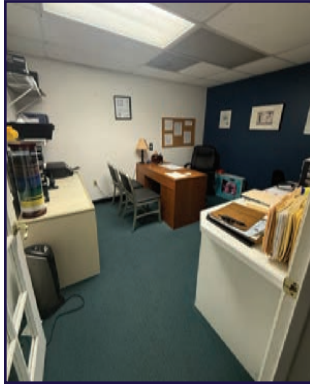
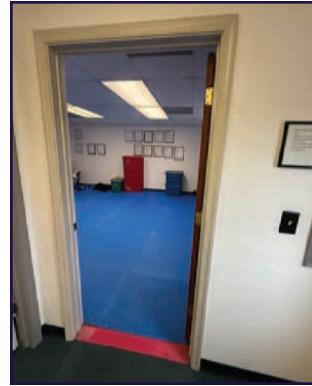
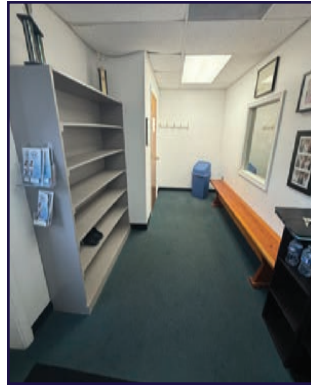
Suite F is an excellent fit for a range of uses such as karate, martial arts, dance, yoga, CrossFit, or fitness training. It may also be combined with Suite E (3,935 SF) to create a total of 7,335 SF of contiguous space.

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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