


RETAIL / LAND PROPERTY  
**AVAILABLE**

**1461 MANHEIM PIKE**  
LANCASTER, PA 17601



**Chris Wilsbach**  
cwilsbach@naicir.com | 717 761 5070

 1015 Mumma Road  
Lemoyne, PA 17043  
[circommercial.com](http://circommercial.com)

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# 1461 MANHEIM PIKE

## PROPERTY DETAILS

# AVAILABLE

## CONTACT AGENT

### OFFERING SUMMARY

<b>Sale Price</b>	Contact Agent
<b>Lease Rate</b>	Contact Agent
<b>Number of Units</b>	One (1)
<b>Lot Size</b>	1.1 Acres
<b>Building Size</b>	4,132 SF

### PROPERTY SUMMARY

<b>Address</b>	1461 Manheim Pike Lancaster, PA 17601
<b>Tax Parcel #</b>	390-75766-0-0000
<b>Property Taxes</b>	Manheim Twp.: \$2,126.21 Lancaster Co.: \$2,981.73
<b>Year Built</b>	2007
<b>Occupancy</b>	100%

### LOCATION DESCRIPTION

1461 Manheim Pike is located in Manheim Township, Lancaster County, PA. It offers convenient access to major highways, including U.S. Route 30 and PA Route 283, and is situated near city centers, commercial corridors, and a variety of shopping and service amenities.

### PROPERTY DESCRIPTION

The property consists of a former bank building situated on approximately 1.10 acres, offering a total of 4,132 SF. Zoned Business District B-4, the site allows for a wide range of uses, including office, retail and select medical. The building features excellent on-site parking with designated handicap-accessible spaces and ample parking capacity to support high-traffic commercial uses. A drive-thru component remains in place, providing added functionality for banking, restaurants, or service-oriented operations. The combination of flexible zoning, strong site infrastructure, and an existing commercial layout makes this property well-suited for owner-users or tenants seeking a highly adaptable standalone building.



### PROPERTY HIGHLIGHTS

- 4,132 SF former bank building featuring drive-thru access, on 1.10 AC
- The property is zoned business district B-4 and permitted for a wide range of uses
- Excellent location on the Manheim Pike featuring 17,000 to 19,000 VPD, and convenient access to U.S. Route 30 and PA Route 283
- Ample on-site parking with handicapped accessible spaces
- Manheim Township is a highly desirable and expanding market, supported by strong traffic growth and attractive property tax advantages
- This property offers great value, suitable for anyone in the market for lease, sale, or ground-lease


### BUILDING INFORMATION

<b>Walls</b>	Brick/Solid
<b>Drive-Thru</b>	Four (4)
<b>Parking Spaces</b>	26
<b>Handicap Accessible</b>	Yes
<b>Zoning</b>	Business District (B4)
<b>Water &amp; Sewer</b>	Public
<b>Flood Zone</b>	No

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ADDITIONAL PHOTOS

# FOR SALE & LEASE

SUBJECT TO OFFER | NEGOTIABLE



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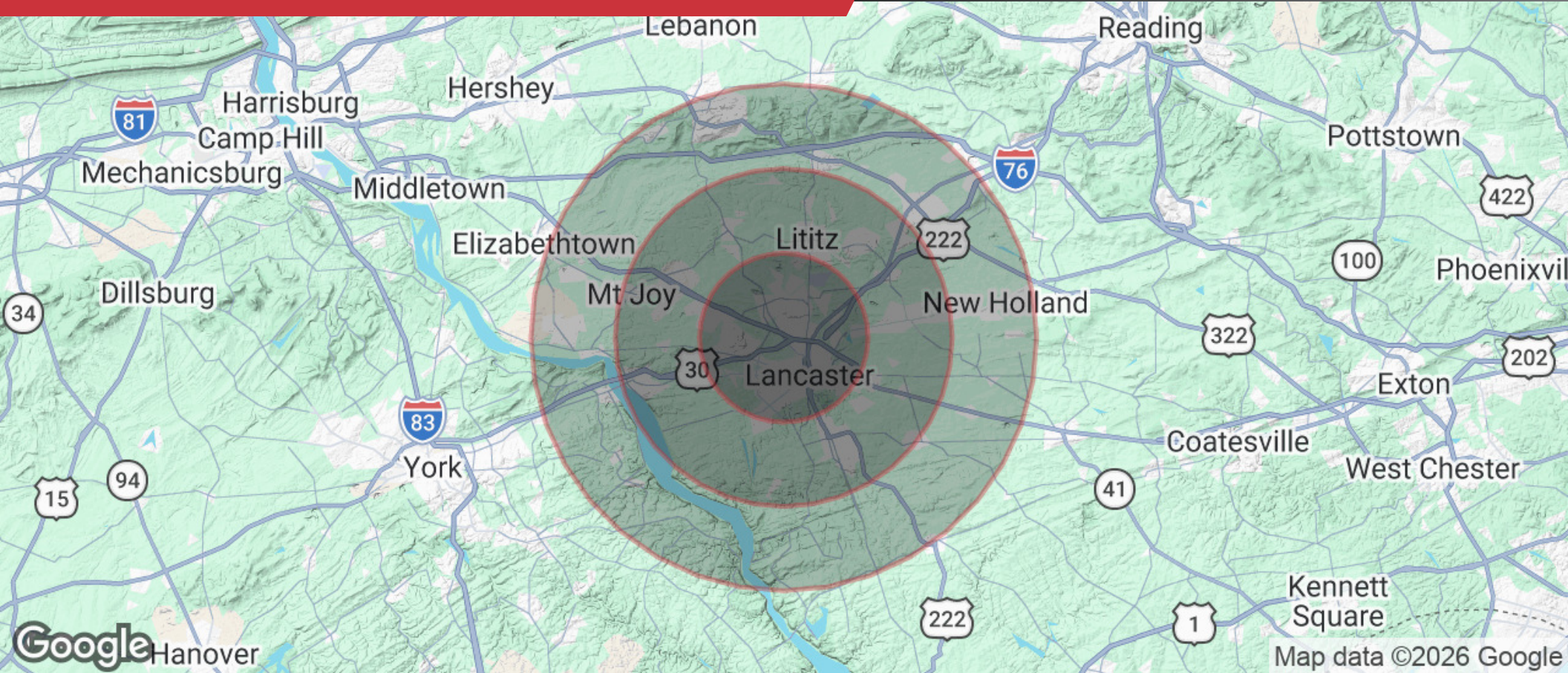


# 1461 MANHEIM PIKE

## DEMOGRAPHICS

AVAILABLE

CONTACT AGENT



### POPULATION

5 MILES	10 MILES	15 MILES
190,138	332,195	504,963



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
72,900	127,611	192,627



### INCOME

5 MILES	10 MILES	15 MILES
\$108,688	\$109,424	\$106,670

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