



1950 OLD PHILADELPHIA PIKE
LANCASTER, PA



FOR SALE OR LEASE

LANDMARK COMMERCIAL REALTY
425 N 21st St., Ste 302, Camp Hill, PA
(717) 731.1990
www.LandmarkCR.com

1950 Old Philadelphia Pike, Lancaster, PA

Prime Bank/Retail Property for Sale or Lease



PROPERTY OVERVIEW

Introducing an exceptional opportunity in Lancaster, PA! Nestled on Old Philadelphia Pike, this prime property boasts an impressive average vehicle per day (VPD) count of 19,165+/-, ensuring excellent visibility and accessibility. Situated directly off US Highway Rt 30, it offers unparalleled convenience and exposure. The property features a well-appointed 2,935+/- square foot building, complete with a coveted drive-through option, making it ideal for a variety of businesses seeking to capitalize on high traffic flow. With flexible Neighborhood Commercial zoning, there are multiple uses such as financial institution, restaurant, daycare, medical or Dental Office, Retail Sales, or office use. Whether you're considering leasing or purchasing, this versatile property promises a lucrative opportunity in Lancaster's thriving commercial landscape.

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PROPERTY HIGHLIGHTS



- **Former Truist Bank** available for sale or lease
- Building features a **two (2) lane drive-thru** ideal for banking or restaurant use.
- Centrally located with **close proximity to major retailers** including:



PROJECT ABSTRACT

AVAILABILITY

AVAILABILITY	2,935 SF
SALE PRICE	\$1,300,000
LEASE RATE	\$30 per SF/Yr
LEASE TYPE	NNN

LOCATION

Municipality	West Lampeter Township
County	Lancaster County

ZONING

Zoning	Neighborhood Commercial
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PROPERTY DETAILS

Number of Buildings	1
Building Size	2,935 SF
Lot Size	0.98 AC
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	2
Parking	16 Spaces
Year Built Renovated	1966/2012

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Shingle
Power	Electric
HVAC	Central AC
Sprinklers	No
Security	Yes
Signage	Yes, Pylon

MARKET DETAILS

Cross Streets	Old Philadelphia Pike & Glendale Drive
Traffic Counts	±19,165 VPD
Municipality	West Lampeter Township
County	Lancaster County
Zoning	Neighborhood Commercial

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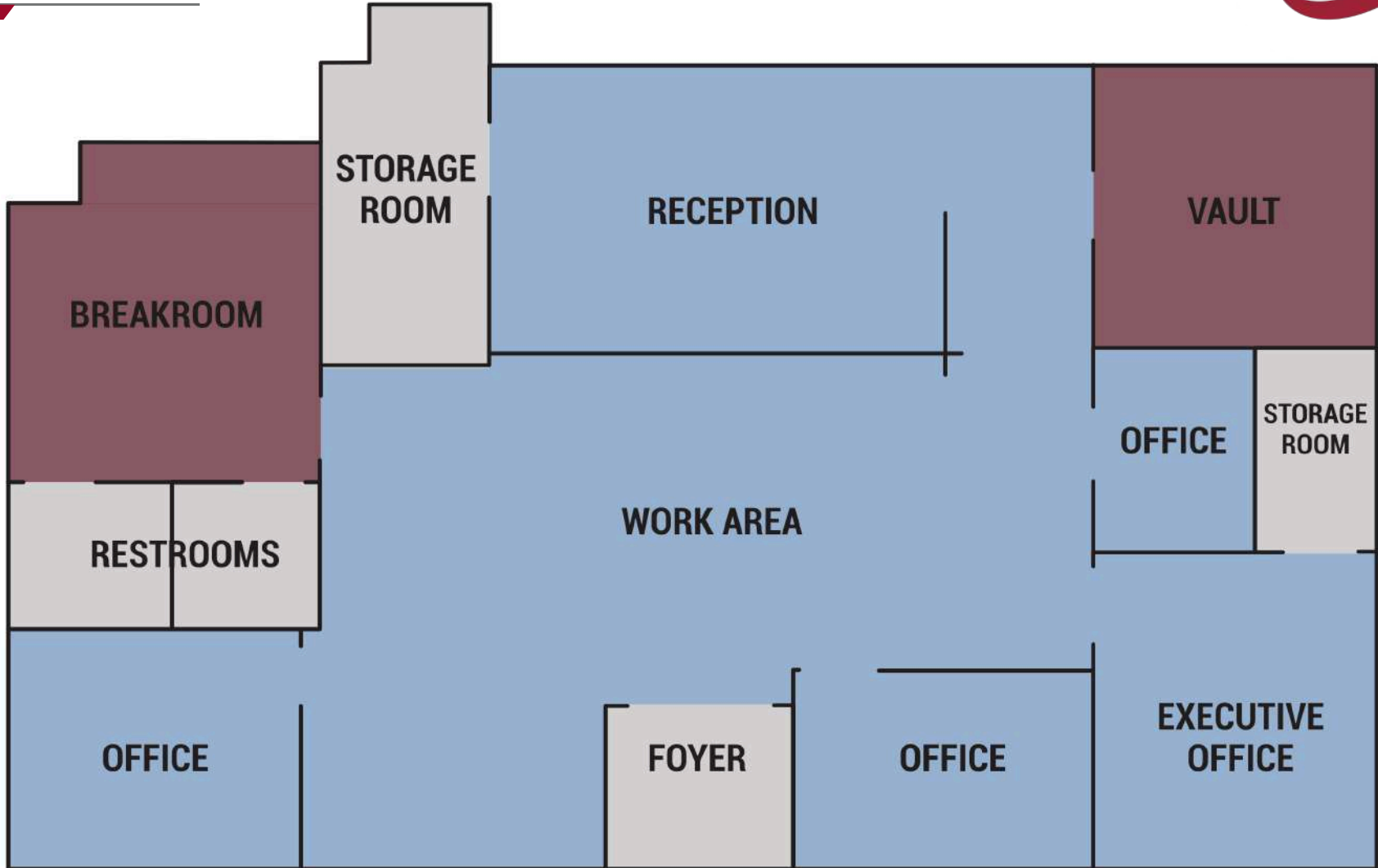
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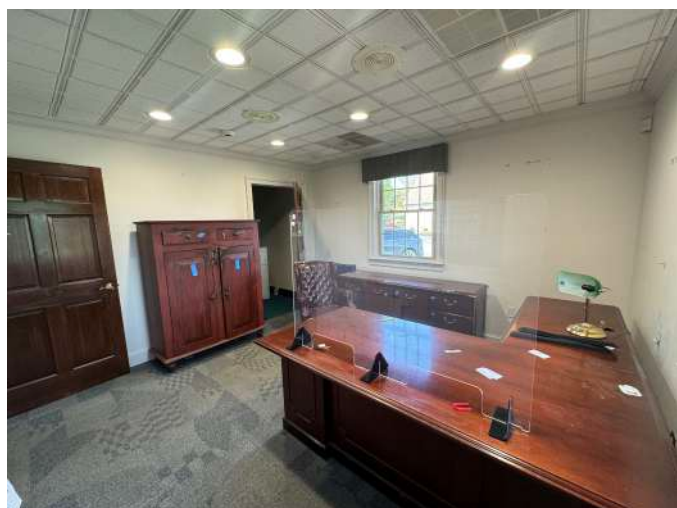
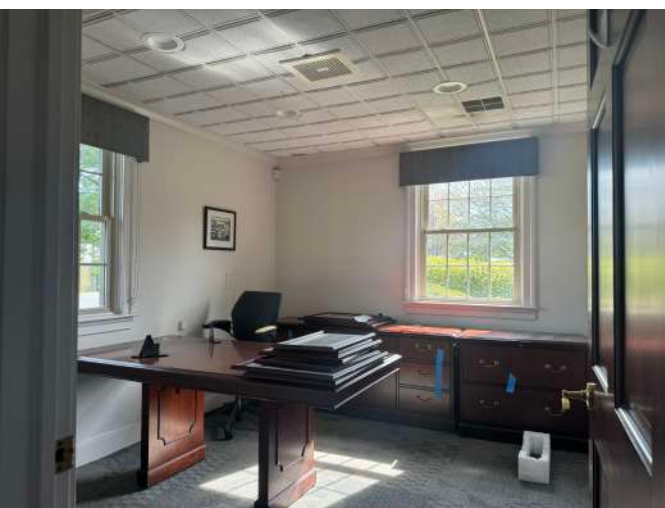
FLOORPLAN



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ADDITIONAL PHOTOS



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REAL ESTATE SERVICES

1950 Old Philadelphia Pike, Lancaster, PA

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LOCATION



Tanger Outlets

Walmart
Save money. Live better.

30

FASTENING PRODUCTS
of Lancaster

HIGHLAND
CAR WASH

7-ELEVEN
SUNOCO

OASIS
LIVESTOCK SERVICES

1950
OLD PHILADELPHIA
PIKE
2,985
SF

OLD PHILADELPHIA PIKE
GLENDALE DR

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TCN
WORLDWIDE
REAL ESTATE SERVICES

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LOCATION - Regional



1950
OLD PHILADELPHIA PIKE
2,985 SF

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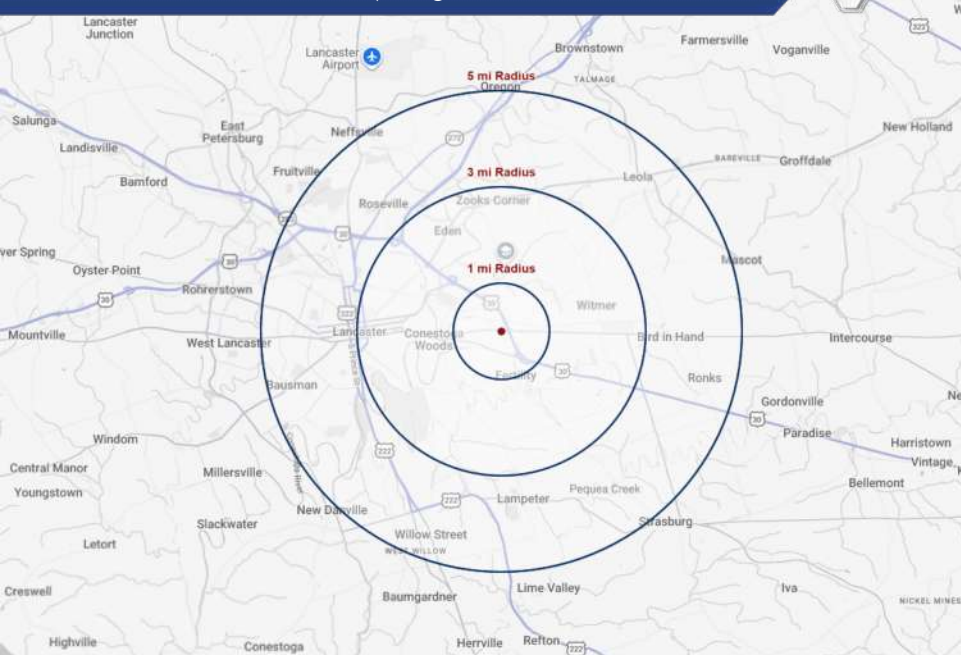
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LOCATION & DEMOGRAPHICS

LANCASTER, PENNSYLVANIA, known as the heart of Pennsylvania Dutch Country, exudes a unique blend of history, culture, and modernity. Nestled in the lush farmlands of southeastern Pennsylvania, Lancaster is renowned for its picturesque countryside dotted with traditional Amish farms and horse-drawn buggies. The city itself boasts a rich heritage dating back to colonial times, evident in its well-preserved architecture, including landmarks like the historic Central Market and the Fulton Theatre, America's oldest continuously operating theater. Beyond its charming streets, Lancaster offers a vibrant arts and dining scene, with galleries, boutiques, and restaurants showcasing the area's creativity and culinary diversity. Moreover, Lancaster's strategic location, situated between Philadelphia and Harrisburg, positions it as a bustling economic center, attracting businesses across various sectors and fostering innovation and entrepreneurship.

In addition to its cultural and economic significance, Lancaster prioritizes sustainability and community engagement, evident in its efforts to promote green initiatives and support local businesses and organizations. The city hosts numerous festivals and events throughout the year, celebrating its diverse heritage and fostering a sense of community among residents and visitors alike.

The **ROUTE 30 CORRIDOR** in Lancaster, Pennsylvania, is a vital hub for businesses, offering strategic advantages such as access to tourism, retail, manufacturing, and agriculture. Serving as a gateway to Lancaster County's attractions like Amish Country and the Strasburg Rail Road, it fuels a thriving tourism and hospitality industry. Additionally, the corridor supports a diverse range of retail establishments and facilitates the movement of goods for manufacturing and agriculture sectors through its industrial parks and warehouses. Ongoing commercial development, coupled with its transportation infrastructure connecting to major population centers, makes it an attractive location for businesses seeking growth and accessibility.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,786	60,612	150,981
Households	2,679	22,828	58,772
Average Household Income	\$112,614	\$113,484	\$112,858
Businesses	459	2,262	6,480
Employees	8,110	29,546	73,796

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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



- HARRISBURG
- STATE COLLEGE
- ALLENTOWN
- HAZLETON
- HAGERSTOWN
- CHAMBERSBURG
- CARLISLE
- YORK
- GETTYSBURG
- LEBANON
- LANCASTER
- HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.