



PRIME LITITZ RETAIL BUILDING FOR SALE

105 WARWICK STREET, LITITZ, PA 17543



WWW.LANDMARKCR.COM
(717) 731.1990





PRIME LITITZ RETAIL BUILDING FOR SALE

105 WARWICK STREET
LITITZ, PA 17543



EXECUTIVE SUMMARY

Landmark Commercial Realty presents a prime commercial property available in the heart of Lititz Borough. Zoned within the Lititz Run Revitalization District, the property is perfectly positioned for banks, restaurants, retail, or many other commercial uses. Previously a gym/fitness studio & beauty salon, this existing building offers flexibility and potential for a mixed-use re-development. Located directly across from the brand-new 169-unit Lititz Springs apartment complex, this location guarantees high foot traffic and visibility. Seize this opportunity to establish your business in a thriving community with a ready-made customer base!

OFFERING SUMMARY

Sale Price	\$995,000
Building SF	± 13,000 SF
Price per SF	± \$76.54 per SF
APN	370-2371284-304226-0-0000
Property Taxes	\$12,229.51
Zoning	Lititz Run Revitalization District (LRRD)
Municipality	Lititz Borough
County	Lancaster County

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

**105 WARWICK STREET
LITITZ, PA 17543**



OFFERING SUMMARY

Building Size	± 13,000
Lot Size	0.34 Ac
Building Class	B
Number of Buildings	1
Number of Units	1
Tenancy	Single
Current Use	Gym/Fitness Studio
Property Subtype	Commercial
Parking Type	On-Site & Off Street
Parking Count	± 2
Construction	Masonry/Frame
Roof	Metal
Ceiling Type	Exposed
Ceiling Height	12-14'
Lighting	Fluorescent
HVAC	Gas Heat/ Electric AC

Demographics

2023 ESTIMATES

	ONE MILE	THREE MILE	FIVE MILE
POPULATION	10,566	28,878	74,746
HOUSEHOLDS	4,513	11,807	29,288
AVG HOUSEHOLD INCOME	\$112,613	\$133,136	\$136,851
BUSINESSES	371	911	2,138
EMPLOYEES	4,795	11,107	23,369

HIGHLIGHTS

- Existing free-standing building, ideal for a build-to-suit open-concept retail layout
- Zoning allows for banks, restaurants, retail goods, services and many other commercial uses
- Located directly across from Lititz Springs, a brand-new 169-unit apartment complex.
- Convenient access to **501** & **772** and accessible to **283** and Downtown Lancaster

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

**105 WARWICK STREET
LITITZ, PA 17543**

ADDITIONAL PHOTOS

THE LOFTS AT LITITZ SPRINGS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

**105 WARWICK STREET
LITITZ, PA 17543**

PROPERTY LOCATION



LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

CHUCK HELLER, SIOR
 EXECUTIVE VICE PRESIDENT
 CHELLER@LandmarkCR.com
 C: 717.979.5619

ADAM BOUSSATTA, MBA
 ASSOCIATE
 ADAM@LandmarkCR.com
 C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

**105 WARWICK STREET
LITITZ, PA 17543**

REGIONAL AERIAL



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

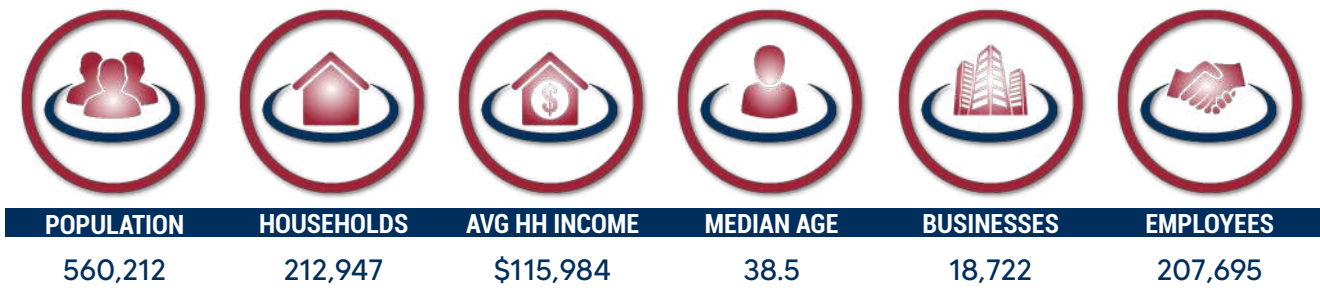
**105 WARWICK STREET
LITITZ, PA 17543**

AREA OVERVIEW

Nestled in the heart of Lancaster County, **LITITZ, PA**, is an exceptional place to do business, offering a vibrant community, rich history, and strategic location. The town boasts a dynamic local economy with diverse industries including manufacturing, retail, tourism, and healthcare, and is home to global brands like Woodstream Corporation and Wilbur Chocolate. Just a short drive from major cities like Philadelphia, Baltimore, and New York City, Lititz provides easy access to key markets and efficient logistics. Strong community support is evident through local organizations dedicated to business development, creating a business-friendly environment with ample resources and networking opportunities. Additionally, Lititz offers a high quality of life with its picturesque downtown, excellent schools, and a variety of cultural and recreational activities, earning recognition as one of the "Coolest Small Towns in America." Investing in Lititz means joining a thriving, supportive community with a bright future, making it an ideal destination for business owners and investors looking to start, expand, or find new markets for their ventures.



LANCASTER CO DEMOGRAPHICS



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209

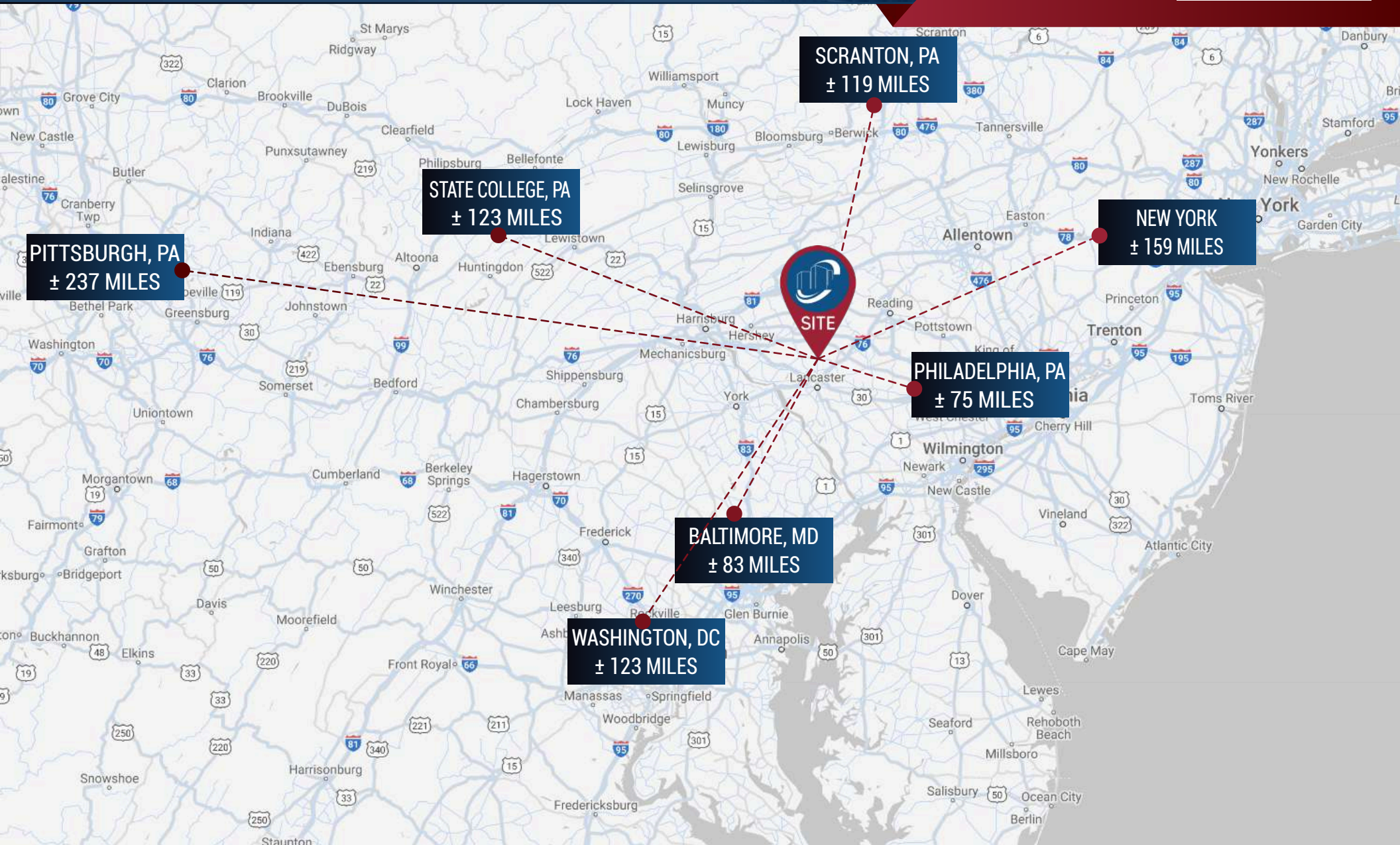


LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

**105 WARWICK STREET
LITITZ, PA 17543**



LANDMARK COMMERCIAL REALTY
 425 N 21ST STREET, SUITE 302
 CAMP HILL, PA 17011
 P : 717.731.1990

CHUCK HELLER, SIOR
 EXECUTIVE VICE PRESIDENT
 CHELLER@LandmarkCR.com
 C: 717.979.5619

ADAM BOUSSATTA, MBA
 ASSOCIATE
 ADAM@LandmarkCR.com
 C: 717.603.1209



LANDMARKCR.COM



PRIME LITITZ RETAIL BUILDING FOR SALE

105 WARWICK STREET
LITITZ, PA 17543

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Landmark Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Landmark Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Landmark Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

CHUCK HELLER, SIOR
EXECUTIVE VICE PRESIDENT
CHELLER@LandmarkCR.com
C: 717.979.5619

ADAM BOUSSATTA, MBA
ASSOCIATE
ADAM@LandmarkCR.com
C: 717.603.1209



LANDMARKCR.COM