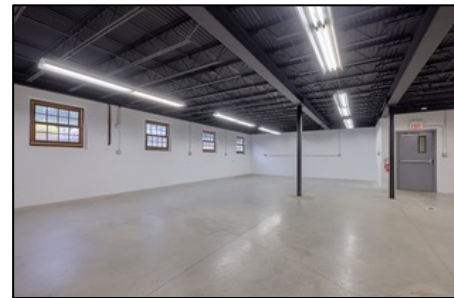


FOR LEASE

Steeple Station: 2,400 – 3,600 SF Suites

Multi-use office and commercial spaces in former church building

9 Marietta Avenue, Mount Joy PA



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct



SABLE
Commercial Realty

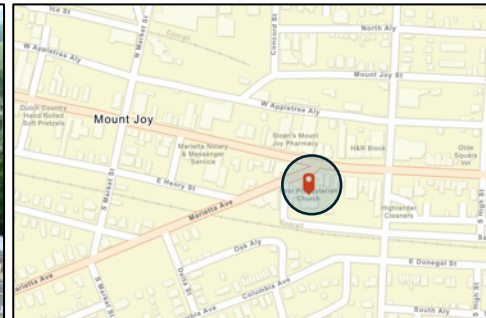
See more properties here:
SableCommercialRealty.com

245 Butler Avenue, Suite 220
Lancaster PA 17601

717-399-9361

MIXED-USE SUITES FOR LEASE IN NEWLY RENOVATED CHURCH IN Mt. JOY

Welcome to Steeple Station at 9 Marietta Ave. This recently renovated 9,454 SF building features four leasable suites ranging in size from 2,400 SF to 3,600 SF. The building offers a variety of spaces for office, worship, fitness, dance studio, theater, events, art studio/creative space, café or retail space. The building is served by an elevator, multiple private restrooms with handicap accessibility, and both on and off-site parking. The property is in clean, bright and ready to occupy condition. Leases range from \$1,950 per month to \$2,950 per month, plus a small Common Area fee to cover operating expenses like water, sewer, trash and exterior maintenance. This downtown Mount Joy location is just steps from Amtrak and well suited for either a single user or multi-tenant occupancy. Call Sable Commercial today and bring your imagination and ideas to this unique property!



FEATURES:

- Multiple suites ranging from 2,400 SF to 3,600 SF; may be combined.
- CBD zoning allows a variety of uses.
- Spaces ideal for offices, worship, assembly, classroom, studios, fitness, retail, café, performing arts, events
- 3 Phase/600 Amps power
- Individual entrances for each space
- Handicap accessible restrooms
- Elevator on site
- On-site parking for 21 vehicles plus free street and train station parking
- Spaces are in clean, ready to occupy condition.
- Tenant signage provided
- Typical Lease Term 3-5 Years

Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to allowable uses. Please independently confirm uses permitted under CBD Zoning with the Mount Joy Borough Zoning officer prior to signing a lease. Neither Owner or Broker shall be liable for errors or omissions. Tenant is responsible for verifying all property facts prior to lease.

FOR LEASE**9 Marietta Avenue, Mount Joy, PA 17522****PROPERTY SUMMARY****9 Marietta Avenue, Mount Joy, PA 17522**

MUNICIPALITY:	Mount Joy Boro
TAX PARCEL ID#:	450-04689-0-0000
DEED REFERENCE #:	20250006824
CONSTRUCTION:	Brick
YEAR BUILT:	1909
# STORIES:	Two, Plus basement
SQUARE FOOTAGE TOTAL:	9,454 SF
ACREAGE	0.39
ZONING	CBD - Commercial Business District
REAL ESTATE TAXES 2025	\$5,184.29; based on assessment of \$190,400.
CEILING HEIGHTS	9' in offices, 16' in Church
PARKING	Total of 21 parking spaces + available street and train station parking
UTILITIES	Electric, Natural Gas, Public Water and Sewer.
HVAC	Central Air
ELECTRIC	3 Phase / 600 Amps
ROOF	Pitched - Shingle
RESTROOMS	Total of 8 separate Men's and Women's restrooms.
POTENTIAL USE	Office, Church, Professional Services, Fitness, Nail Salon, Massage, Event Space.
SPRINKLERED:	No
ACCESSIBILITY	Restrooms are ADA accessible / Building served by passenger elevator
ADDITIONAL FEATURES:	<ul style="list-style-type: none"> • Signage w. excellent visibility. • +/- 10,000 VPD combined Traffic Count Marietta Ave. & Main Street • Completely Remodeled / Turnkey Space • Just steps away from Mt. Joy Amtrak Station
EXCLUSIONS FROM SALE:	Any Tenant owned equipment, furniture, or supplies.
DEEDED OWNER:	CRABAPPLE LLC

LEASING INFORMATION: Steeple Station - 9 Marietta Ave, Mount Joy, PA 17552

- 4 Unit Commercial Building Mount Joy Borough - Zoning CBD
- Owner: Crabapple, LLC, 1545 W. Main Street, Mount Joy, PA 17552
- Leasing Agent: Justin Geisenberger, CCIM; Sable Commercial Realty. 717-399-9361 or 717-208-3204 direct dial

Suite 100 - Lower level - 1 private restroom/ 4 dedicated parking spaces

Best use: clothing store, gym, art/pottery studio, dance or martial arts, classrooms

Approximate Sq/ft 2,800 \$2,500/ mo+ CAM + Utilities direct billed are electric/gas; (water/sewer/trash included in cam)

Suite 200 - Historic Chapel - 3 private restrooms/ 4 dedicated parking spaces

Best use: Small church or theater use

Approximate Sq/ft 3,600 - \$2,950 + CAM + Utilities direct billed electric/gas; (water/sewer/trash included in cam)

Suite 201 - 1st floor rear unit - 2 private restrooms/ 4 dedicated parking spaces

Best use: Retail, cafe/ coffee/ ice cream shop

Approximate sq/ft 2,400 \$2,500/mo + CAM + Utilities direct billed electric/gas; (water/sewer/trash included in cam)

Suite 300 - Second floor office - 2 private restrooms/ 4 dedicated parking spaces

Best use - Single tenant office or service use such as massage therapy

Approximate sq/ft 3,000 \$1,950 + CAM + Utilities direct billed electric/gas, water/sewer/trash included in cam *2nd best option: split into two office suites, 1 private restroom each, same price **3rd best option: rent by the office on a modified gross and shared restrooms at \$350-500 each office depending on which office leased.

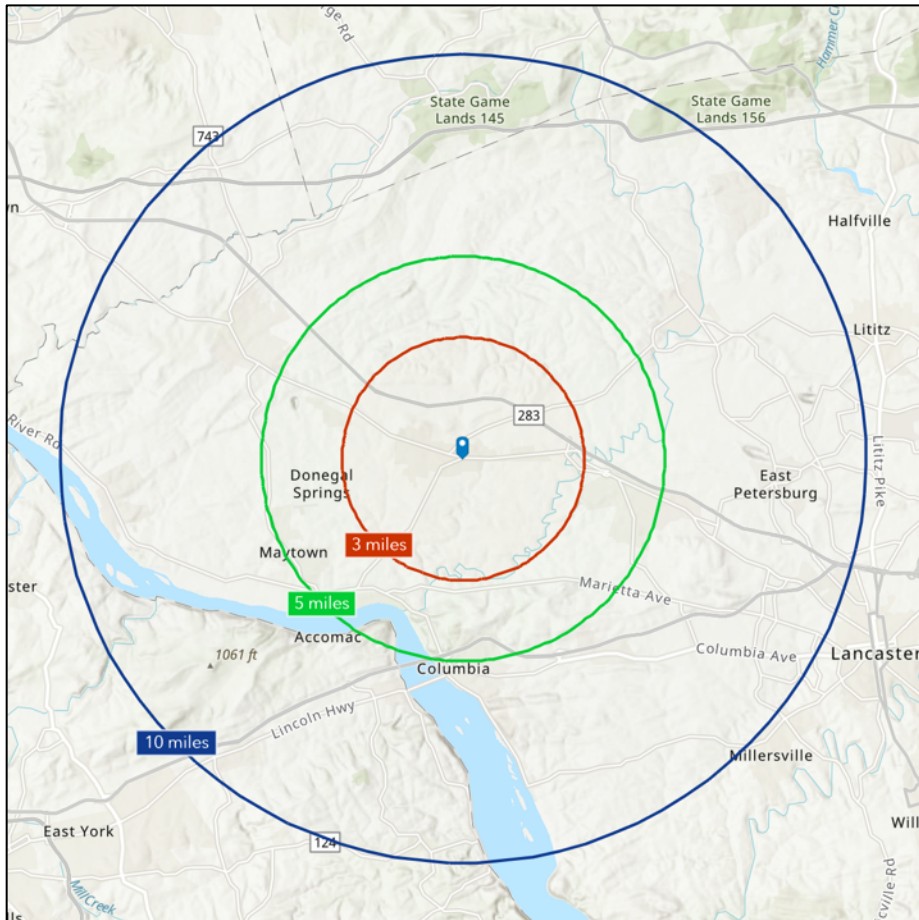
CAM = \$2 ft/annually; approx. \$0.17 per/SF per month (Common Area Maintenance Fee covers water, sewer, trash, exterior lawn care, snow removal and maintenance.)

FOR LEASE

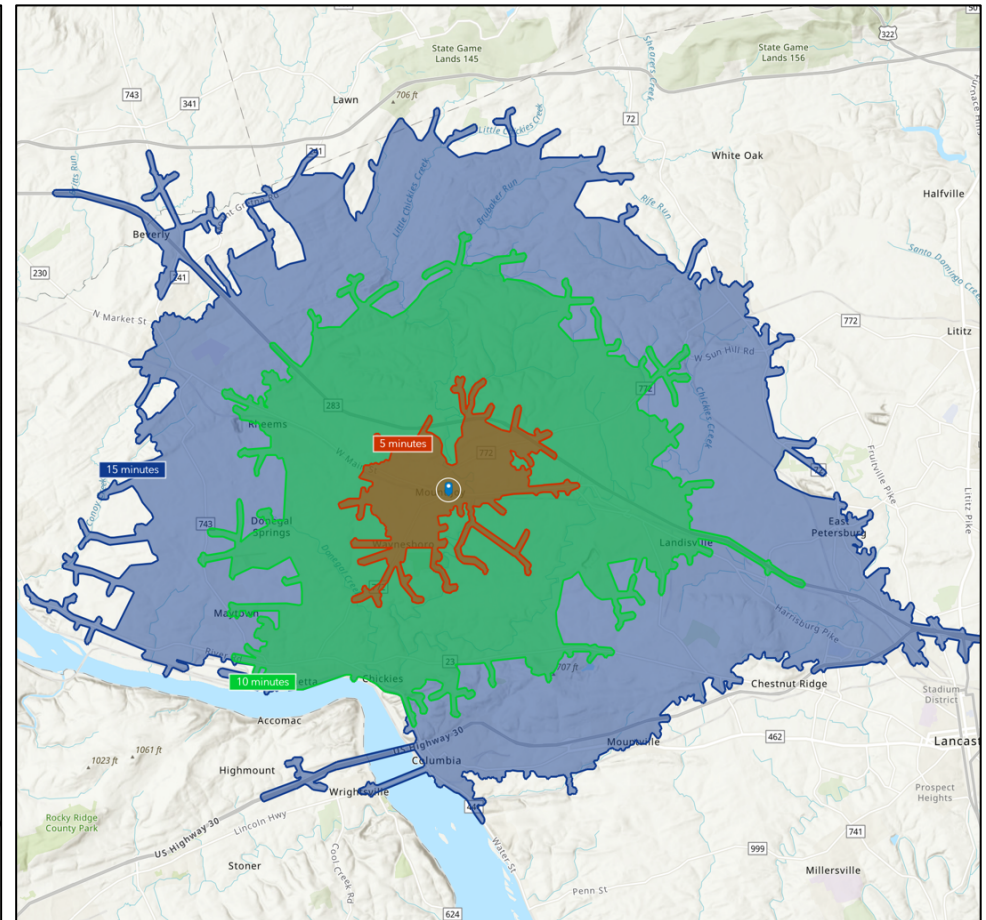
9 Marietta Avenue, Mount Joy, PA 17522




3, 5 and 10 Mile Radius Site Map




5, 10 and 15 Minute Drive Time Map



Executive Demographic Summary - 1, 3 and 5 Mile Radius Around Site

Executive Summary			
 THE SCIENCE OF WHERE®			
9 Marietta Ave, Mount Joy, Pennsylvania, 17552 Rings: 1, 3, 5 mile radii			
Prepared by Esri Latitude: 40.10893 Longitude: -76.50027			
	1 mile	3 miles	5 miles
Population			
2010 Population	5,353	14,579	41,445
2020 Population	5,910	17,235	45,928
2024 Population	5,955	17,495	46,738
2029 Population	6,240	17,900	47,375
2010-2020 Annual Rate	0.99%	1.69%	1.03%
2020-2024 Annual Rate	0.18%	0.35%	0.41%
2024-2029 Annual Rate	0.94%	0.46%	0.27%
2020 Male Population	48.0%	48.4%	48.9%
2020 Female Population	52.0%	51.6%	51.1%
2020 Median Age	44.2	44.4	41.8
2024 Male Population	48.7%	49.3%	49.8%
2024 Female Population	51.3%	50.7%	50.2%
2024 Median Age	43.9	44.4	42.2
In the identified area, the current year population is 46,738. In 2020, the Census count in the area was 45,928. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 47,375 representing a change of 0.27% annually from 2024 to 2029. Currently, the population is 49.8% male and 50.2% female.			
Median Age			
The median age in this area is 42.2, compared to U.S. median age of 39.3.			
Race and Ethnicity			
2024 White Alone	86.4%	87.8%	87.0%
2024 Black Alone	2.9%	2.4%	2.6%
2024 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2024 Asian Alone	1.3%	1.4%	1.3%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	3.2%	2.7%	2.9%
2024 Two or More Races	5.8%	5.3%	5.9%
2024 Hispanic Origin (Any Race)	8.7%	7.4%	7.7%
Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.6 in the identified area, compared to 72.5 for the U.S. as a whole.			
Households			
2024 Wealth Index	98	106	99
2010 Households	2,306	6,129	16,205
2020 Households	2,590	7,416	18,266
2024 Households	2,638	7,589	18,734
2029 Households	2,797	7,861	19,228
2010-2020 Annual Rate	1.17%	1.92%	1.20%
2020-2024 Annual Rate	0.43%	0.54%	0.60%
2024-2029 Annual Rate	1.18%	0.71%	0.52%
2024 Average Household Size	2.25	2.30	2.47
The household count in this area has changed from 18,266 in 2020 to 18,734 in the current year, a change of 0.60% annually. The five-year projection of households is 19,228, a change of 0.52% annually from the current year total. Average household size is currently 2.47, compared to 2.49 in the year 2020. The number of families in the current year is 12,960 in the specified area.			
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.			
Source: U.S. Census Bureau, Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.			

June 11, 2025

Executive Summary			
 THE SCIENCE OF WHERE®			
9 Marietta Ave, Mount Joy, Pennsylvania, 17552 Rings: 1, 3, 5 mile radii			
Prepared by Esri Latitude: 40.10893 Longitude: -76.50027			
	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	25.9%	24.5%	22.4%
Median Household Income			
2024 Median Household Income	\$76,733	\$83,969	\$90,009
2029 Median Household Income	\$83,212	\$93,968	\$102,181
2024-2029 Annual Rate	1.63%	2.28%	2.57%
Average Household Income			
2024 Average Household Income	\$104,568	\$111,940	\$110,575
2029 Average Household Income	\$118,347	\$126,973	\$126,217
2024-2029 Annual Rate	2.51%	2.55%	2.68%
Per Capita Income			
2024 Per Capita Income	\$45,738	\$48,392	\$44,282
2029 Per Capita Income	\$52,530	\$55,562	\$51,177
2024-2029 Annual Rate	2.81%	2.80%	2.94%
GINI Index			
2024 Gini Index	38.6	36.7	34.8
Households by Income			
Current median household income is \$90,009 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$102,181 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$110,575 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,217 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$44,282 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$51,177 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	89	94	103
2010 Total Housing Units	2,443	6,476	17,044
2010 Owner Occupied Housing Units	1,468	4,219	12,042
2010 Renter Occupied Housing Units	838	1,910	4,164
2010 Vacant Housing Units	137	347	839
2020 Total Housing Units	2,702	7,685	18,940
2020 Owner Occupied Housing Units	1,689	5,120	13,309
2020 Renter Occupied Housing Units	901	2,296	4,957
2020 Vacant Housing Units	107	269	666
2024 Total Housing Units	2,753	7,864	19,445
2024 Owner Occupied Housing Units	1,761	5,349	13,806
2024 Renter Occupied Housing Units	877	2,240	4,928
2024 Vacant Housing Units	115	275	711
2029 Total Housing Units	2,910	8,093	19,876
2029 Owner Occupied Housing Units	1,943	5,697	14,452
2029 Renter Occupied Housing Units	854	2,165	4,776
2029 Vacant Housing Units	113	232	648
Socioeconomic Status Index			
2024 Socioeconomic Status Index	54.4	58.7	59.0
Currently, 71.0% of the 19,445 housing units in the area are owner occupied; 25.3%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 18,940 housing units in the area and 3.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.62%. Median home value in the area is \$321,950, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.07% annually to \$356,709.			
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.			
Source: U.S. Census Bureau, Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.			

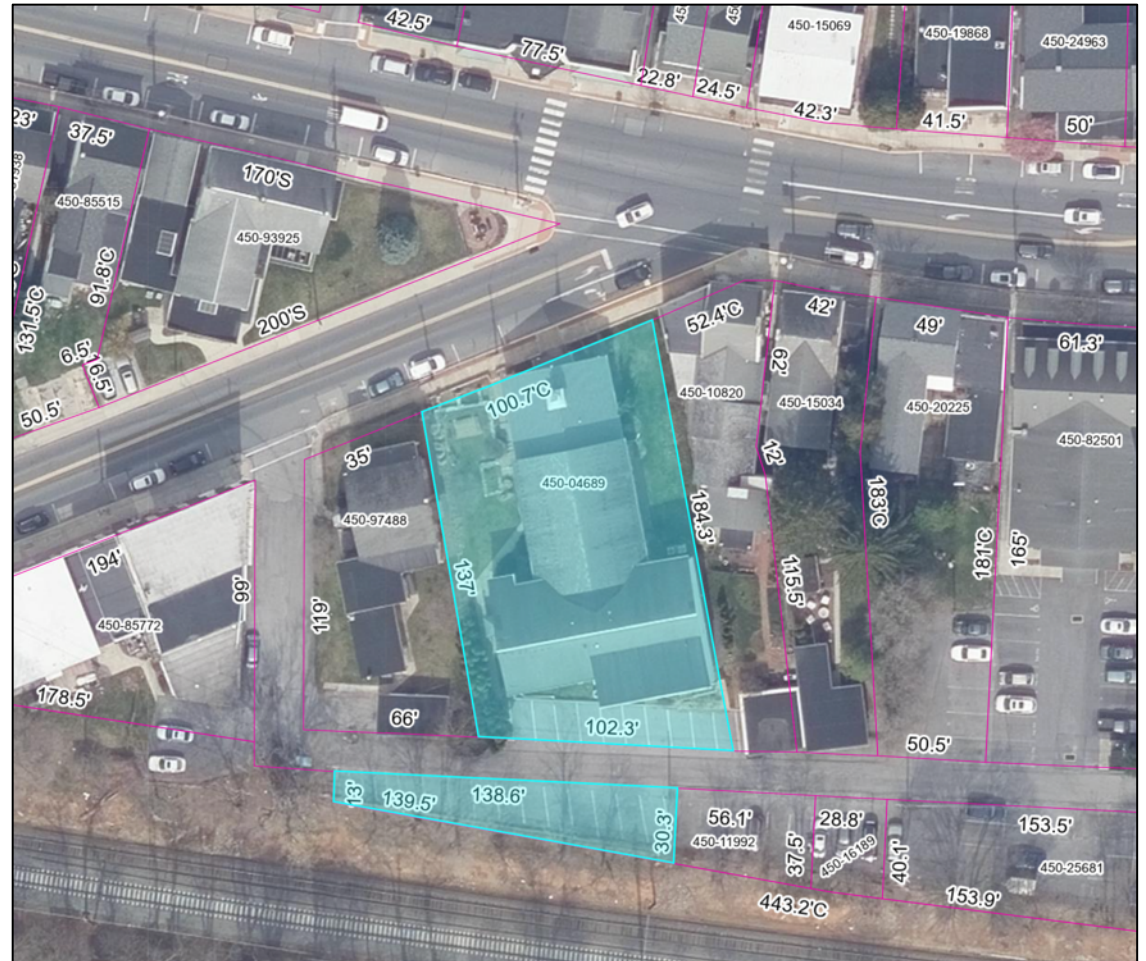
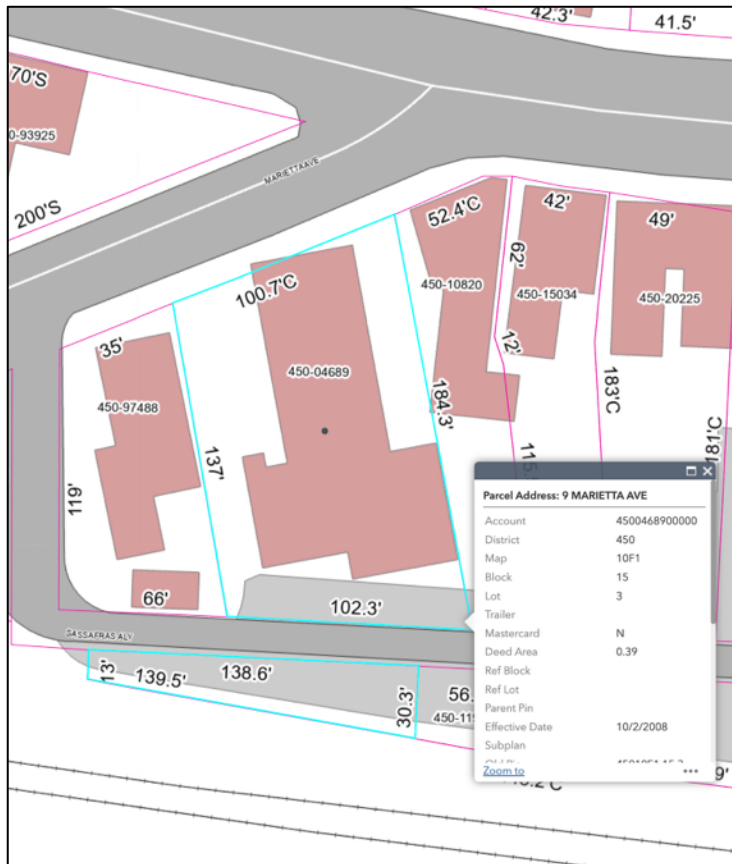
June 11, 2025

FOR LEASE

9 Marietta Avenue, Mount Joy, PA 17522



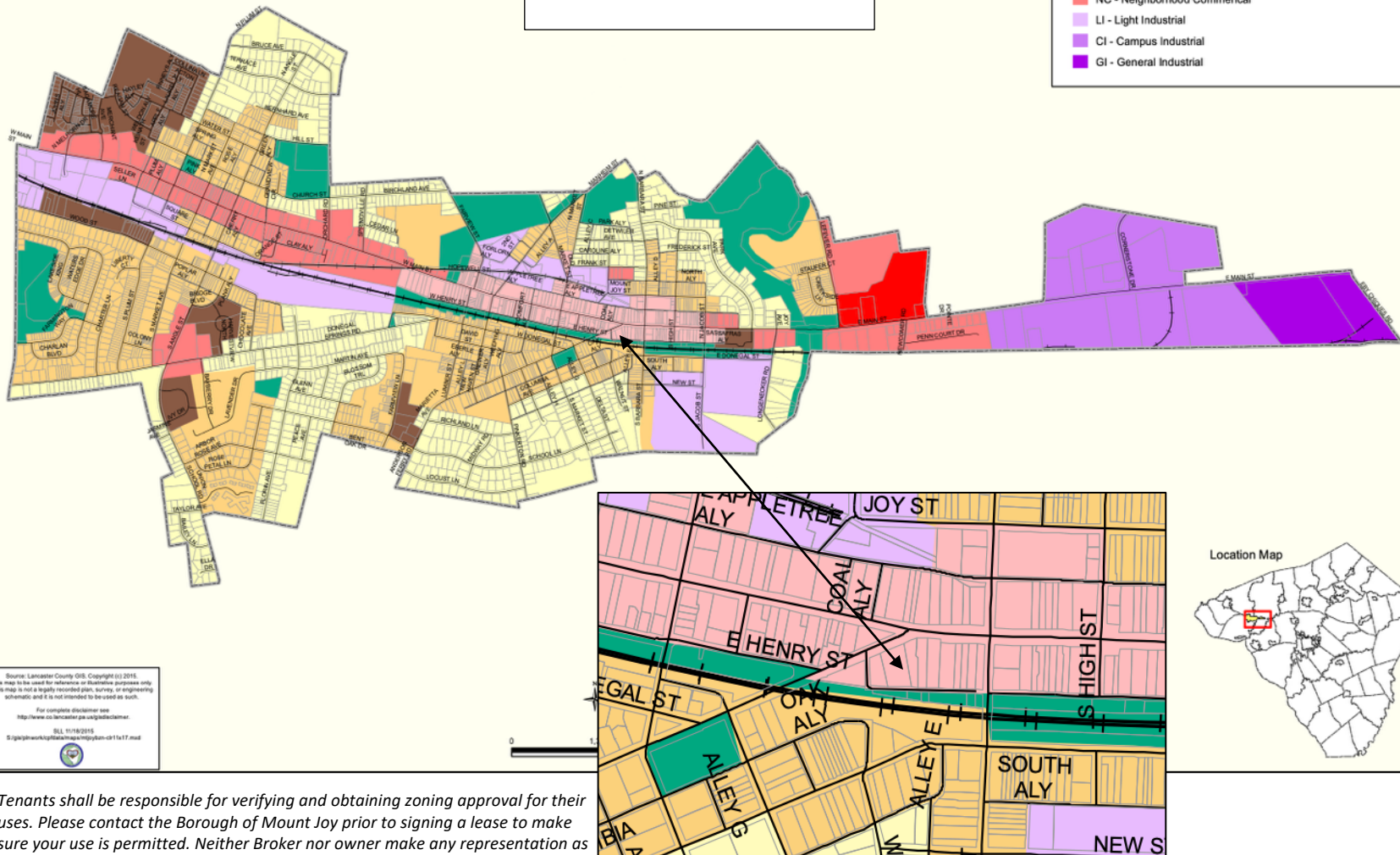
Lot and Tax Parcel



Zoning is CBD Commercial Business District in Mount Joy Boro

Zoning Map of Mount Joy Borough

Mount Joy Borough
21 East Main Street
Mount Joy, PA 17552
717-653-2300
Borough@mountjoypa.com



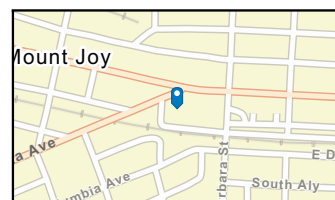
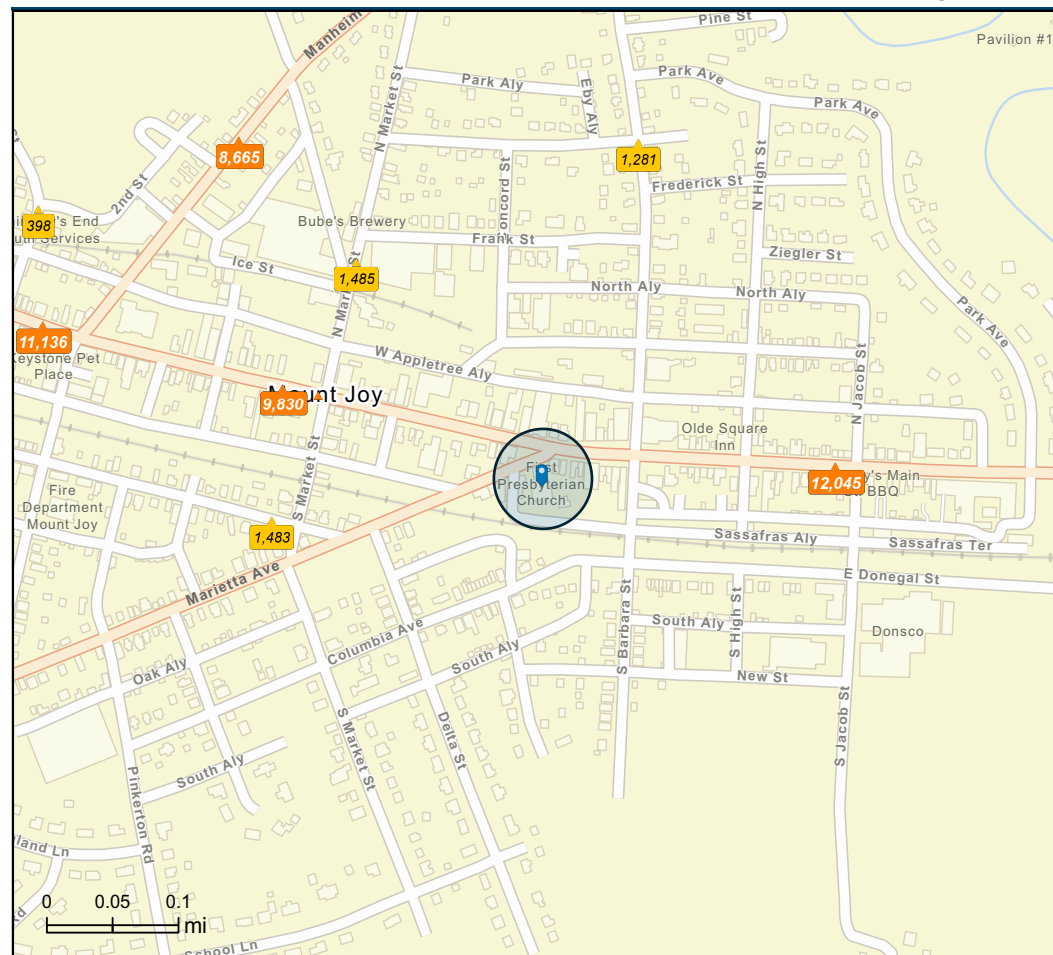
Tenants shall be responsible for verifying and obtaining zoning approval for their uses. Please contact the Borough of Mount Joy prior to signing a lease to make sure your use is permitted. Neither Broker nor owner make any representation as to allowed uses.



Traffic Count Map - Close Up

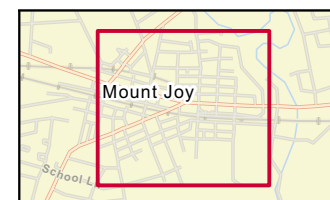
9 Marietta Ave, Mount Joy, Pennsylvania, 17552
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.10893
Longitude: -76.50027



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

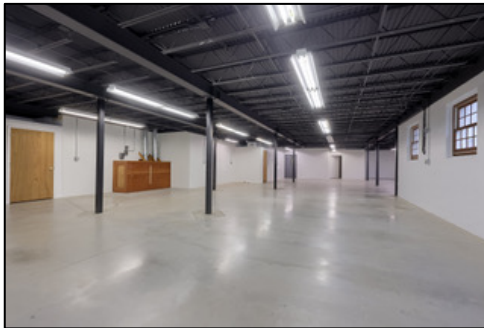
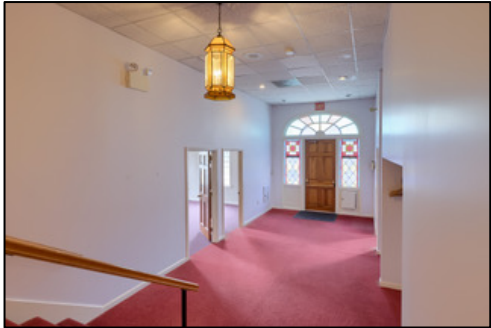


FOR LEASE

9 Marietta Avenue, Mount Joy, PA 17522



ADDITIONAL INTERIOR PHOTOS



TO POTENTIAL TENANTS AND TENANT AGENTS:**This Property is leased AS-IS and not based upon any representation or information provided by Owner or Agent.**

The information in this brochure has been provided to the best of Owner's and Agent's knowledge, however, this information cannot be guaranteed. Some information is from external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective Tenant verify information and details that are important to them in any intended lease of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Owner nor their Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Tenant should never rely on marketing materials alone to verify property facts or conditions. Owner cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Owner nor Agent shall be liable for any errors or omissions in the aforesaid information. Tenant should rely on its own attorney, advisors, inspections and investigations to determine if the property and space is suitable for their purpose.

Listing Agent is solely the representative of the Owner in any contemplated transaction. Listing Agent may still submit offers on a Tenant's behalf, but doing so does not imply representation of Tenant. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Tenant Brokers. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Tenant Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Client follow-up, in order to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective Tenant, an after-the-fact request by an Agent for compensation will be forfeited or reduced if we have already taken your prospect through the property.

TENANTS: If you intend to be represented by an Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Tenant's Agent should always verify if there is any co-broke fee offered prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may (or may not be) applicable.