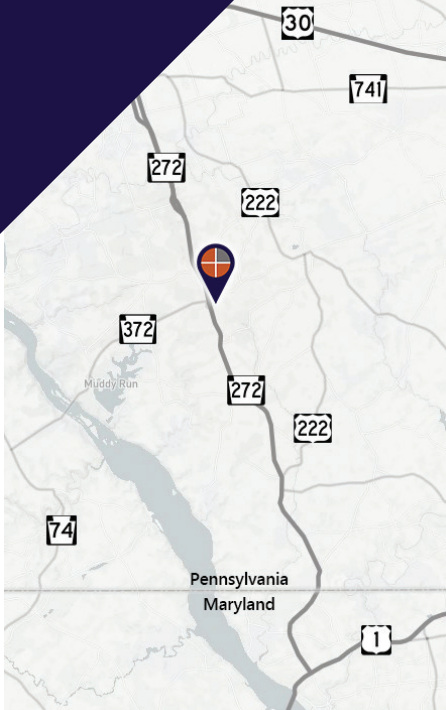


FOR SALE OR FOR LEASE

A unique opportunity for
this 2,340 SF medical/
professional office
building in
Quarryville, PA.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

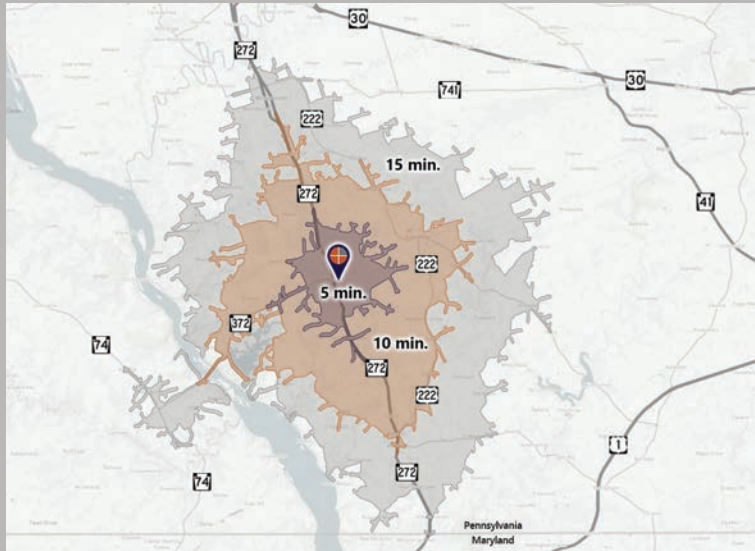
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MEDICAL / PROFESSIONAL OFFICE BUILDING

DEMOGRAPHICS

Variable	34 Fawn Drive Quarryville, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	3,092	18,318	40,959
Population Density (Per Sq. Mile)	262.4	252.5	239.3
Total Daytime Population	3,132	14,904	35,259
Total Households	1,087	6,474	15,086
Per Capita Income	\$39,937	\$39,329	\$42,393
Average Household Income	\$117,313	\$110,349	\$114,567
Average Disposable Income	\$88,452	\$84,409	\$87,744
Total (SIC01-99) Businesses	\$96,147,093	\$546,460,854	\$1,323,709,901
Total (SIC01-99) Employees	110	554	1,147
Health Care	1,574	6,314	15,166
Medical Services	\$245,304,746	\$1,275,062,976	\$2,350,237,973
Physician Services	\$9,367,678	\$54,701,245	\$131,233,225
Dental Services	\$1,898,612	\$10,887,270	\$26,395,367

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

We are excited to offer for sale or lease a unique opportunity for a 2,340 SF medical/professional office building situated on 0.42 acres in Quarryville, PA. This property is currently occupied by Penn Medicine - Lancaster General Health Physicians Family Medicine - Buck. The lease is transferable until it expires on August 31, 2025, when the tenant will be relocating.

The building is conveniently located behind Musser's Plaza, which features well-known tenants including Giant Food Store and Dollar General, among others. It is ideal for various uses, including medical and professional offices such as family practice, urgent care, pediatric care, dental services, chiropractic, counseling, and other professional services.

The facility is equipped with multiple exam rooms and offices, workspaces, lab space, and an enclosed reception area that is secured by a lock entry from the waiting room. The lower level includes storage and a spacious staff lounge.

This building is versatile and has been well-maintained and managed, making it a fantastic opportunity in an established and growing community.

PROPERTY DETAILS

- Total Building Size:..... 2,340 SF
- Sale Price:\$550,000
- Lease Rate:.....Negotiable
- Lease Terms:Negotiable
- Zoning:R-1; Permit Special Except.
- Land/Lot Size: 0.42 acres
- Date Available:.....Sept. 1, 2025
- Parking:..... On-Site, Paved, 17 spaces
- Year Built/Renovated: 1979/1998
- Roof Type: Shingles
- Roof Age:.....4 years
- Construction:..... Wood Frame
- Ceiling Height:..... 8 ft.
- Heating:.....Electric / Forced Air
- Cooling:.....Central Air
- Water:..... Private Well
- Sewer: On-Site Septic

TRAFFIC COUNTS

- Friendly Drive:..... 6,515 VPD
- Lancaster Pike/Route 272: 11,354 VPD
- Buck Road: 4,582 VPD

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ESTABLISHED REGIONAL AREA MAP

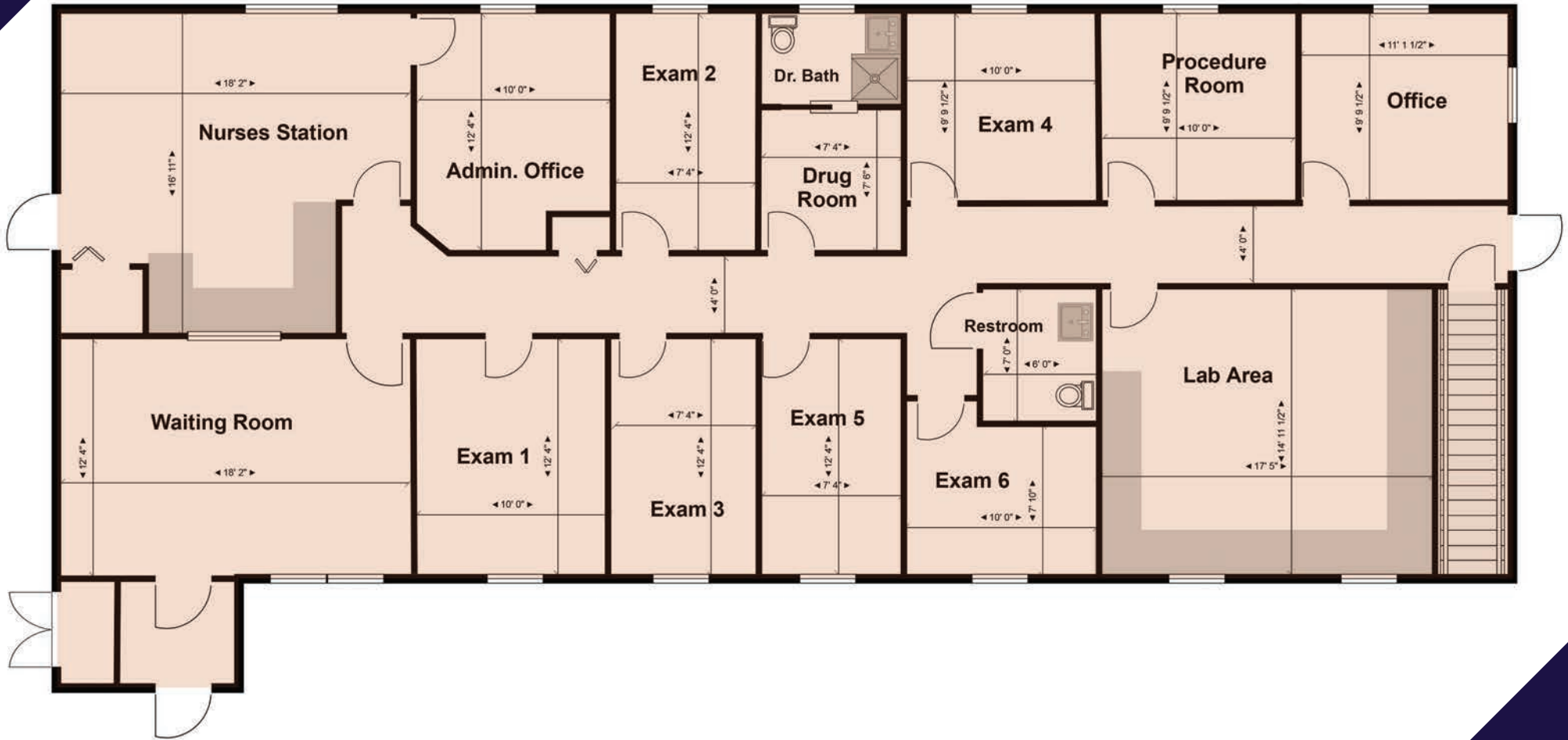


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FIRST FLOOR PLAN | 34 FAWN DR.

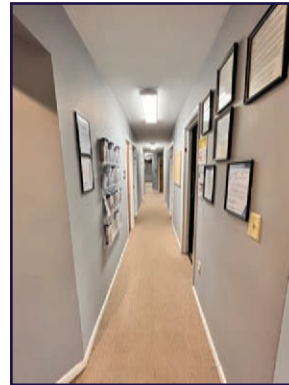
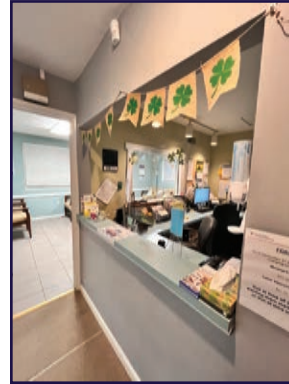
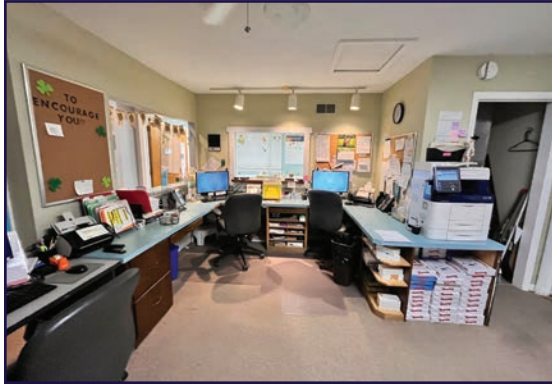
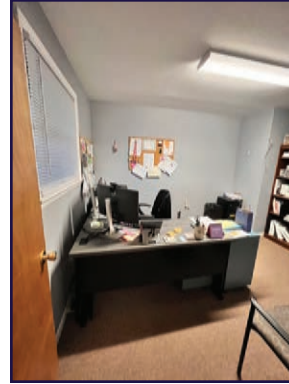
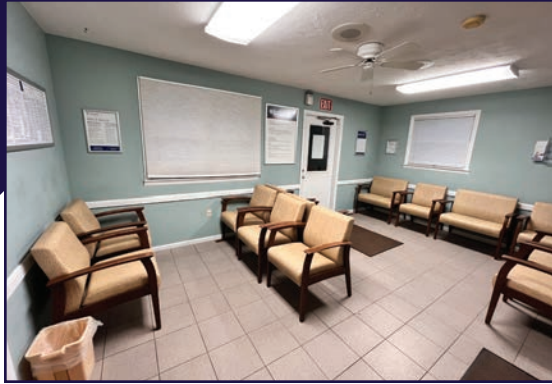


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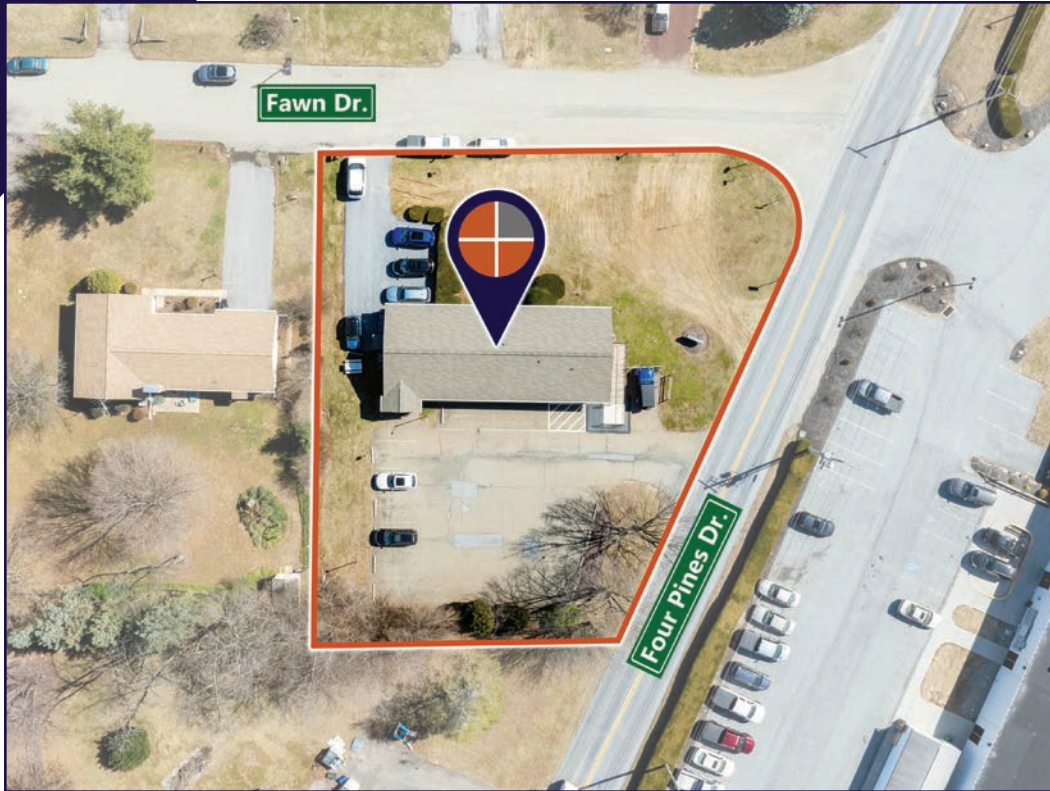
INTERIOR PHOTOS



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AERIAL DRONE PHOTOS & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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