

WARWICK WOODLANDS - COMMERCIAL OPPORTUNITIES

Lititz Borough | Lancaster County

Moravian Manor Lititz, PA 17543

FOR LEASE

Commercial Pad Site
Flexible Commercial/
Retail Spaces



**WARWICK
WOODLANDS**
a moravian manor community

Pad site and in-line commercial/retail spaces to accompany this premier Senior Living Community which, when complete, will feature over 225 housing units and approx. 430 residents.

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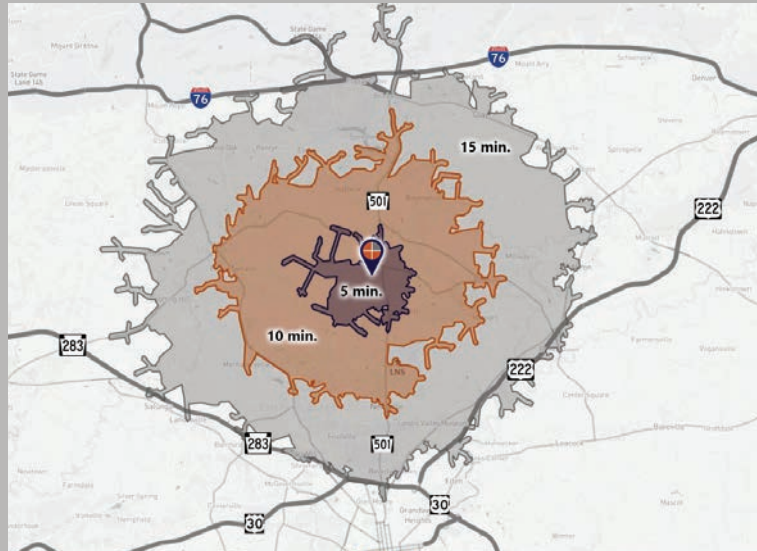
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WARWICK WOODLANDS - COMMERCIAL OPP.

DEMOGRAPHICS

Variable	Moravian Manor Communities 300 W. Lemon St. Lititz, PA 17543		
	5 minutes	10 minutes	15 minutes
Total Population	10,352	41,740	88,845
Population Density (Pop per Sq. Mile)	2,134.9	1,088.4	847.6
Total Daytime Population	9,196	40,173	84,865
Total Households	4,228	16,584	34,613
Per Capita Income	\$33,318	\$38,095	\$36,019
Average Household Income	\$79,520	\$96,343	\$92,355
Average Disposable Income	\$62,202	\$72,514	\$70,435
Aggregate Disposable Income	\$262,990,509	\$1,202,576,701	\$2,437,982,347
Total (SIC01-99) Businesses	425	1,665	3,629
Total (SIC01-99) Employees	6,284	21,807	45,958
Total (SIC01-99) Sales (\$)	\$3,594,974	\$11,525,301	\$20,375,747
Annual Budget Expenditures	\$287,770,654	\$1,360,076,406	\$2,714,605,365
Retail Goods	\$85,534,792	\$405,693,700	\$806,733,251

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Warwick Woodlands is a multi-phase retirement community featuring well-appointed Carriage Homes & Townhomes and Apartments as well as Senior Personal Care, Memory Care facilities for its residents. Phase 1 is complete and offers 85 Carriage Homes & Townhomes which are fully occupied. Phase 2 is underway and will offer an additional 89 units. Occupancy continues to grow in Phase 2. When fully occupied, Phase 1 and Phase 2 units will account for approximately 330 residents at the Woodlands.

Warwick Woodlands also features The Woods Apartments, providing an additional 54 units and 100 residents, connected to the Oaks Campus Center for easy access to dining, fitness, social amenities, secured underground parking and more under one roof. A fantastic first floor amenity to The Woods is the Owl's Nest Restaurant and Sippery, a modern corner café offering a wide menu and indoor and patio dining for residents and other patrons.

OPPORTUNITIES AVAILABLE

TRUE Commercial Real Estate is pleased to offer the following Phase 3 opportunities:

- 2 acre Pad Site located at the West Orange entrance to Warwick Woodlands
- Commercial/Retail Spaces from 2,500 SF - 10,000 SF

ABOUT MORAVIAN MANOR



Over the past 44 years, Moravian Manor has become synonymous with providing quality opportunities and services that enrich the journey of aging. They've expanded their offerings, built new neighborhoods within the Moravian Manor campus, and expanded residential living options at the New Warwick Woodlands campus.

They've always "strived to be a unique community within a community that excels at anticipating and accommodating the changing lifestyles, expectations, and needs of the people they serve." To remain true to this vision, they've changed their doing business as (d/b/a) name from Moravian Manor to Moravian Manor Communities. This refined name encompasses both their campus communities and array of neighborhood communities within their organization, as well as their relationship with the greater Lititz community.

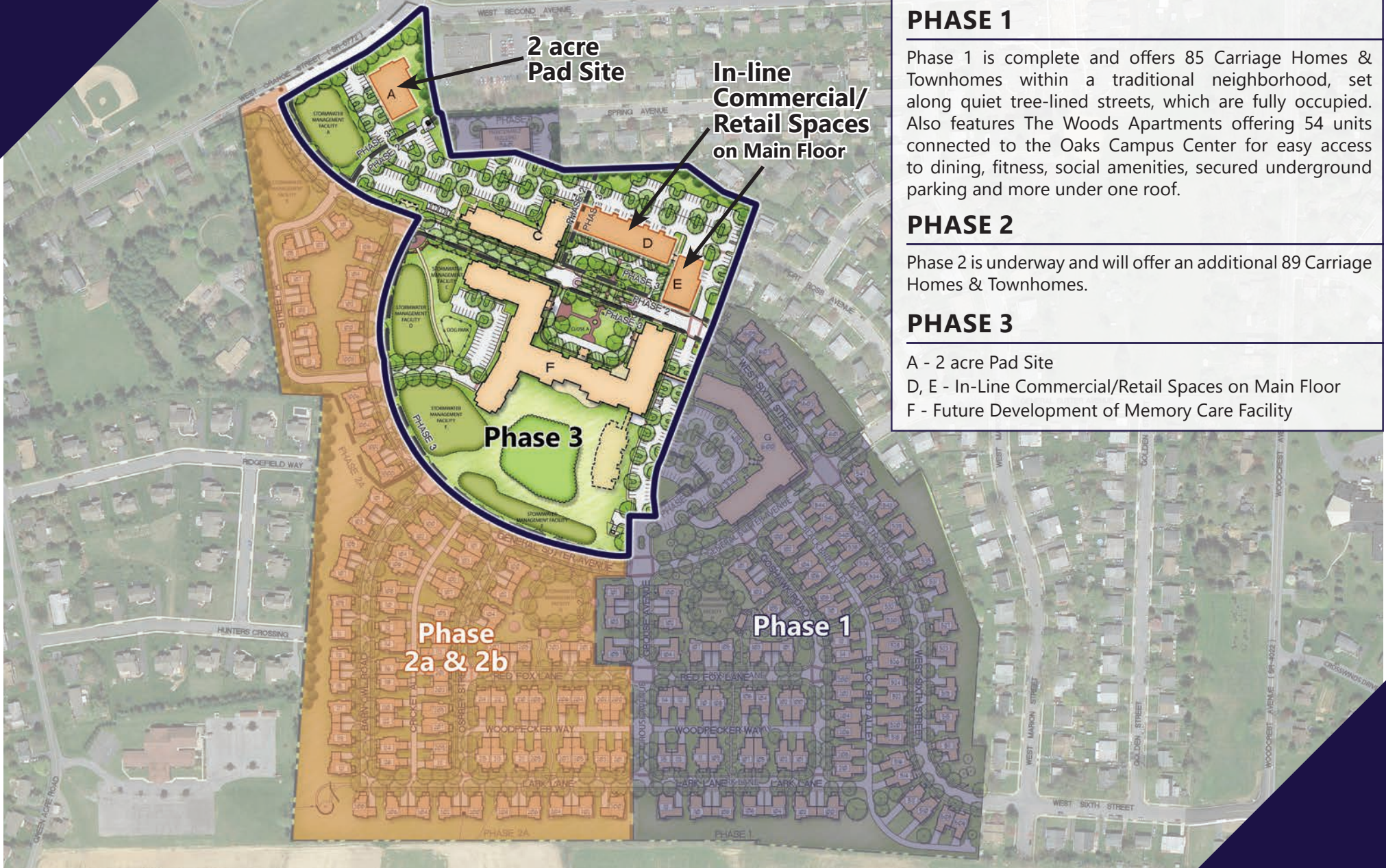
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ESTABLISHED REGIONAL COMPETITION MAP



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WARWICK WOODLANDS - SITE PLAN/PHASES



PHASE 1

Phase 1 is complete and offers 85 Carriage Homes & Townhomes within a traditional neighborhood, set along quiet tree-lined streets, which are fully occupied. Also features The Woods Apartments offering 54 units connected to the Oaks Campus Center for easy access to dining, fitness, social amenities, secured underground parking and more under one roof.

PHASE 2

Phase 2 is underway and will offer an additional 89 Carriage Homes & Townhomes.

PHASE 3

A - 2 acre Pad Site

D, E - In-Line Commercial/Retail Spaces on Main Floor

F - Future Development of Memory Care Facility

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AERIAL DRONE PHOTOS



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ABOUT LITITZ, PENNSYLVANIA



SPLENDID SMALL TOWN CULTURE

With a splendidly well-preserved small-town culture, Lititz is a treasure spot in the heart of Lancaster County. Boasting a vibrant downtown, Main and Broad Street are lined with unique shops a short walking distance away from beautiful Lititz Springs Park. Lititz offers trendy eateries, craft beer, and one-of-a-kind coffee and pastry shops. Get your sweet and salty fix by visiting the Wilbur Chocolate Store followed by a trip to the Julius Sturgis Pretzel Bakery.

You'll be pleased to discover the Downtown Lititz Farmers Market where fresh produce, baked goods, and entertainment are available each Thursday evening spring through fall in the park. Lititz hosts many well-loved events from car shows to the famous Fourth of July extravaganza.

Surrounded by rolling farmland and rooted in rich heritage, it has a steady heartbeat of tradition and history. This blending of old and new is what sets it apart from other small-town destinations; with residents and visitors alike relishing in its timeless and vibrant ambiance. Continuing to earn its way into the heart of many, Lititz is sure to delight all who pass through!

FACTS ABOUT LITITZ

- Lititz is located in Lancaster County, approximately 8 miles north of the city of Lancaster.
- Lititz Borough has a population of 9,385 people, and occupies a total area of 2.3 square miles.
- PA Routes 772 (Main St.) and 501 (Broad St.) are the major East-West and North-South streets in the town.
- In 2013 Lititz was voted America's Coolest Small Town by Budget Travel.
- Home to Linden Hall, the oldest independent boarding and day school for girls in the country.
- Local attractions include the Wilbur Chocolate Store, the Julius Sturgis Pretzel Bakery, Lititz Springs Park, and the Thursday's Farmers Market where fresh produce, baked goods, and entertainment are available each Thursday evening mid-May through mid-October.
- Lititz hosts many well-attended annual events which include the Lititz Fire and Ice Festival, the Lititz Chocolate Walk, the Rotary Craft Show, the Lititz Craft Beer Fest and Second Friday – an evening of food, festivities and music held on the second Friday of every month.
- Lititz is home to many internationally known companies such as BB&T, Wilbur Chocolate, Johnson & Johnson, Woodstream, Tait Towers, Clair Global and Atomic Design.



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ABOUT MORAVIAN MANOR COMMUNITIES



MISSION & VISION STATEMENT

Their faith-based mission provides opportunities and services that enrich the journey of aging: Moravian Manor is a not-for-profit senior living community offering a person-centered approach to a full continuum of services. Their vision is to be a unique community within a community that excels at anticipating and accommodating the changing lifestyles, expectations, and needs of the people we serve.

HISTORY

Established in 1975, Moravian Manor's history is rooted in the early works of the Moravian Church in Pennsylvania. The foundation for Moravian Manor was established in the 1950s through the early works of the Moravian Church to care for its aging members. In the early 1970s, the Lititz Moravian Church donated 22 acres in town to construct the retirement community. The Manor welcomed its first residents to the Moravian Avenue Cottages in late 1974 and to Manor West Personal Care (formerly called the residential wing) in January 1975. From 1975-1979 additional cottages were built along Moravian Ave. 1983-1984 the Manor Greene apartments were constructed. In 1986 a new personal care wing was opened. In 2000, Moravian Manor celebrated its 25th anniversary. A major expansion and renovation project to add new independent living apartments, enhance facilities for the west wing assisted living center and renovate the Health Center was launched. The new Garden Court apartments were finished in 2003. In 2009 the Manor East Health Center's two story expansion and renovation project – the South Wing, which provided for more private rooms and a more home-like atmosphere, was completed. During this year, they also initiated a change in philosophy, with regards to our approach to health care, to adopt a hospitality model that focuses on resident-centered care. The Health Center renovations to create three smaller neighborhoods, each with a dedicated care base, were finished in 2011. A new recreation area-complete with a three-hole putting green, bocce court and shuffleboard court was constructed in 2012. And in 2014, after a year of planning and concepting, the new Warwick Woodlands project, to be set on 72-acres of a former landscape nursery, started its pre-sales phase. Phase I of this new neighborhood that includes: townhomes, carriage homes, and apartments, broke ground in 2016. Looking to the future, they remain dedicated to the continual improvement of accommodations and services that they offer to their residents and the local community.



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