



PRIME LITITZ RETAIL BUILDING FOR SALE

105 WARWICK STREET, LITITZ, PA 17543



WWW.LANDMARKCR.COM
(717) 731.1990





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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



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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	±6
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

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ADDITIONAL PHOTOS

THE LOFTS AT LITITZ SPRINGS



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PROPERTY LOCATION



LITITZ SPRINGS PARK



THE LOFTS AT LITITZ SPRINGS

Wilbur
CHOCOLATE

TAPESTRY
COLLECTION
by Hilton

FCP
Fluid Conditioning Products, Inc.
Premium Filtration. Proven Performance.

COFFEE CO.



GARDNER & STEVENS, Inc.
Exteriors. One To Grow.

SUBWAY

Callini's
Vine and the
Bronches

501

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REGIONAL AERIAL



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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



POPULATION

560,212



HOUSEHOLDS

212,947



AVG HH INCOME

\$115,984



MEDIAN AGE

38.5



BUSINESSES

18,722



EMPLOYEES

207,695

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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.

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