

FOR SALE



3,661 SF Office Building

A signature stone property for professional or medical use

1500 Lititz Pike · Lancaster, PA 17601

OFFERED AT

\$1,050,000

MEEDCOR
REALTY 

3,661 SF
Above Grade

0.75 Ac
Lot Size

30
Parking Spaces

B-1
Zoning

22,000
Vehicles / Day

1500 LITITZ PIKE · LANCASTER, PA 17601 · MANHEIM TOWNSHIP

This stone Colonial-style office building sits on a beautifully landscaped 0.75-acre lot directly on Lititz Pike (PA-501), one of the busiest and most visible commercial corridors in Manheim Township. With roughly 3,661 square feet of finished office space above grade — plus a 1,475 SF basement level with additional storage, file, and lunch-room space — across two floors, excellent construction integrity, and a layout of private offices and conference rooms, the property is ready to define the image of a professional or medical practice. Its combination of visibility, parking, and traditional architectural character make it a rare signature opportunity in the Lancaster market.

\$1.05M ASKING PRICE	3,661 SF ABOVE-GRADE BUILDING AREA	30 ON-SITE PARKING SPACES	22,000 VEHICLES / DAY (PENNDOT)
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PROPERTY DETAILS

Address	1500 Lititz Pike, Lancaster, PA 17601	Municipality	Manheim Township
MLS ID	PALA2091024	Zoning	B-1
Property Type	Office – Professional	Lot Size	0.75 Acres (Irregular)
Above-Grade Square Footage	3,661 SF	Basement Level (Additional)	1,475 SF
Construction	Stone	Condition	Excellent / Good
Roof	Slate	Ceiling Height	10' to 12' Clear Span
Heating	Baseboard Hot Water (Oil)	Cooling	Central A/C (Electric)
Water / Sewer	Public / Public	2026 Assessed Value	\$507,800
2026 Annual Taxes	\$11,997		

BUILDING FEATURES

- Numerous private offices filled with natural light
- Elegant foyer & staircase entry
- Slate roof & stone masonry construction
- Central air conditioning throughout
- Formal conference room / meeting space
- Two full floors of finished office space
- 30 dedicated client & employee parking spaces
- Excellent Route 30 / Lititz Pike visibility



Private office with fireplace



Sun-filled corner office



Foyer & staircase



Bay-window office



Open office / meeting room



Interior hallway



TRAFFIC & VISIBILITY

1500 Lititz Pike sits near the south end of PA-501 (Lititz Pike), just north of its interchange with US Route 30 and US 222/PA 272 — one of the highest-traffic intersections in Manheim Township. PennDOT crash-safety materials covering Lititz Pike in Manheim Township report an average of about 22,000 vehicles per day along the corridor, with the adjacent US 30 interchange carrying an estimated 50,000+ vehicles per day. That kind of sustained daily traffic keeps the property's stone facade and signage in front of a large, steady audience of local commuters and shoppers.

22,000

VEHICLES / DAY
· LITITZ PIKE
(PA-501),
PENNDOT DATA

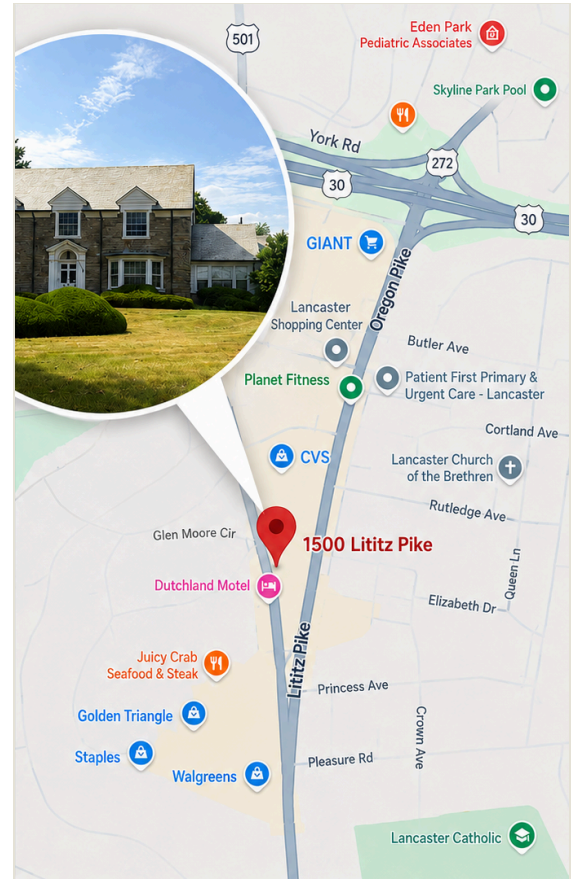
50,000+

EST. VEHICLES /
DAY · US ROUTE
30
INTERCHANGE
NEARBY

10 MIN

DRIVE TO
DOWNTOWN
LANCASTER

Source: PennDOT traffic-count data as reported by LancasterOnline (August 2026) in coverage of a PennDOT driver-visibility safety project along Lititz Pike in Manheim Township.



NEARBY AMENITIES

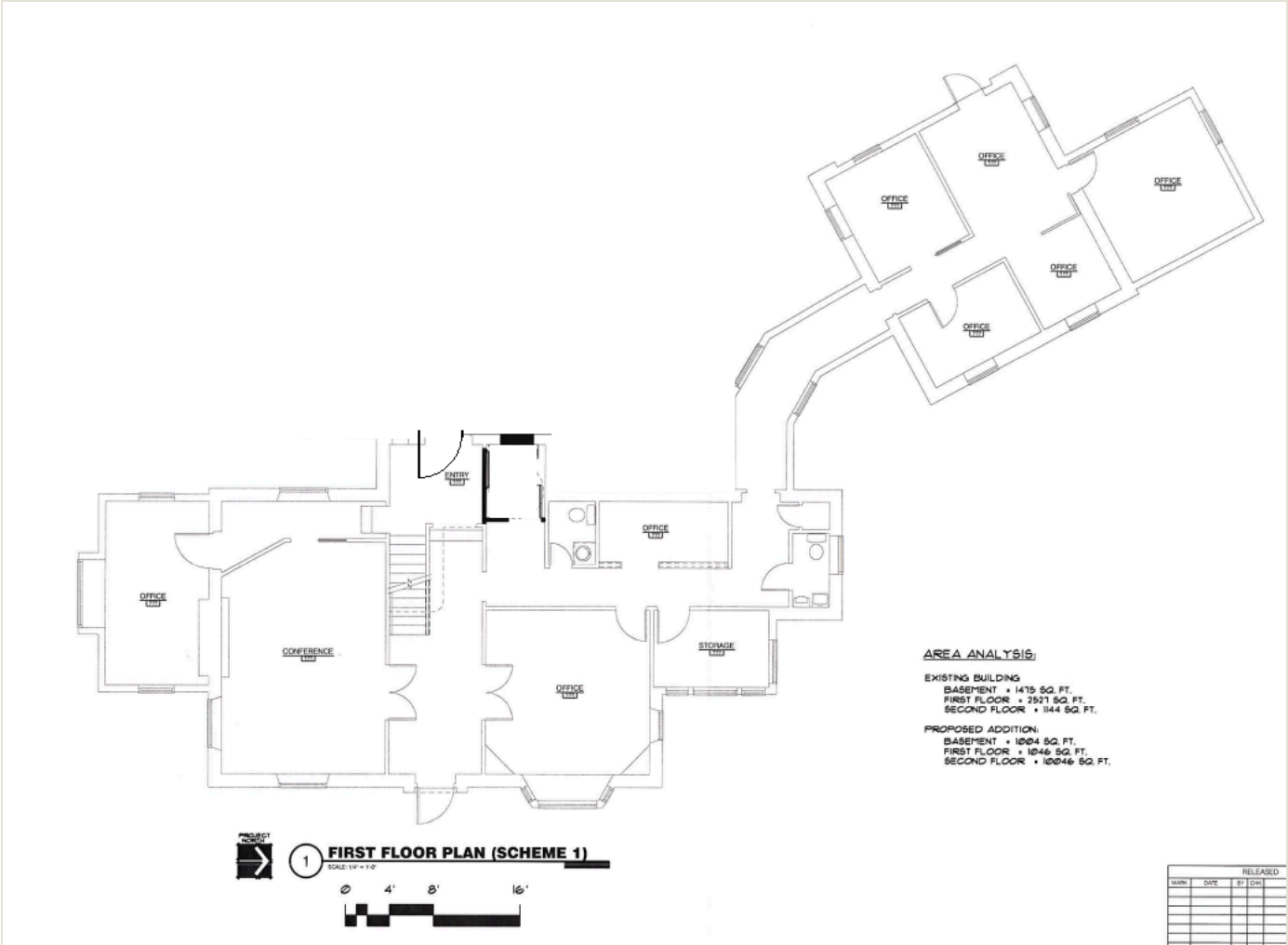
- Giant & Lancaster Shopping Center
- Planet Fitness
- Walgreens & Staples
- Target, Whole Foods & CVS
- Patient First & Eden Park Pediatrics
- Multiple dining options on Route 30

PERFECT USE

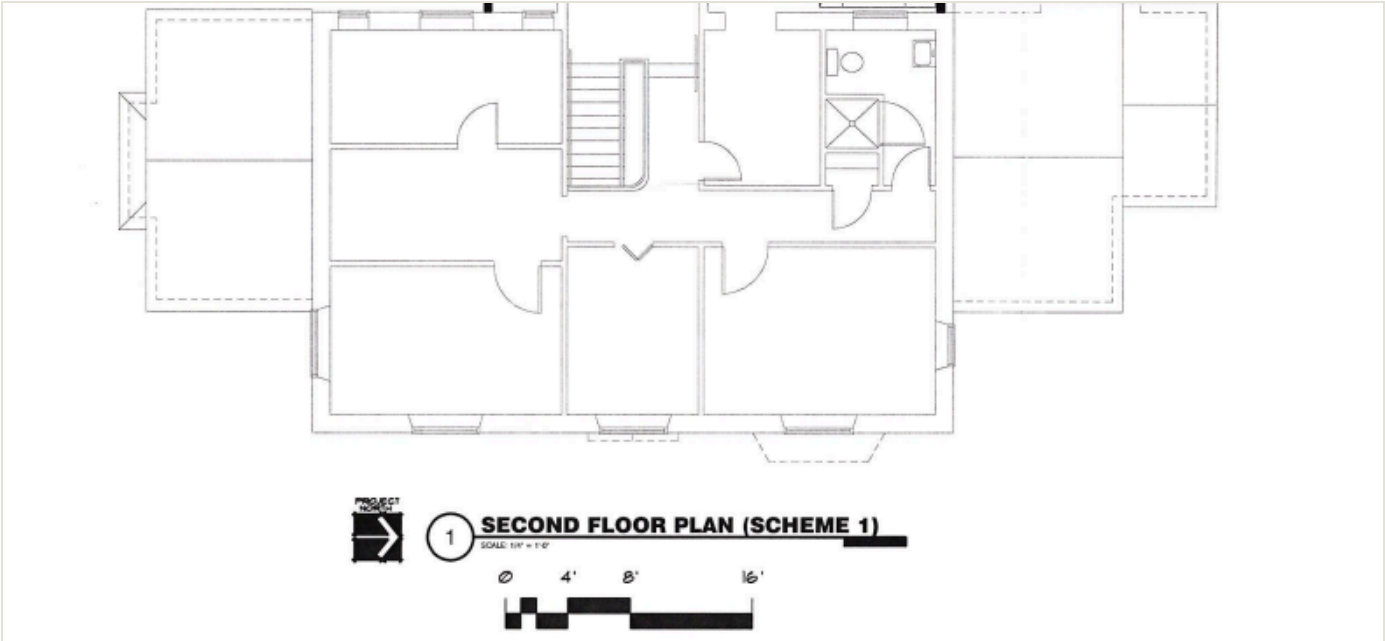
Legal · Financial Consulting · Spa · Accounting · Medical Practice or Outpatient · Any Professional Use

This is a one-of-a-kind opportunity.

FIRST FLOOR PLAN · SCALE 1/4" = 1'-0"

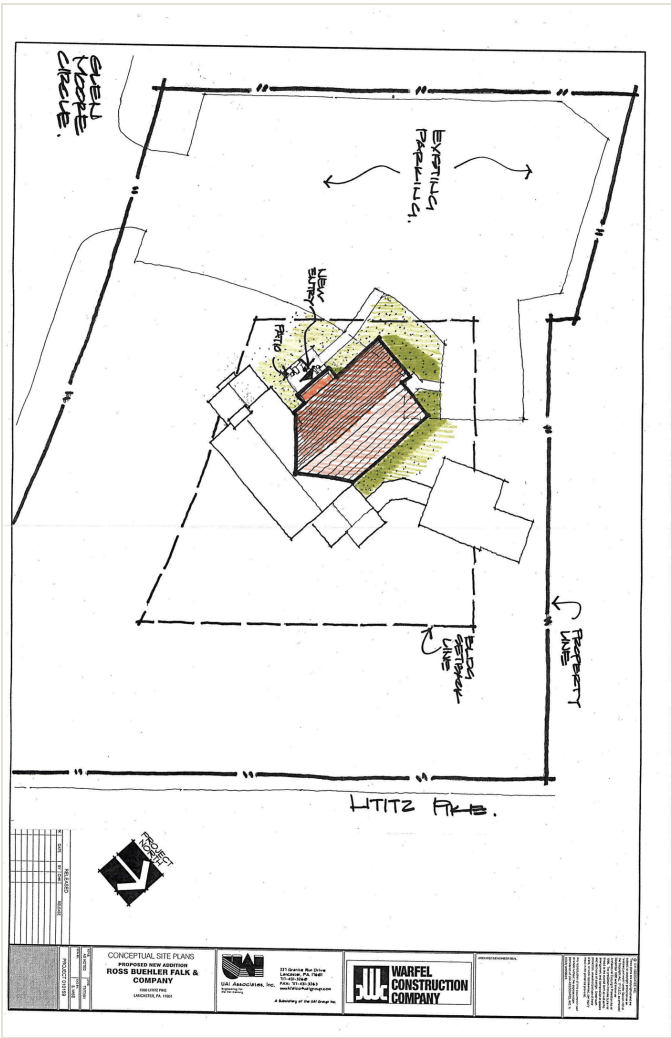


SECOND FLOOR PLAN · SCALE 1/4" = 1'-0"



CONCEPTUAL PLANS ALREADY ON FILE

Beyond the existing 3,661 SF of above-grade office space, conceptual expansion plans for a new addition have already been prepared for 1500 Lititz Pike — architectural drawings by Ross Buehler Falk & Company with Warfel Construction Company, covering a new site plan, basement, first-floor, and second-floor addition. These plans are included here for reference to illustrate the property's built-in room to grow; they are conceptual only and would need to be updated and permitted before any construction.



PROPOSED ADDITION — AREA ANALYSIS

LEVEL	EXISTING	PROPOSED ADDITION
Basement	1,475 SF	1,004 SF
First Floor	2,521 SF	1,046 SF
Second Floor	1,144 SF	1,046 SF
Total	5,140 SF	3,096 SF

Figures are taken directly from the architect's conceptual plan set (Ross Buehler Falk & Company, Project 010159) and reflect the existing building's own area analysis, confirming the 3,661 SF above-grade / 1,475 SF basement breakdown used throughout this brochure.

MEEDCOR
REALTY



CALL TO FIND OUT MORE TODAY

717-394-9500

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1500 Lititz Pike, Lancaster, PA 17601 · MLS# PALA2091024

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