



PRIME BANK/RETAIL PROPERTY FOR SALE OR LEASE
1950 OLD PHILADELPHIA PIKE, LANCASTER, PA 17602



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(717) 731.1990





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OFFERING SUMMARY

Introducing an exceptional opportunity in Lancaster, PA! Nestled on Old Philadelphia Pike, this prime property boasts an impressive average vehicle per day (VPD) count of 19,165+/-, ensuring excellent visibility and accessibility. Situated directly off US Highway Rt 30, it offers unparalleled convenience and exposure. The property features a well-appointed 2,000+/- square foot building, complete with a coveted drive-through option, making it ideal for a variety of businesses seeking to capitalize on high traffic flow. With flexible Neighborhood Commercial zoning, there are multiple uses such as financial institution, restaurant, daycare, medical or Dental Office, Retail Sales, or office use. Whether you're considering leasing or purchasing, this versatile property promises a lucrative opportunity in Lancaster's thriving commercial landscape.

PROPERTY HIGHLIGHTS

- Former Truist Bank available for sale or lease
- Building features a two (2) lane drive-thru ideal for banking or restaurant use.
- Centrally located with close proximity to major retailers including:

Tanger®Outlets **KOHL'S**



LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
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PROPERTY DETAILS

Sale Price **\$1,500,000**

Lease Price **Negotiable/NNN**

LOCATION INFORMATION

STREET ADDRESS **1950 Old Philadelphia Pike**

CITY, STATE, ZIP **Lancaster, PA 17602**

COUNTY **Lancaster County**

MARKET **West Lampeter Township**

BUILDING INFORMATION

BUILDING SIZE **2,240 SF**

LEASE TYPE **NNN**

OCCUPANCY **Vacant**

TENANCY **Single**

YEAR BUILT/RENOVATED **1966/2012**

GROSS LEASABLE AREA **2,000± SF**

CONSTRUCTION STATUS **EXISTING**

PROPERTY INFORMATION

PROPERTY TYPE **Bank**

PROPERTY SUB-TYPE **Retail**

LOT SIZE **.98 AC**

PARKING AND TRANSPORTATION

PARKING TYPE **LOT**

PARKING RATIO **5/1,000**

NUMBER OF SPACES **16**

TRAFFIC COUNTS **± 19,165**

UTILITIES & AMENITIES

SIGNAGE **Yes**

CEILING **8'**

ROOF **Shingle**

SECURITY **Yes**

SPRINKLERS **Yes**

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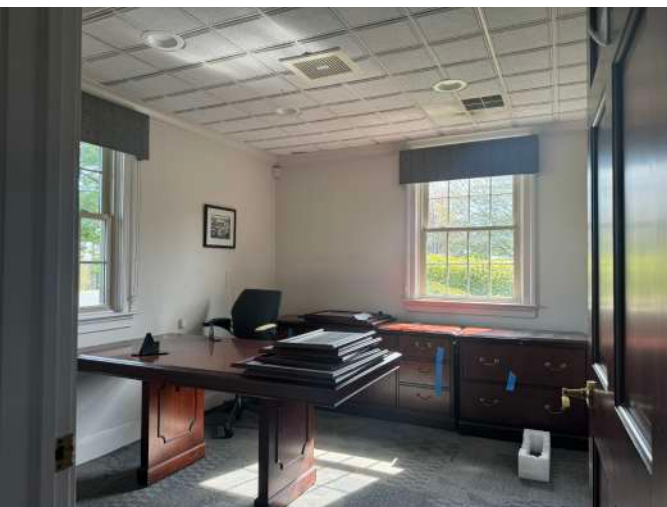
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ADDITIONAL PHOTOS



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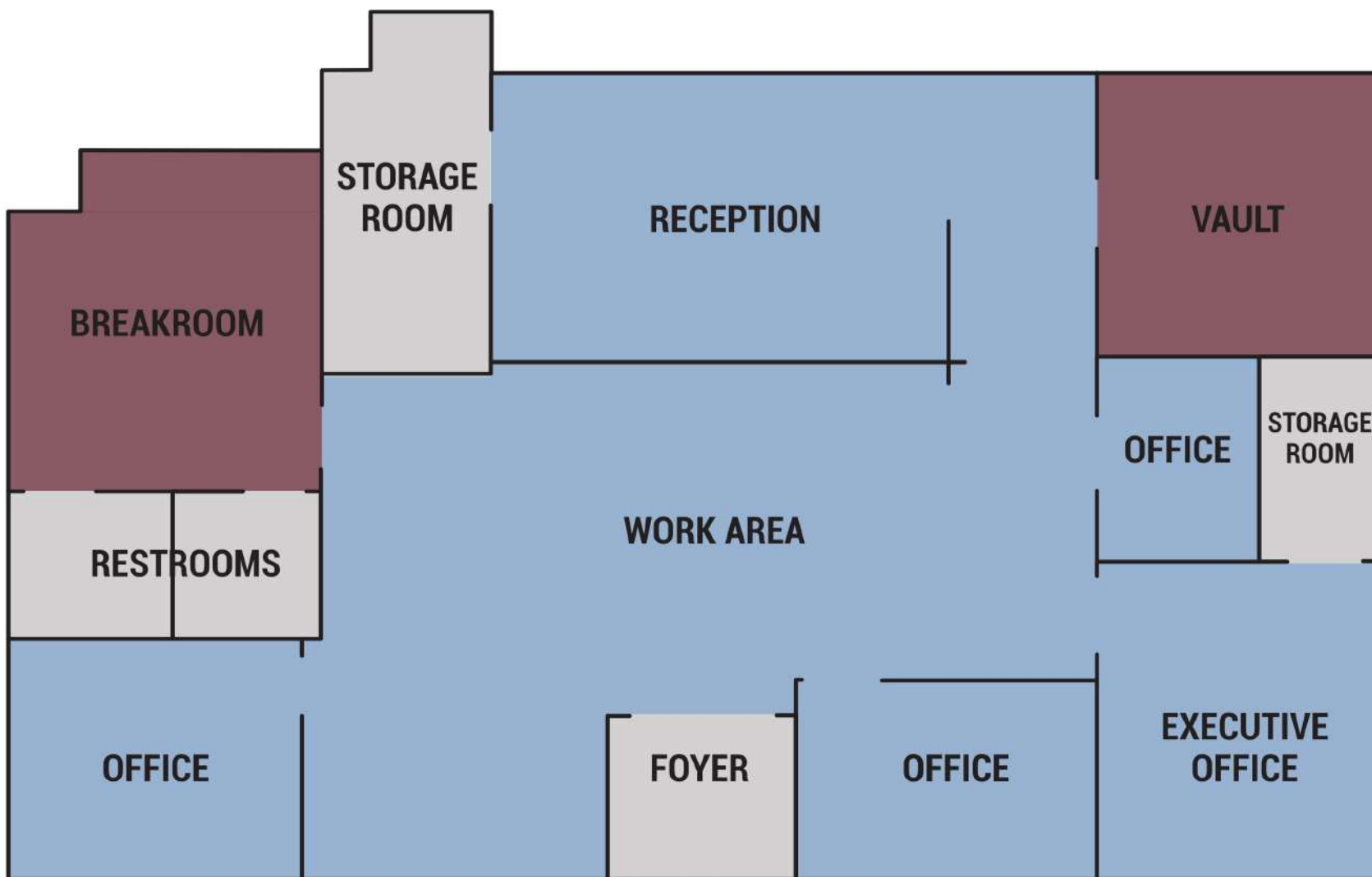
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FLOORPLAN



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LOCATION AERIAL



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AREA OVERVIEW

LANCASTER, PENNSYLVANIA, known as the heart of Pennsylvania Dutch Country, exudes a unique blend of history, culture, and modernity. Nestled in the lush farmlands of southeastern Pennsylvania, Lancaster is renowned for its picturesque countryside dotted with traditional Amish farms and horse-drawn buggies. The city itself boasts a rich heritage dating back to colonial times, evident in its well-preserved architecture, including landmarks like the historic Central Market and the Fulton Theatre, America's oldest continuously operating theater. Beyond its charming streets, Lancaster offers a vibrant arts and dining scene, with galleries, boutiques, and restaurants showcasing the area's creativity and culinary diversity. Moreover, Lancaster's strategic location, situated between Philadelphia and Harrisburg, positions it as a bustling economic center, attracting businesses across various sectors and fostering innovation and entrepreneurship.

In addition to its cultural and economic significance, Lancaster prioritizes sustainability and community engagement, evident in its efforts to promote green initiatives and support local businesses and organizations. The city hosts numerous festivals and events throughout the year, celebrating its diverse heritage and fostering a sense of community among residents and visitors alike.



ROUTE 30 CORRIDOR

The Route 30 corridor in Lancaster, Pennsylvania, is a vital hub for businesses, offering strategic advantages such as access to tourism, retail, manufacturing, and agriculture. Serving as a gateway to Lancaster County's attractions like Amish Country and the Strasburg Rail Road, it fuels a thriving tourism and hospitality industry. Additionally, the corridor supports a diverse range of retail establishments and facilitates the movement of goods for manufacturing and agriculture sectors through its industrial parks and warehouses. Ongoing commercial development, coupled with its transportation infrastructure connecting to major population centers, makes it an attractive location for businesses seeking growth and accessibility.



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DEMOGRAPHICS

POPULATION

1 MILE	6,688
2 MILE	59,715
3 MILE	144,059

HOUSEHOLDS

1 MILE	2,779
2 MILE	22,127
3 MILE	55,594

AVERAGE HOUSEHOLD INCOME

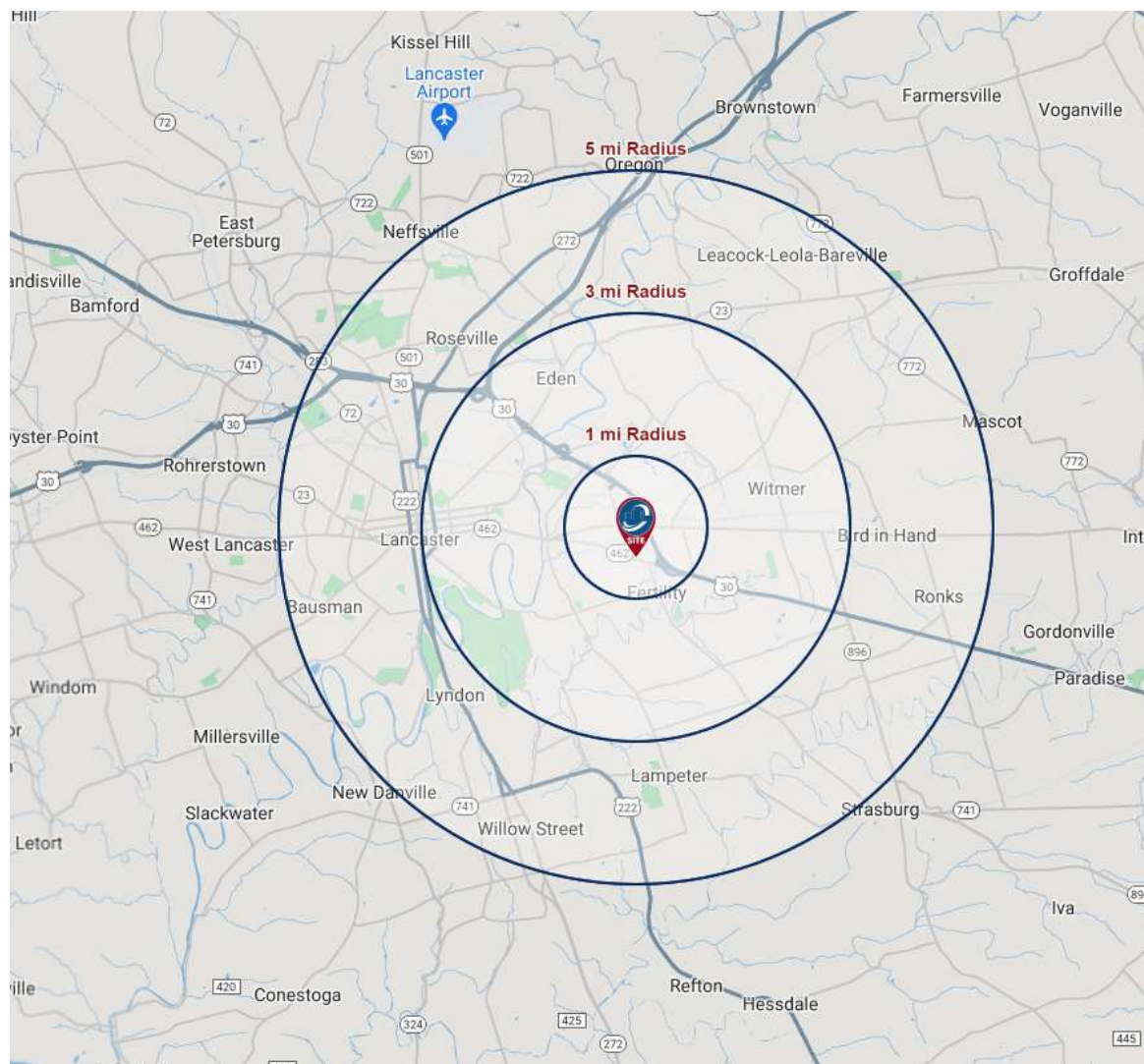
1 MILE	\$97,536
2 MILE	\$107,667
3 MILE	\$113,776

TOTAL BUSINESSES

1 MILE	394
2 MILE	2,128
3 MILE	6,248

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	7,069
2 MILE	28,062
3 MILE	73,557



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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 or 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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