



Commercial Real Estate LLC

## FOR LEASE

Spaces available at this highly-visible, multi-tenant retail center in Manheim Twp.

## FRUITVILLE PIKE CENTER

Manheim Township | Lancaster County

1339-1357 Fruitville Pike Lancaster, PA 17601



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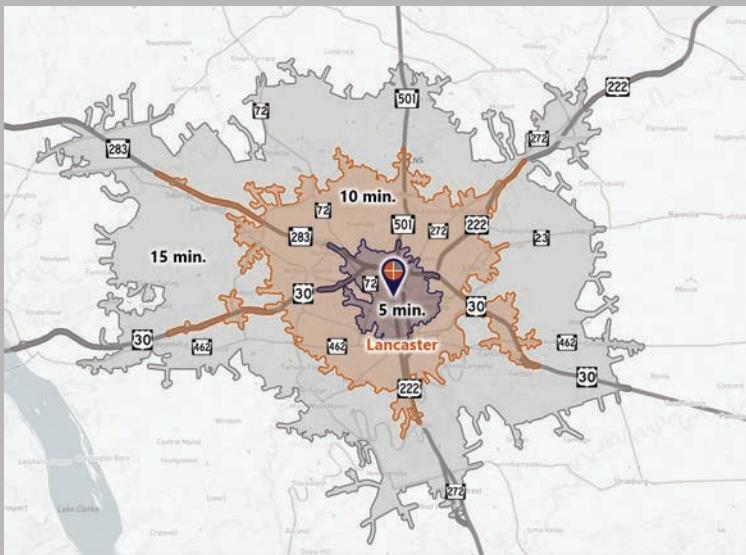
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# FRUITVILLE PIKE CENTER

## DEMOGRAPHICS

Variable	Fruitville Pike Center Lancaster, Pa		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	21,175	120,215	226,290
Population Density (Pop per Sq. Mile)	3,965.8	3,384.7	1,872.6
Total Daytime Population	43,609	148,807	255,026
Total Households	9,041	46,260	87,920
Per Capita Income	\$41,311	\$39,173	\$42,403
Average Household Income	\$96,381	\$100,134	\$108,931
Average Disposable Income	\$72,795	\$75,174	\$81,384
Aggregate Disposable Income	\$658,142,148	\$3,477,570,096	\$7,155,295,621
Total (SIC01-99) Businesses	2,235	6,332	9,960
Total (SIC01-99) Employees	38,515	101,846	162,933
Total (SIC01-99) Sales	\$3,845,299,617	\$14,336,852,465	\$25,480,393,870
Annual Budget Expenditures	\$760,762,420	\$4,016,492,338	\$8,252,877,251
Retail Goods	\$234,140,671	\$1,239,703,406	\$2,571,263,658

## Travel Distance from Site



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## PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to market available spaces at this high-visibility, multi-tenant retail center in Manheim Township.

Presenting Fruitville Pike Center, located near the intersection of Fruitville and Manheim Pikes, which serves as a gateway to downtown Lancaster! This long-standing retail and services center is now offering multiple tenant spaces and opportunities for entrepreneurs who desire great visibility, a convenient location and strong surrounding traffic counts of over 33,000 VPD.

Opportunities ranging from 1,680 SF to 6,047 SF are available.

## PROPERTY DETAILS

- Building Size:.....25,887 SF
- Ask Rate:.....Negotiable/NNN
- Terms:.....Negotiable
- NNN Costs (Est.):.....\$3.00/SF
- Zoning:.....Business District (B-4)
- Land/Lot Size:.....1.59 acres
- Date Available:.....Various
- Parking:.....On-Site, Paved, 45+ spaces
- Heating/Cooling:.....HVAC
- Water:.....Public
- Sewer:.....Public

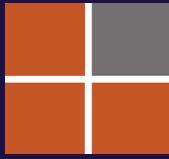
### Spaces Available - Immediately:

- Suite 1355:.....2,675 SF
- Suite 1357A-1:.....1,627 SF
- Suites 1347-1351:.....1,680 - 5,040 SF  
(Demisable)

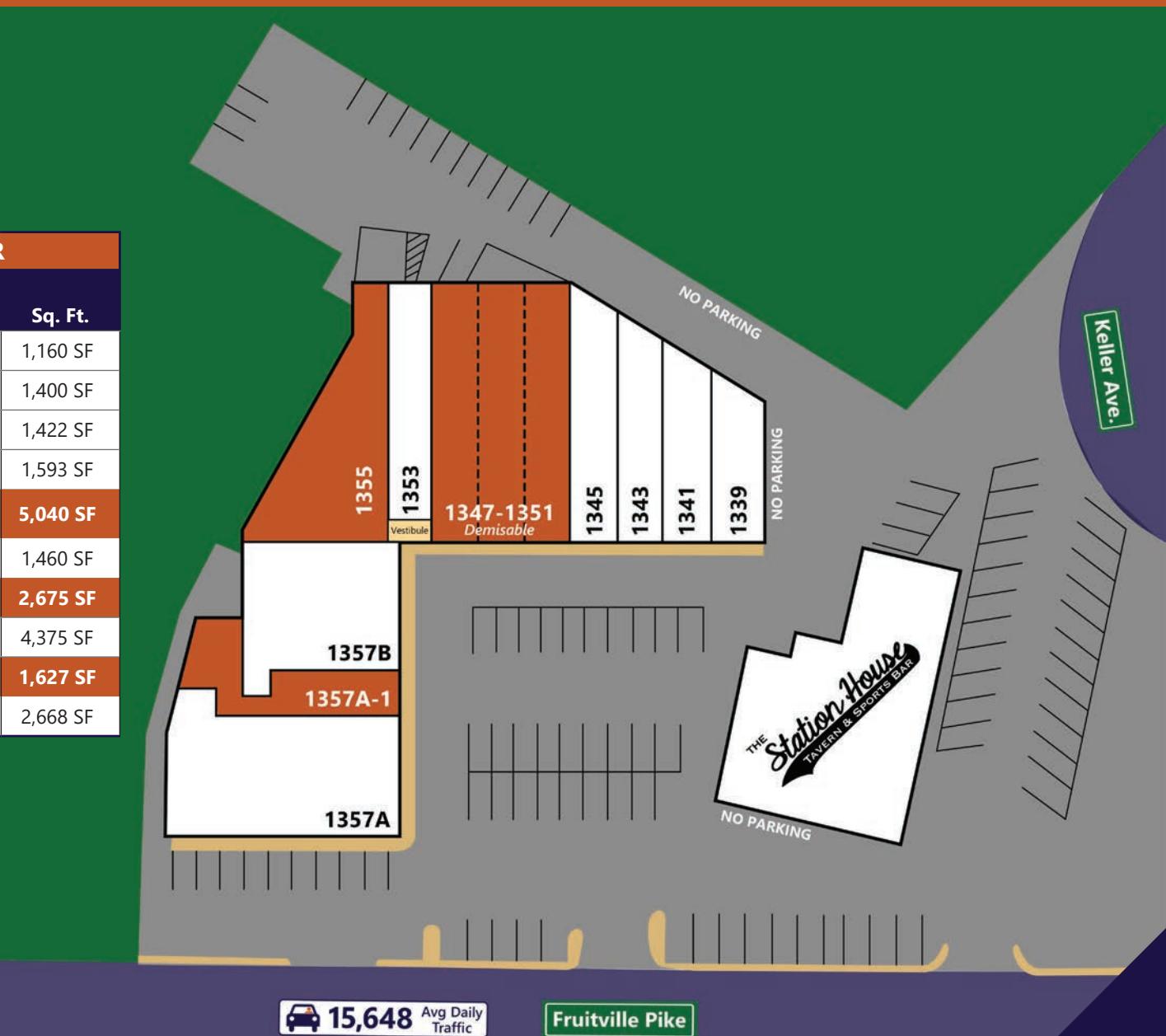
## TRAFFIC COUNTS

- Fruitville Pike:.....15,648 VPD
- Manheim Pike/Route 72:.....11,941 VPD
- Keller Ave.:.....6,085 VPD

# SITE PLAN | FRUITVILLE PIKE CENTER



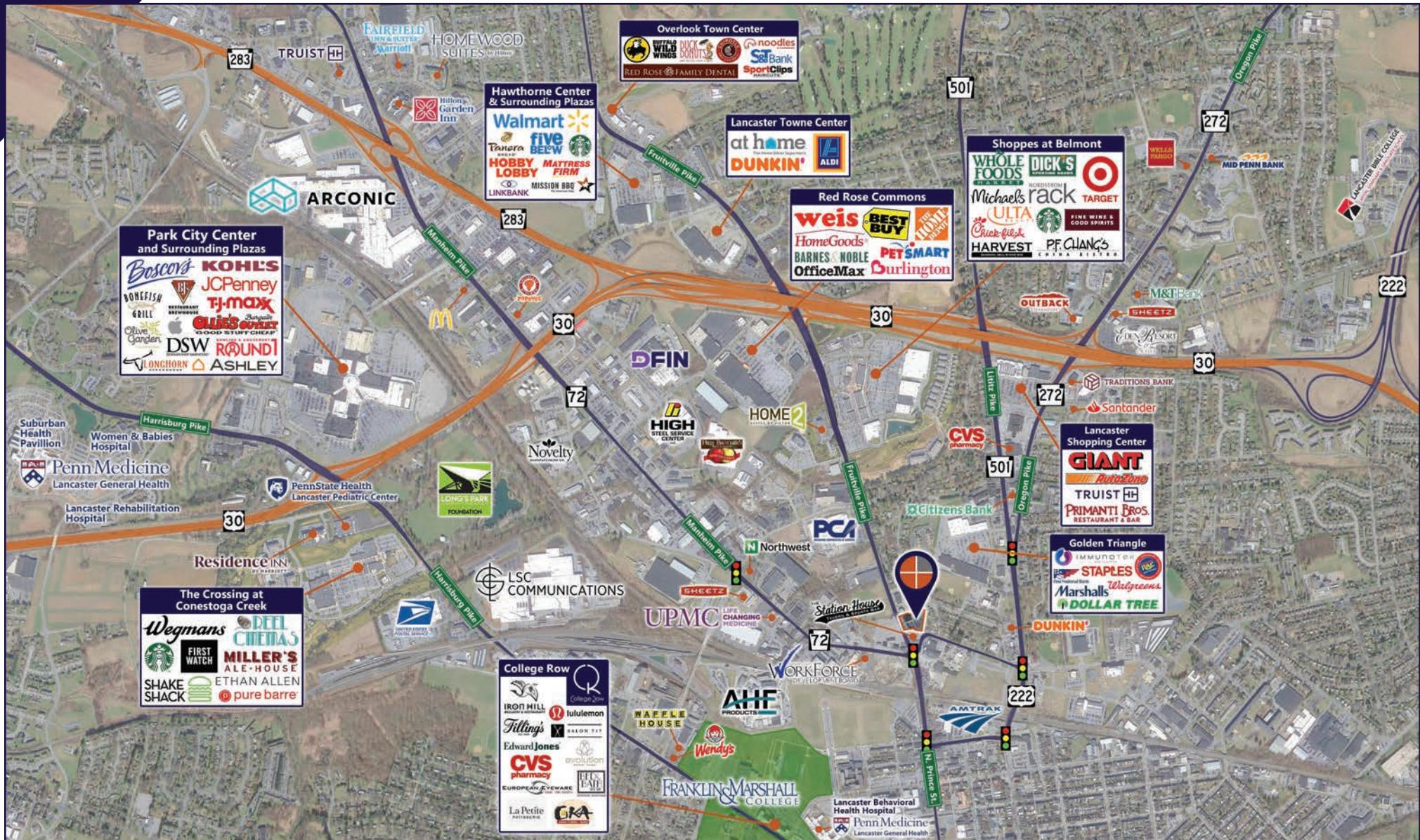
FRUITVILLE PIKE CENTER		
Tenants & Availabilities		
Suite #	Tenant	Sq. Ft.
1339	Therapeutic Massage	1,160 SF
1341	Farrell's Maintenance Service	1,400 SF
1343	Board & Brush	1,422 SF
1345	European Grocery Store	1,593 SF
<b>1347-1351</b>	<b>AVAILABLE</b>	<b>5,040 SF</b>
1353	State Farm Insurance	1,460 SF
<b>1355</b>	<b>AVAILABLE</b>	<b>2,675 SF</b>
1357A	Luxe Laundry	4,375 SF
<b>1357A-1</b>	<b>AVAILABLE</b>	<b>1,627 SF</b>
1357B	Arthur Murray Dance Studio	2,668 SF



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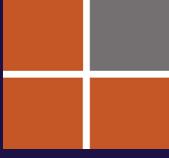
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# ESTABLISHED AREA MAP



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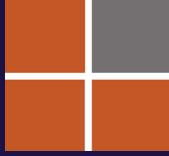


# AERIAL DRONE PHOTOS



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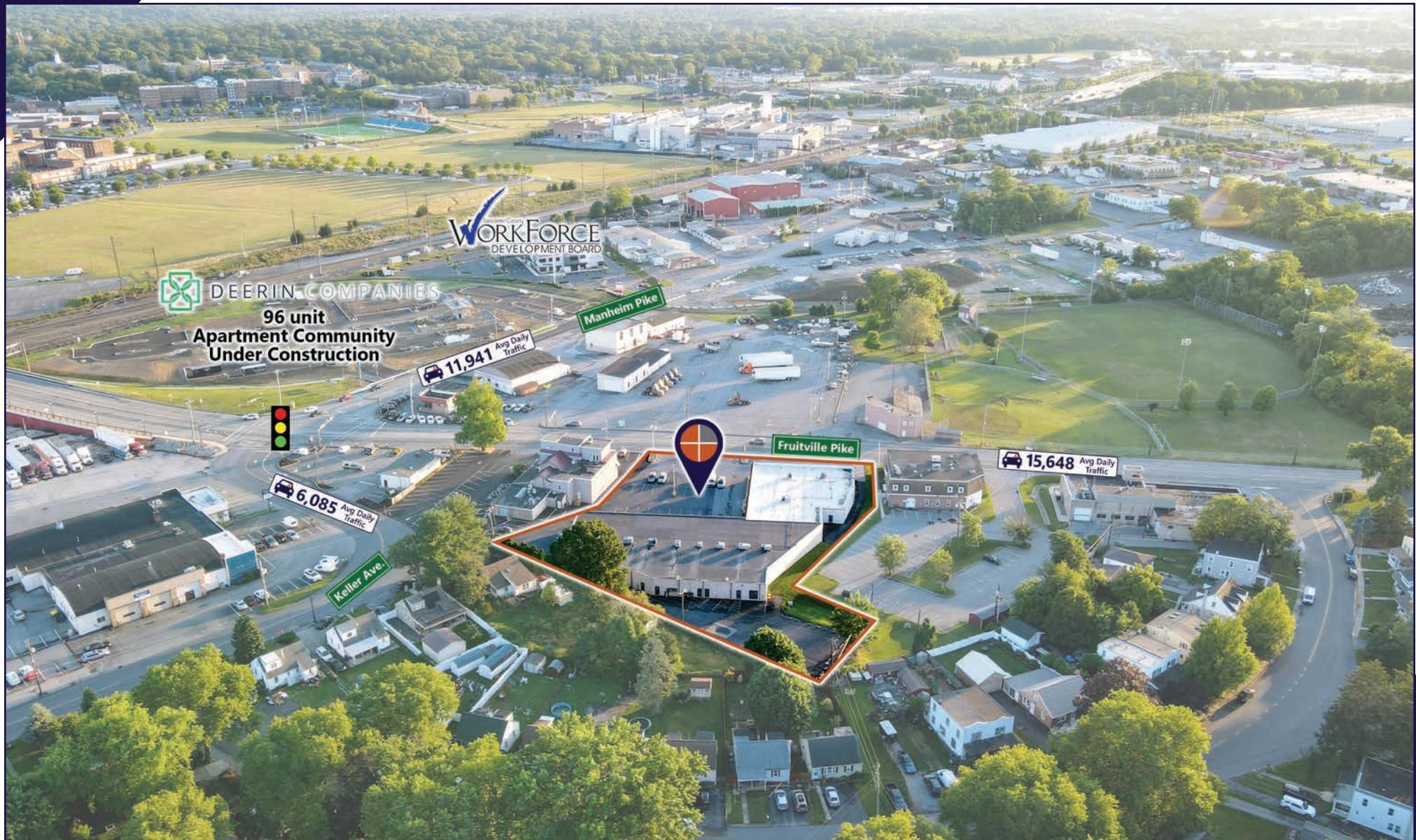
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