

FOR SALE

37-45 North Duke Street



LANCASTER, PA 17603

PROPERTY HIGHLIGHTS

- 3 parcel assemblage in Downtown Lancaster
- Approximately 30,000 +/- SF
- Single Tenant Net Lease - 100% occupancy through 2027
- On-site parking for 27 vehicles
- Located near retail, restaurants, entertainment, & hotel amenities
- Potential future redevelopment opportunity



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SALE INFORMATION

Sale Price:	\$2,295,000
County:	Lancaster
Municipality:	Lancaster City
Available SF:	30,008 SF
Acres:	0.46 Acres
Tax Account Number:	332-56082-0-0000, 332-64630-0-00000, 332-56851-0-0000
Deed Reference:	6548/367 & 2344/640

PROPERTY OVERVIEW

A three parcel assemblage in downtown Lancaster; 37 N Duke St (332-56851-0-0000), 45 N Duke St (332-56082-0-0000) and 37 N Cherry St (332-64630-0-0000). are all included to total 30,008 SF that is currently a NNN lease by single Tenant Murray Insurance. This lease expires 9/30/27. There are 27 parking spaces included in the rear of the building. Charm and appeal through to properties, 37 was built in 1880, 45 in 1916 and 37 Cherry in 1941 and these periods are reflected in the finishes. Great location as it is walkable within a couple blocks to all of downtown, the vibrant retail, restaurants, pubs and entertainment. A must see for one who appreciates the detail the city curb appeal. Potential redevelopment for multi family or mixed use.

OFFERING SUMMARY

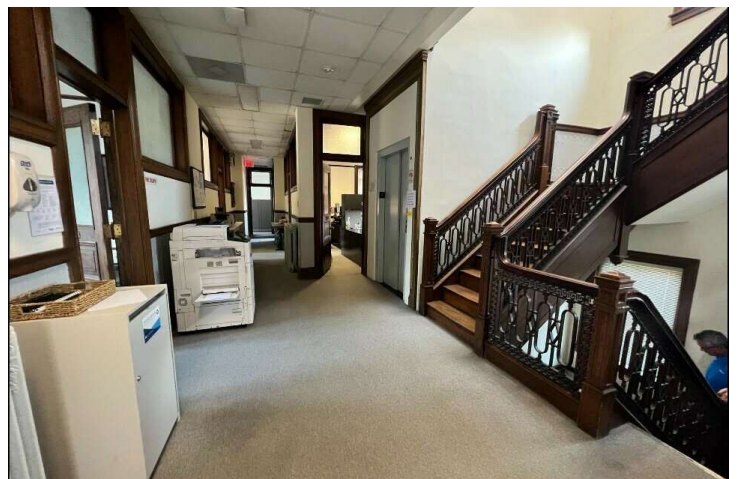
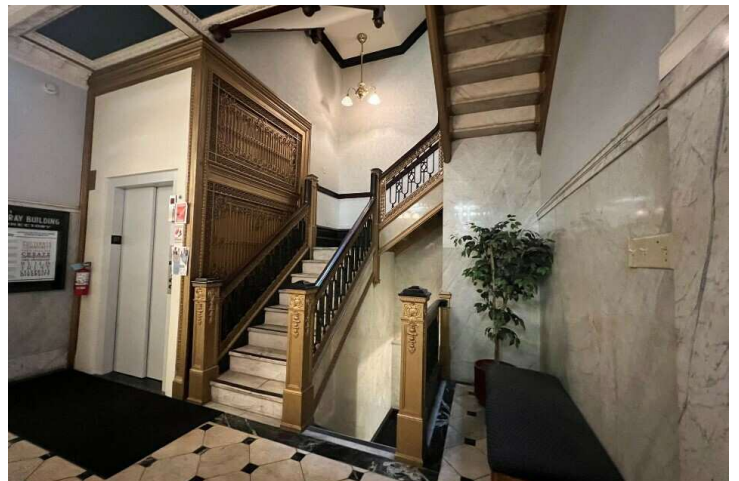
HVAC:	Heating Type: Forced Air and Natural Gas Cooling Type: Natural Gas and Electric	Total Taxes:	\$64,494
Sprinklers:	No	Lighting:	Various Throughout
Parking:	On-Site for 27 vehicles	Number of Floors:	Two Buildings: Three Floors One Building: Five Floors
Water:	Public	Flooring:	Carpet, Hardwood, Vinyl, and Wood
Sewer:	Public		
Zoning:	CB-Central Business		



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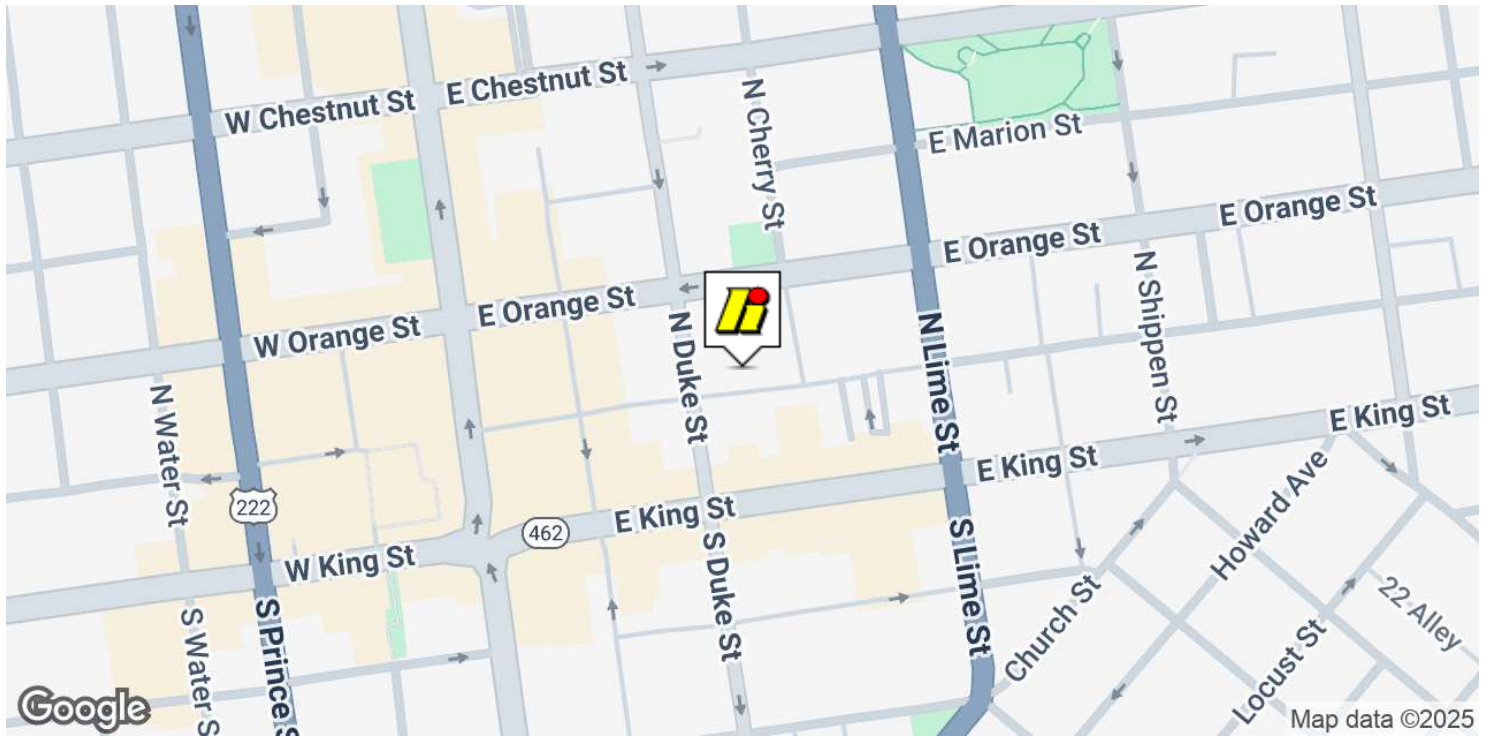
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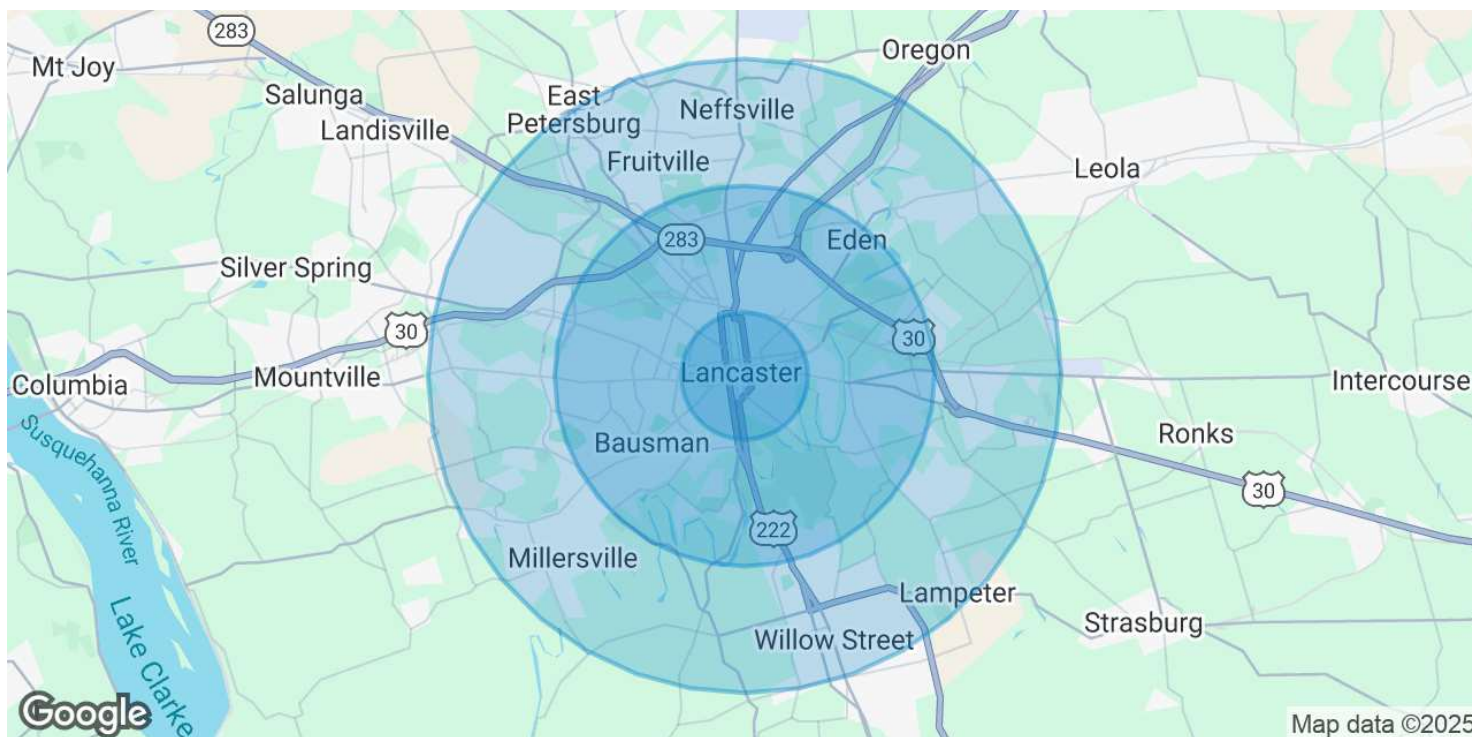
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	47,130	110,229	188,357
Average Age	36	39	41
Average Age (Male)	36	38	40
Average Age (Female)	37	40	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	18,319	42,399	72,546
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$73,578	\$92,383	\$105,687
Average House Value	\$237,796	\$270,758	\$310,563

Demographics data derived from AlphaMap

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1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

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