

2301 HARRISBURG PIKE #2 LANCASTER, PA

INVESTMENT PROPERTY FOR SALE

Deepa Balepur

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 **COMPASS** real estate, LLC

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SECTION 1

Property information

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Property Summary

2301 Harrisburg Pike #2 - Lancaster, PA



PROPERTY DESCRIPTION

Great investment opportunity with a high credit national childcare brand tenant. 8+ years remaining on the lease term with two 5 year renewal options. Base rent is \$18,051.88/mo. Business interruption insurance is a plus. Located in a great area with strong demographic and population growth. Triple net lease with minimal landlord responsibility. High enrollment with waiting lists. Well-maintained building. Two corner lots (Unit 7 at 0.34 acres and 8 at 0.45 acres, priced at \$100,000 each and ideal for a cell tower lease, billboard included in the sale for a total price of \$3.25mil.

LOCATION DESCRIPTION

Located on Harrisburg Pike near the intersection with Route 741 in East Hempfield Township within Lancaster County, providing visibility along a major corridor.

OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	11,348 SF
NOI:	\$216,622.56
Cap Rate:	6.77%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,129	21,296	69,603
Total Population	6,346	51,945	176,587
Average HH Income	\$119,162	\$129,965	\$111,216

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Additional Photos

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SECTION 2

Location information

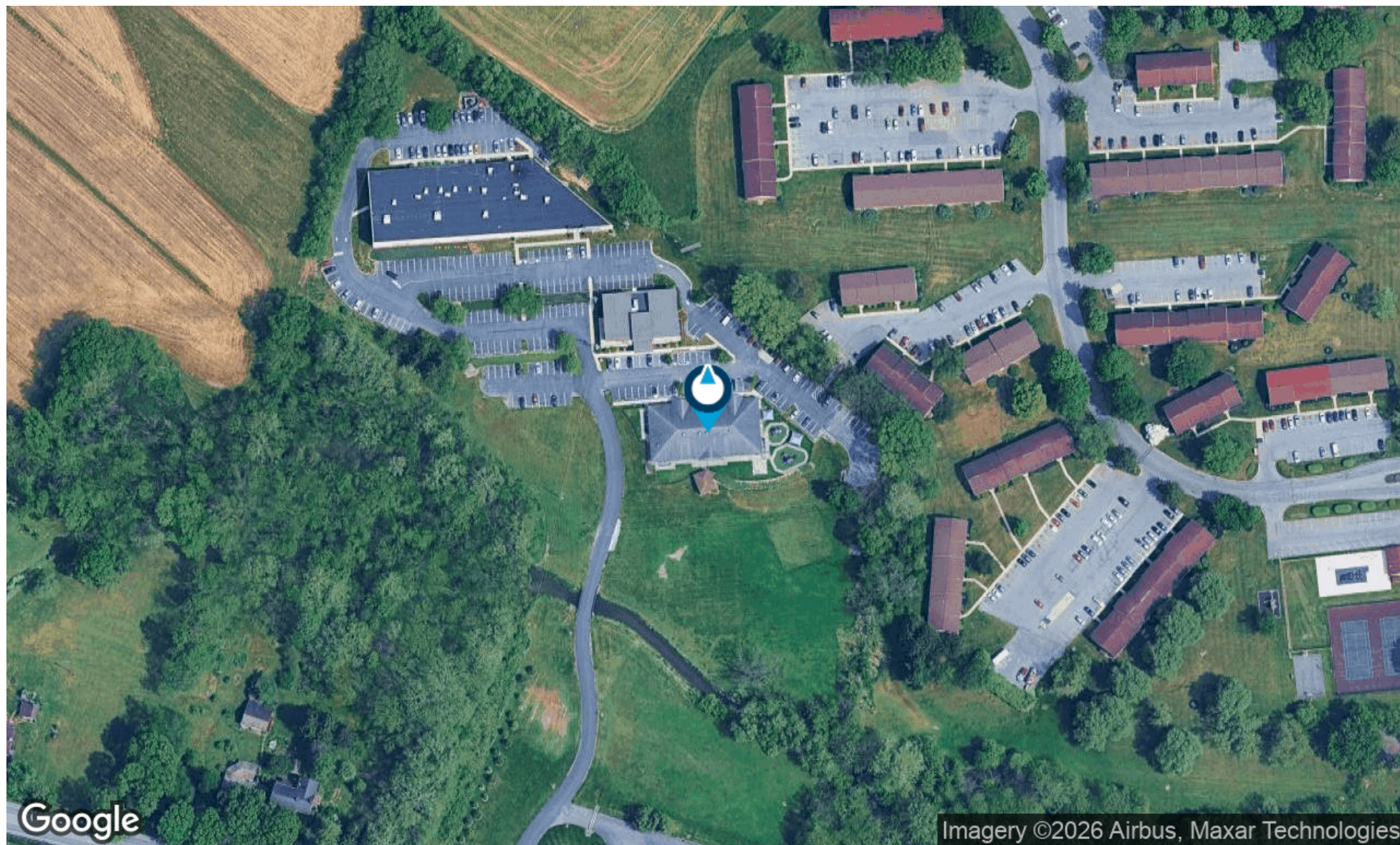
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Aerial Map

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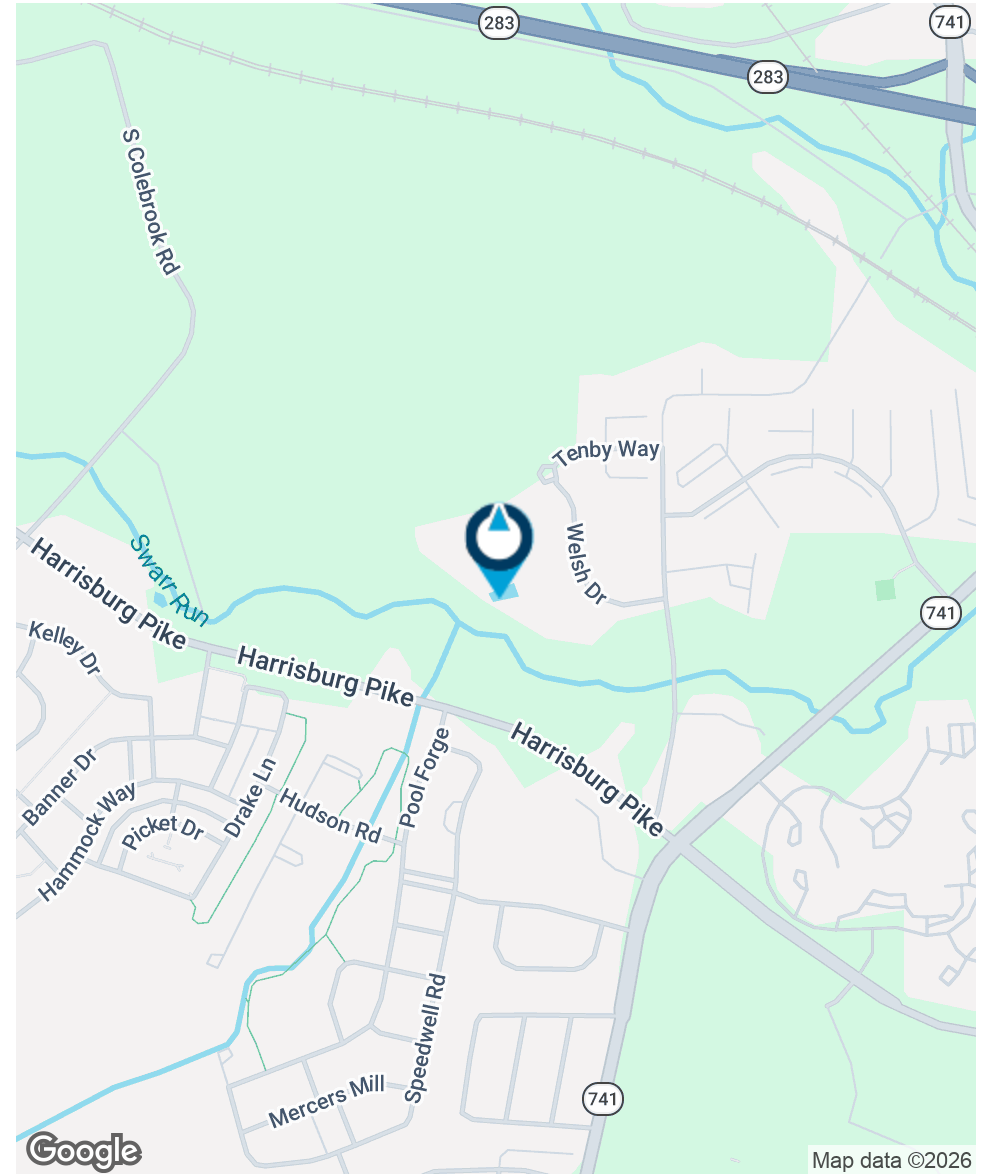
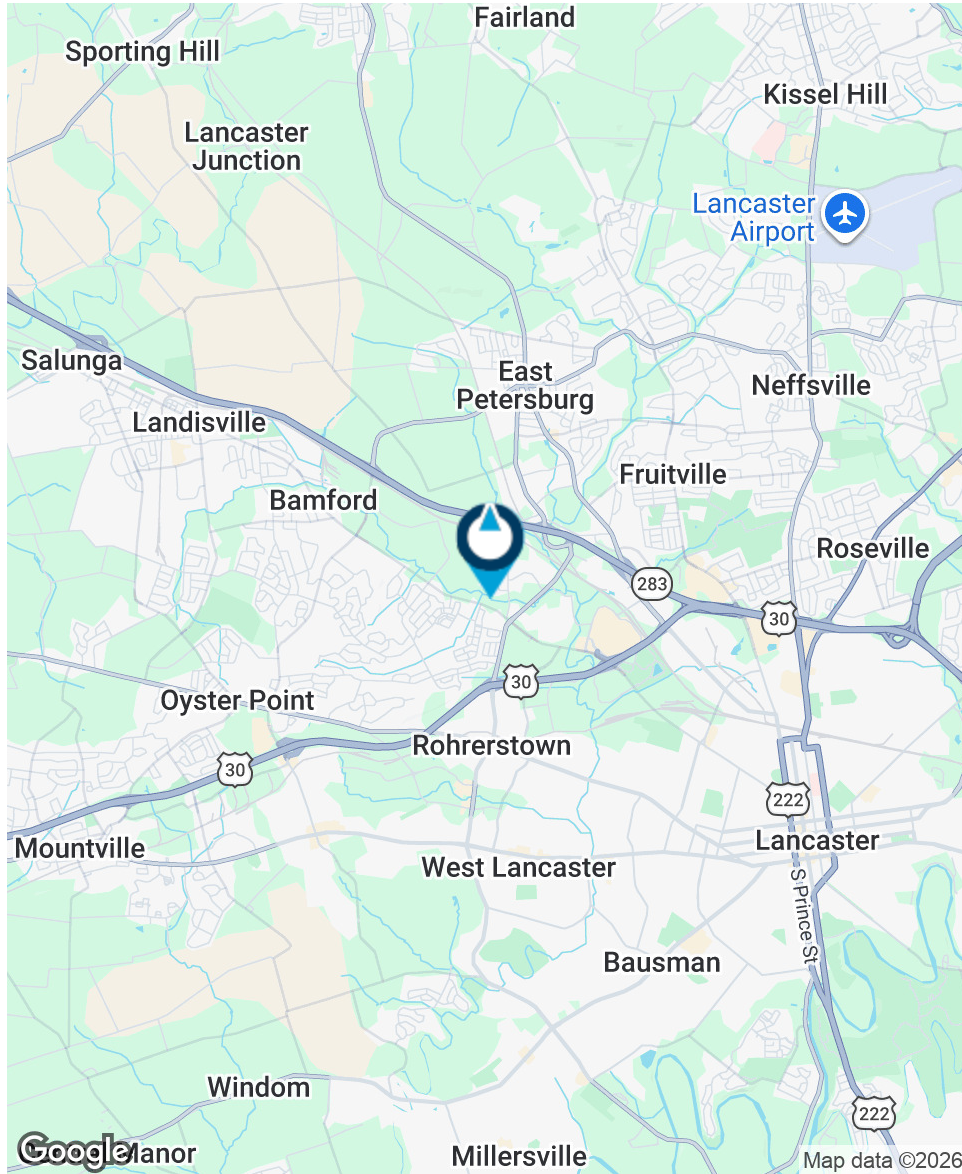
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Location Map

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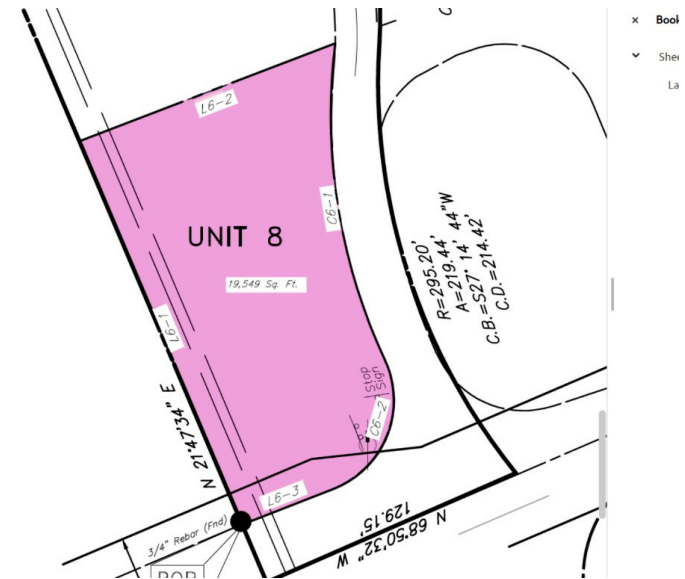
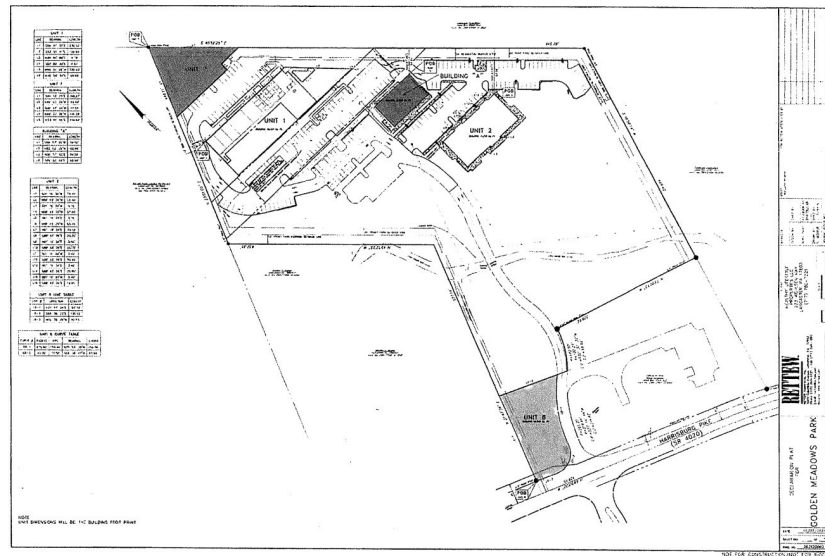
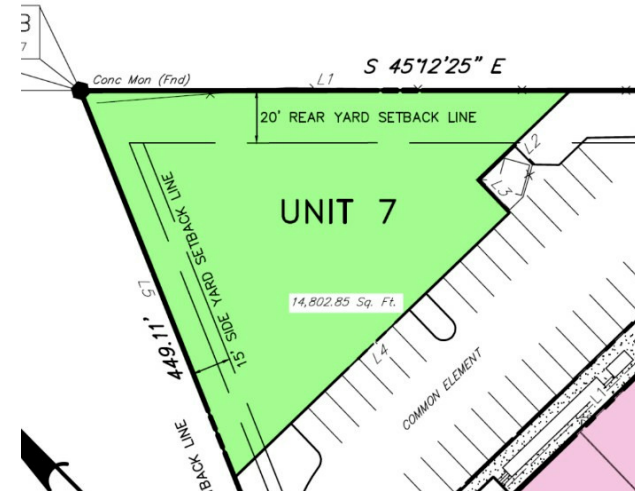
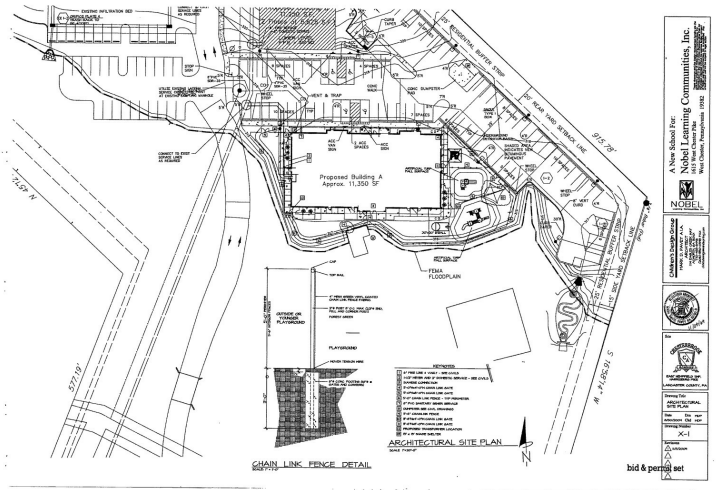
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Site Plans

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SECTION 3

Financial analysis



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Financial Summary

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INVESTMENT OVERVIEW

Price	\$3,200,000
Price per SF	\$282
CAP Rate	6.77%

OPERATING DATA

Net Operating Income	\$216,623
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SECTION 4

Demographics



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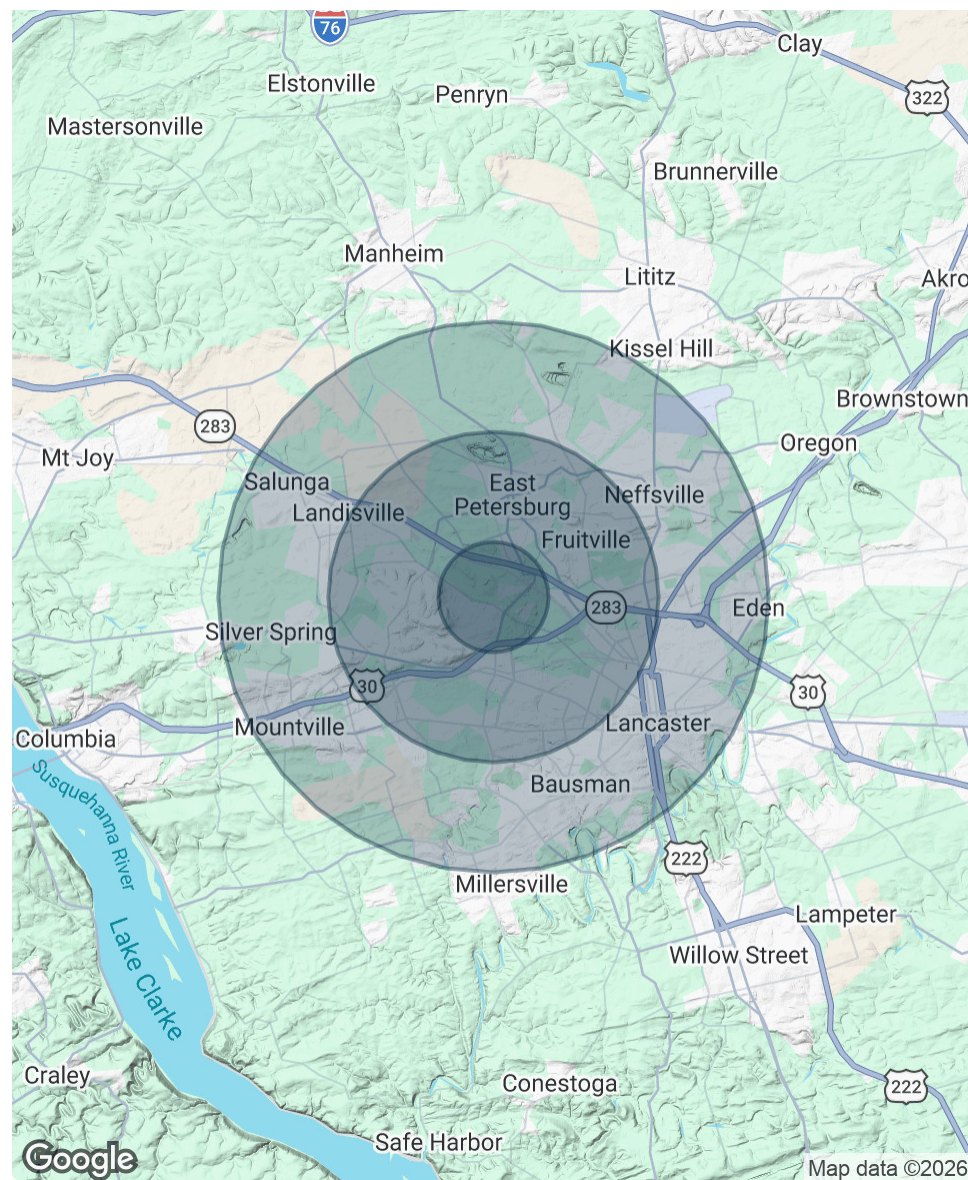
Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,346	51,945	176,587
Average Age	46.9	44.0	39.9
Average Age (Male)	48.0	42.9	39.1
Average Age (Female)	47.3	44.5	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,129	21,296	69,603
# of Persons per HH	2.0	2.4	2.5
Average HH Income	\$119,162	\$129,965	\$111,216
Average House Value	\$380,033	\$329,016	\$301,594

2023 American Community Survey (ACS)



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