



TCN
WORLDWIDE
REAL ESTATE SERVICES

LANDMARK COMMERCIAL REALTY

425 N 21st St., Ste 302, Camp Hill, PA

 (717) 731.1990

 www.LandmarkCR.com

105 WARWICK STREET LITITZ, PA 17543



AVAILABLE FOR SALE

prime retail building

105 Warwick St, Lititz, PA 17543

Prime Retail Building for Sale



PROPERTY OVERVIEW

Landmark Commercial Realty presents a prime commercial property available in the heart of Lititz Borough. Zoned within the Lititz Run Revitalization District, the property is perfectly positioned for banks, restaurants, retail, or many other commercial uses. Previously a gym/fitness studio & beauty salon, this existing building offers flexibility and potential for a mixed-use re-development. Located directly across from the brand-new 169-unit Lititz Springs apartment complex, this location guarantees high foot traffic and visibility. Seize this opportunity to establish your business in a thriving community with a ready-made customer base.

- Existing **free standing building**, ideal for a build-to-suit open concept retail layout
- **Zoning** allows for banks, restaurants, retail goods, services and many other commercial uses
- **Located** directly **across from Lititz Springs**, a brand new 169 unit apartment complex
- **Convenient access** to Route 501 & Route 772, accessible to I-283, and Downtown Lancaster

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PROJECT ABSTRACT

SALE DETAILS

SALE PRICE	\$945,000
BUILDING SIZE	± 13,000 SF
PRICE PER SF	\$72.69 PER SF
APN	370-2371284-304226-0-0000
PROPERTY TAXES	\$12,520.24

LOCATION

Municipality	Lititz Boro
County	Lancaster County

ZONING

Zoning	Lititz Run Revitalization District (LRRD)
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PROPERTY DETAILS

Number of Buildings	1
Building Size	± 13,000 SF
Lot Size	0.34 AC
Building Class	A
Tenancy	Single
Number of Floors	1
Restrooms	In Common
Parking	Off Street On-Site ± 2 spaces
Year Built	1950

BUILDING SPECIFICATIONS

Construction	Masonry Frame
Roof Type	Metal
Lighting	Fluorescent
HVAC	Forced Air Gas Heat Central AC
Sprinklers	No
Security	Per Tenant
Signage	On Building

MARKET DETAILS

Cross Streets	Warwick St & Bear Ln
Municipality	Lititz Boro
County	Lancaster County
Zoning	Lititz Run Redevelopment District (LRRD)
Permitted Uses	Banks, Restaurants, Retail and More

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LOCATION - Regional



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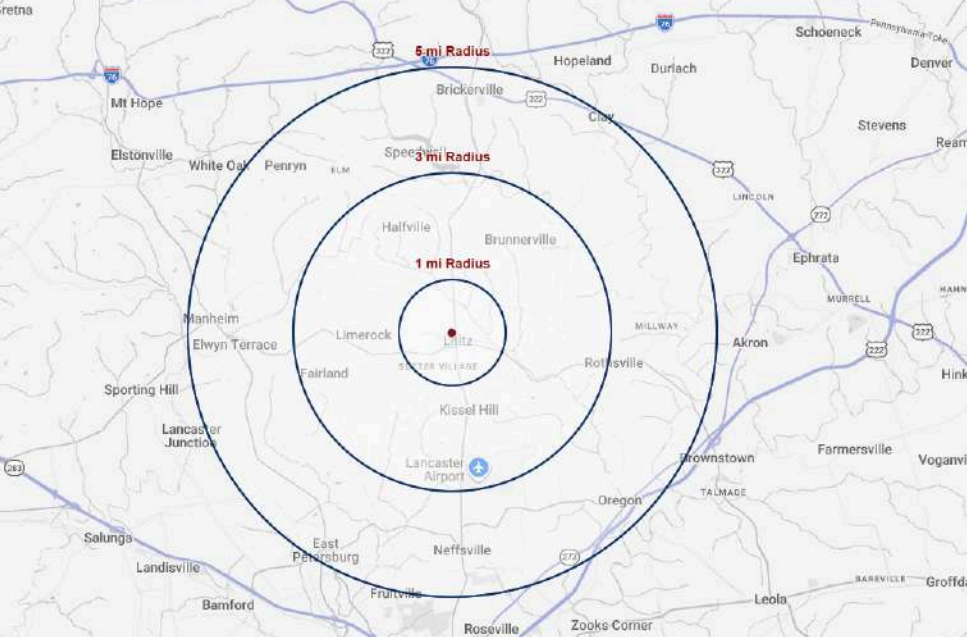


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LOCATION & DEMOGRAPHICS

Nestled in the heart of Lancaster County, **LITITZ**, PA, is an exceptional place to do business, offering a vibrant community, rich history, and strategic location. The town boasts a dynamic local economy with diverse industries including manufacturing, retail, tourism, and healthcare, and is home to global brands like Woodstream Corporation and Wilbur Chocolate. Just a short drive from major cities like Philadelphia, Baltimore, and New York City, Lititz provides easy access to key markets and efficient logistics. Strong community support is evident through local organizations dedicated to business development, creating a business-friendly environment with ample resources and networking opportunities. Additionally, Lititz offers a high quality of life with its picturesque downtown, excellent schools, and a variety of cultural and recreational activities, earning recognition as one of the "Coolest Small Towns in America." Investing in Lititz means joining a thriving, supportive community with a bright future, making it an ideal destination for business owners and investors looking to start, expand, or find new markets for their ventures.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,738	28,999	76,584
Households	4,580	11,773	29,852
Average Household Income	\$ 116,109	\$132,406	\$136,509
Businesses	379	937	2,171
Employees	4,775	11,153	23,141



WHAT'S NEARBY...



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ABOUT LANDMARK

Landmark Commercial Realty - TCN Worldwide is a full service Commercial / Industrial Brokerage firm head-quartered just outside Harrisburg in Camp Hill, Pennsylvania. We primarily focus in the South Central region of Harrisburg, Carlisle, York, Lebanon, Lancaster, Hershey, and State College.

BROKERAGE SERVICES

- Landlord/Seller Representation
- Tenant / Buyer Representation
- Major Project Marketing
- Land Assemblages
- Contract Lease Negotiations
- Build-to-Suit Projects

CONSULTING SERVICES

- Investment Cash Flow Analysis
- Rezoning, Permitting and Approvals
- Portfolio Analysis
- Engineering, Space Planning, Design
- Logistical Supply Chain Analysis
- Feasibility Marketing

MARKET INFORMATION

- Retail Competition Mapping
- Trade Area Studies
- Absorption Studies

PROUDLY SERVING SOUTH CENTRAL PENNSYLVANIA FOR OVER 30 YEARS



HARRISBURG CARLISLE
STATE COLLEGE YORK
ALLENTOWN GETTYSBURG
HAZLETON LEBANON
HAGERSTOWN LANCASTER
CHAMBERSBURG HERSHEY

Landmark affiliated with TCN Worldwide Real Estate Services in 2013. TCN Worldwide is recognized as one of the industry's most powerful brokerages, ranking 7th in Commercial Property Executive and 9th by National Real estate Investor.

TCN Worldwide is a consortium of independent commercial real estate firms, providing integrated real estate solutions locally and internationally. With commercial real estate professionals serving more than 200 primary and secondary markets worldwide, TCN Worldwide ranks as one of the largest service providers in the industry, consisting of more than 1,500 commercial real estate professionals in 60+ offices, and collectively representing more than \$58.6 billion in annual transaction volume.

As a member of TCN Worldwide platform, Landmark Commercial Realty is able to meet our clients' real estate needs globally by utilizing local expertise while retaining direct control and responsibility, providing a single point of contact.

We offer comprehensive commercial real estate transaction, management and consulting services, all provided with the highest level of corporate accountability and entrepreneurial commitment.



CONFIDENTIALITY & DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Landmark Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Landmark Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must have evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of 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.