

# NORTHWEST BUSINESS PARK



1350-1396 HARRISBURG PIKE, LANCASTER PA 17601  
A NEIGHBORHOOD RETAIL & BUSINESS CENTER



[717] 394-3374  
info@ppmproperties.com  
www.ppmproperties.com  
233 N. Duke Street, Lancaster PA 17602







# PROPERTY DETAILS

## NWBP BUSINESSES

Brimmer's Licensing Service  
Krugar Chiropractic  
Lumi Lash Lounge  
Insurance Services LLC  
Weight Watchers  
Disco Cowboy Salon  
Bassett & Lab Pet Boutique  
Sierra Pacific Mortgage  
Elwood Staffing  
Comfort Keepers  
Farrah's Threading & Beauty Studio  
Behrman Chiropractic  
Express Employment Professionals  
Adjacent to the Post office

## GENERAL PROPERTY INFO

Northwest Business Park is a professionally managed commercial condo association.

Zoned B-3 Business in Manheim Township

All units feature:

- Storefront style entrances
- Individual HVAC systems (electric heat pump and central air)
- Shared, unreserved parking
- Excellent signage opportunities

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## EXCELLENT LOCATION

Located 0.5 mi off route 30 on Harrisburg Pike

5 minutes to Lancaster city

High visibility at signaled intersection To 18,000+ vpd

Close proximity to Conestoga Crossings, Wegman's, Park City Center, Long's Park

## DEMOGRAPHICS SUMMARY

### 1 Mile Radius

Population 18.2k  
 Median Age 36  
 Median Income \$93.8k

### 3 Mile Radius

Population 155k  
 Median Age 37  
 Median Income \$80.1k

### 5 Mile Radius

Population 239k  
 Median Age 38  
 Median Income \$83.7k

(Source: Crexi Property Intelligence)

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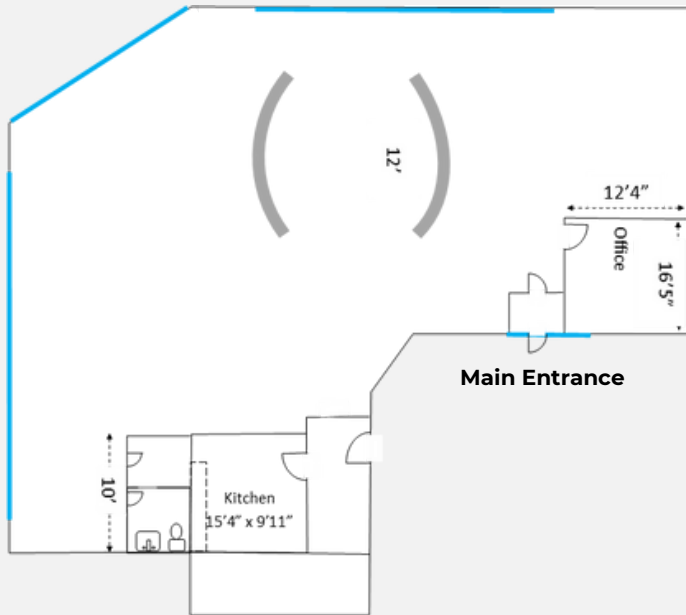




# 1368 HARRISBURG PIKE

±2,721 SQFT

OPEN LAYOUT COMMERCIAL SPACE  
WITH ABUNDANT NATURAL LIGHT



## RENT

\$14.00 psf NNN

Base Rent \$3,174.50

RE Tax \$620.99

CAM \$884.21

**Total Monthly \$4,679.70**

Tenant pays electric, water/sewer, internet, liability insurance and interior suite janitorial

Nicely finished space with floor-to-ceiling windows overlooking Harrisburg Pike. Abundant open work space, one private office, and break room with kitchenette.

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# 1392 HARRISBURG PIKE

±1,635 SQFT

RECENTLY REMODELED SUITE WITH 2 SIGNAGE PANELS ON THE BUILDING



## RENT

\$14.00 psf NNN

Base Rent \$1,907.50

RE Tax \$288.33

CAM \$549.09

**Total Monthly \$2,744.92**

Tenant pays electric, water/sewer, internet, liability insurance and interior suite janitorial

Nicely finished space with a very functional floor plan

Prior use was medical

Tenant may make improvements as desired

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# ABOUT PPM REAL ESTATE, INC.

## FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

## COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

## EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

## THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

## COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit [ppmproperties.com](http://ppmproperties.com) to learn more  
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\*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.



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