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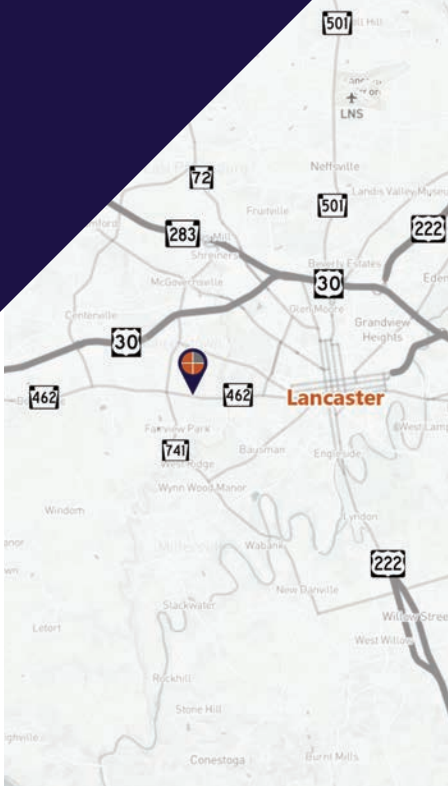
DOLLAR GENERAL

FOR LEASE

3,531 SF stand-alone building
with drive-thru capability,
located in the Wheatland
Shopping Center.

East Hempfield Township | Lancaster County

1841 Columbia Ave. Lancaster, PA 17603



Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

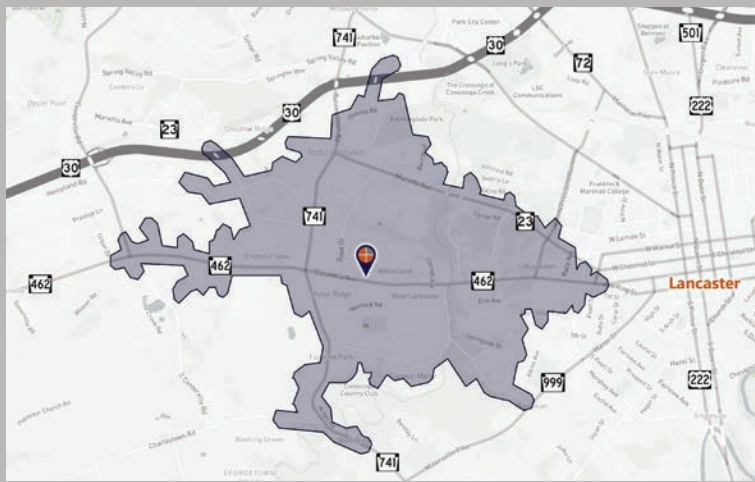
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STAND-ALONE BUILDING W/DRIVE-THRU

DEMOGRAPHICS

5 minute Drive Time	Site	Comparable	Comparable
Address	1841 Columbia Ave. Lancaster, PA	560 Centerville Road Lancaster, PA	2074 Fruitville Pike Lancaster, PA
Property Name	Wheatland Center	Centerville Square (Giant)	Hawthorne Centre (Walmart)
Total Population	14,164	7,150	7,426
Population Density (Per Sq. Mile)	3,241.5	1,441.8	1,741.8
Total Daytime Population	13,646	10,660	11,333
Total Households	5,810	2,701	2,661
Per Capita Income	\$46,004	\$48,156	\$48,791
Average Household Income	\$112,951	\$127,832	\$137,821
Average Disposable Income	\$86,408	\$96,494	\$102,853
Aggregate Disposable Income	\$502,030,826	\$260,629,510	\$273,691,836
Total (SIC01-99) Businesses	673	412	760
Total (SIC01-99) Employees	8,555	7,215	9,102
Total (SIC01-99) Sales	\$1,439,224,391	\$1,644,486,984	\$1,581,786,864
Annual Budget Expenditures	\$573,934,688	\$296,337,698	\$314,022,039
Retail Goods	\$190,187,539	\$97,886,529	\$103,122,503

5 min. Drive Time from Site



PROPERTY & MARKET OVERVIEW

This stand-alone commercial building, located in Wheatland Center, at approx. 2,800 SF is ideal for a variety of uses, including retail, professional services, restaurants, and medical practices. The building features drive-thru capability and includes a large open showroom, three (3) offices, two (2) accessible restrooms, and a kitchenette. The building includes over 700 SF of storage space in the basement. The property offers ample on-site parking and convenient access, enhancing its functionality and appeal. Pylon signage is also available.

Wheatland Center is located on Columbia Avenue/PA Route 462 in East Hempfield Township, which is a significant retail, services, and transportation hub connecting to and from Lancaster City. The area experiences approximately 14,800 vehicles per day. It also has a dense population and strong demographics, making it suitable for a diverse range of tenants.

Other prominent retailers in Wheatland Center include Sherwin Williams, Certified Carpet, M&T Bank, WingStop and Dollar General. Nearby retailers consist of CVS Pharmacy, Dunkin', Dairy Queen, and Lidl.

The property is zoned as a Community Business Center, allowing for a wide range of uses.

PROPERTY DETAILS

- Building Size:..... 3,531± SF
- Lease Rate:..... Negotiable, NNN
- Lease Terms:..... Negotiable
- Zoning:..... Community Business Center
- Date Available:..... 60 days Notice
- Lot Size:..... 0.66 acres
- Lot Dimensions:..... 93' W x 311' D
- Year Built:..... 1962
- Construction:..... Block/Brick
- Heating/Cooling:..... Central HVAC
- Water/Sewer:..... Public
- Parking:..... On-Site, Paved

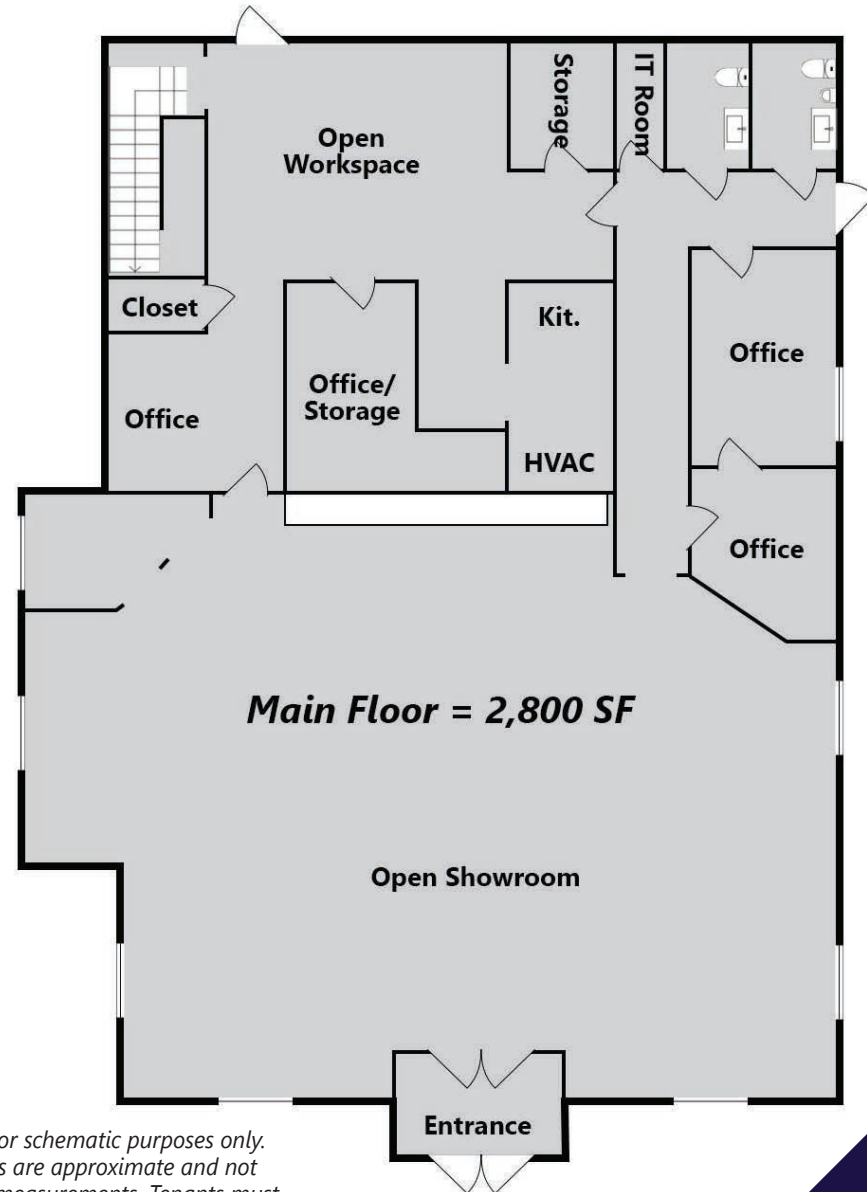
TRAFFIC COUNTS

- Columbia Ave./Route 462:..... 14,800 VPD
- Rohrerstown Rd./Route 741:..... 15,657 VPD
- Millersville Road:..... 20,144 VPD

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SAMPLE FLOOR PLAN & EXTERIOR PHOTOS



Floor plan is for schematic purposes only. Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

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ESTABLISHED REGIONAL AREA MAP

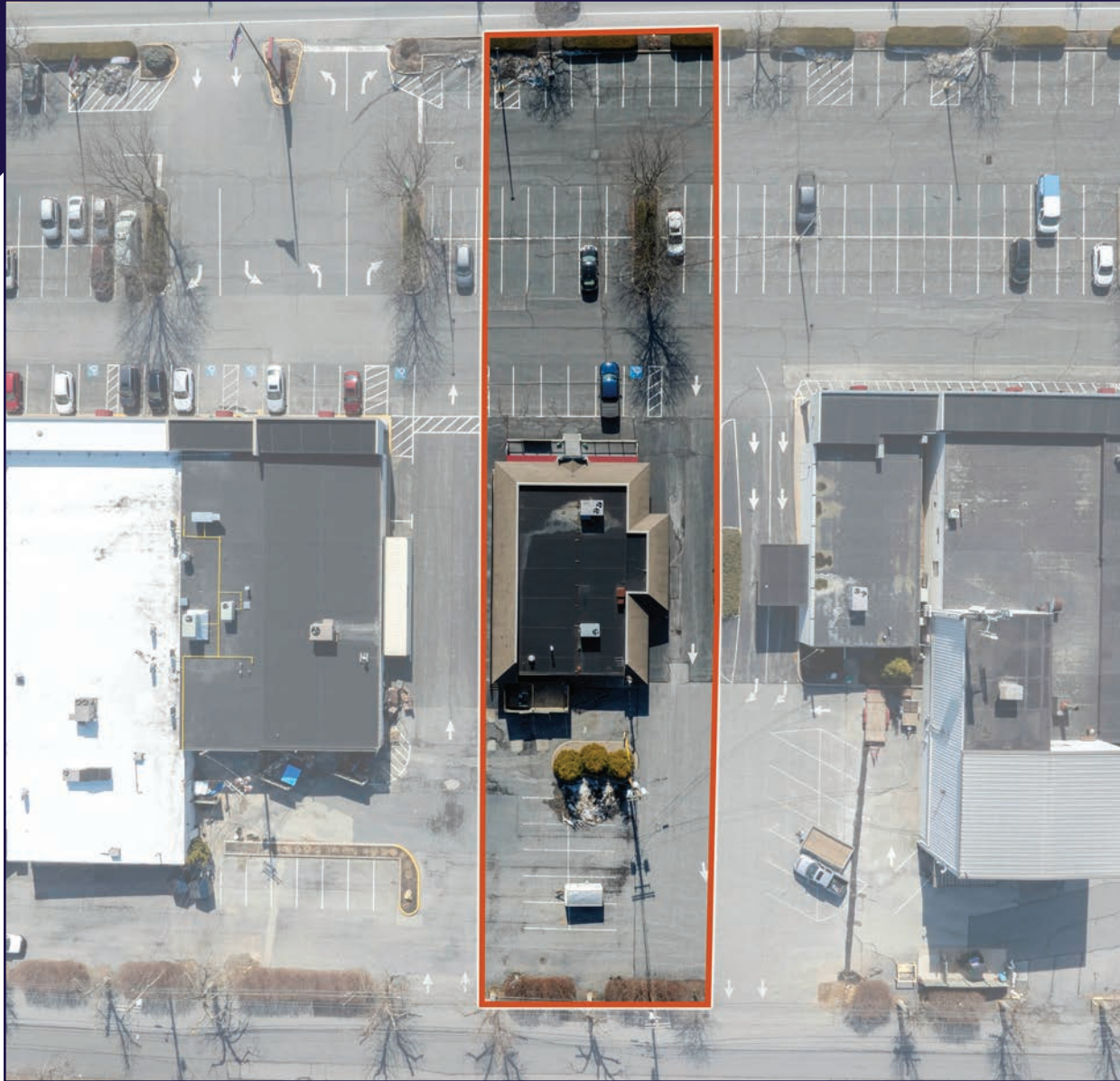


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AERIAL DRONE PHOTOS



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AERIAL DRONE PHOTO



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