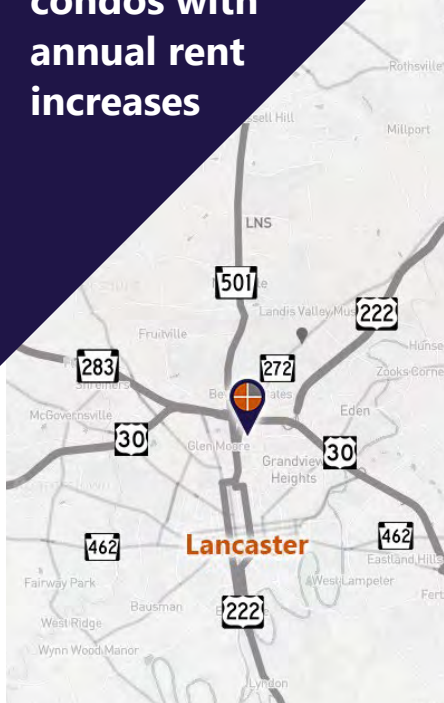


FOR SALE

Five fully leased professional office condos with annual rent increases



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

Blaze Cambuzzi
Cell: 717.850.8702
blaze@truecommercial.com

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

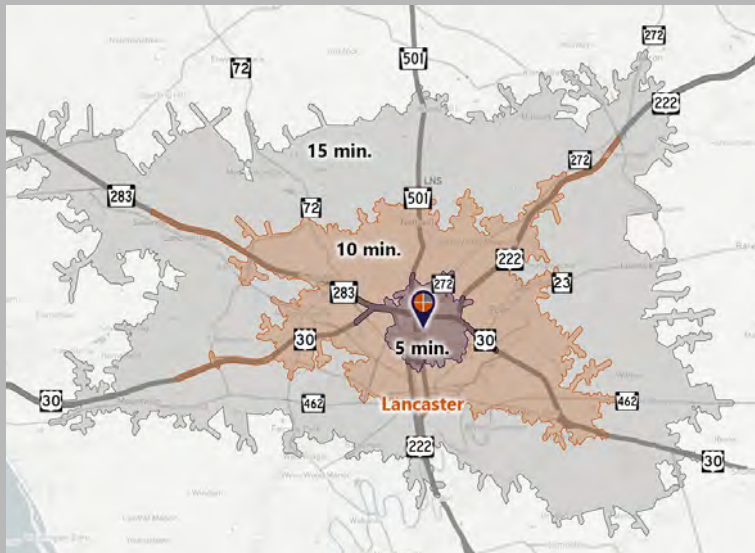
The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

DEMOGRAPHIC INFORMATION

DEMOGRAPHICS

Variable	1525 Oregon Pike Lancaster, PA 17601		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	10,767	81,627	201,426
Population Density (Per Sq. Mile)	3,095.6	2,682.1	1,818.5
Total Daytime Population	18,152	118,200	237,152
Total Households	4,390	32,859	77,626
Per Capita Income	\$41,404	\$42,807	\$42,714
Average Household Income	\$102,744	\$105,836	\$110,124
Average Disposable Income	\$78,732	\$80,609	\$83,661
Aggregate Disposable Income	\$345,635,185	\$2,648,718,086	\$6,494,275,115
Total (SIC01-99) Businesses	1,012	5,319	9,587
Total (SIC01-99) Employees	14,249	85,711	146,083
Total (SIC01-99) Sales	\$3,571,714,137	\$14,970,878,175	\$28,505,196,021
Annual Budget Expenditures	\$389,162,343	\$3,004,635,269	\$7,356,740,229
Retail Goods	\$127,244,370	\$971,379,378	\$2,390,461,650

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is pleased to present this income-producing investment opportunity in the Oregon Commons office complex. The property is centrally located along Oregon Pike (PA272) and provides convenient access to Downtown Lancaster, Route 30 and Route 222. Within this well-appointed office park, the offering consists of five (5) individual condominium units comprising approximately 5,000 square feet of office space and is 100% leased to two (2) tenants (Tenant 1: Four adjacent units; Tenant 2: Single unit) and both leases have remaining term with annual increases.

Current ownership has made significant investments in the office spaces over the past five years, including fully renovated interiors, replacement of all exterior windows, and newer HVAC systems. Access and proximity to nearby amenities are enhanced by the major arteries of Oregon Pike and Lititz Pike, two of the most highly traveled routes in Lancaster County. This positioning has resulted in strong rental histories of the investment properties offered and is anticipated to support continued demand for professional office space at Oregon Commons.

PROPERTY DETAILS

- Number of Units:.....5
- Size per Unit:..... ± 1,000 SF
- Occupied: 100%
- Zoning: B-3
- Year Built/Renovated: 1989/2020
- Parking:.....On-Site
- Heating (Central):.....Electric Heat Pump
- Cooling (Central):Electric
- Water/Sewer:.....Public

TRAFFIC COUNTS

- Oregon Pike/Route 272:..... 11,714 VPD
- Route 222:..... 11,716 VPD

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SAMPLE DEMOGRAPHIC | 5 MIN. DRIVE TIME

DEMOGRAPHIC SUMMARY

1525 Oregon Pike, Lancaster, Pennsylvania, 17601

Drive time of 15 minutes

KEY FACTS

201,426

Population



77,626

Households

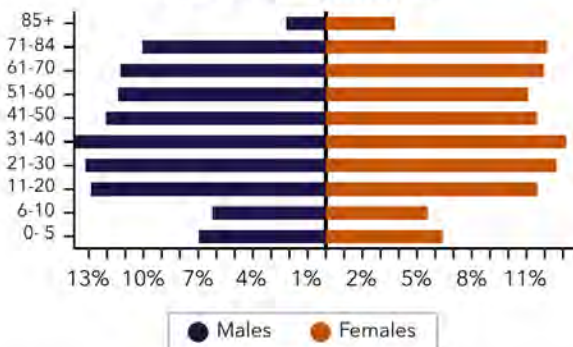
40.1

Median Age

\$65,043

Median Disposable Income

AGE PYRAMID



INCOME



\$81,470
Median Household Income

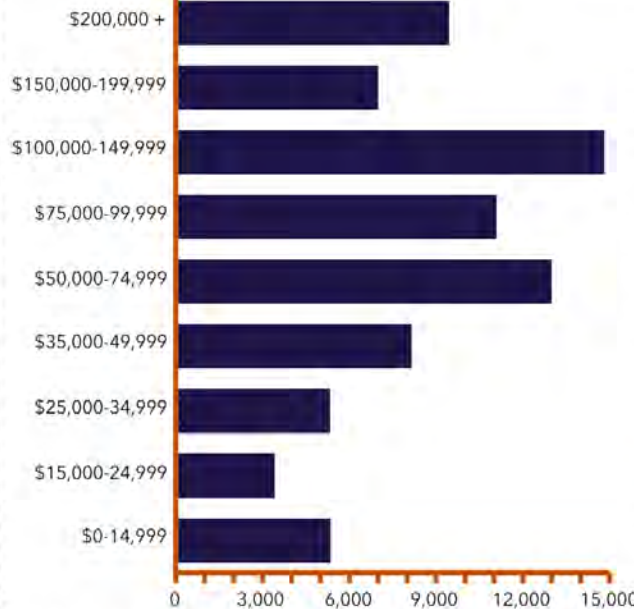


\$42,714
Per Capita Income

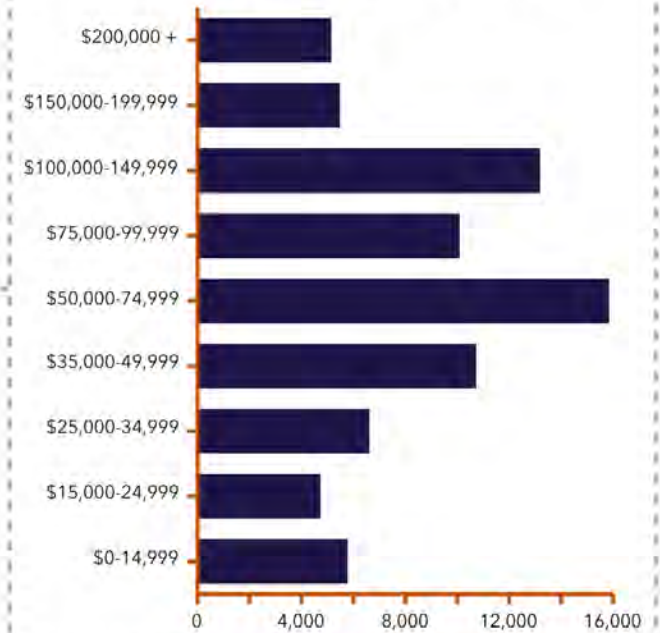


\$226,774
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



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AERIAL DRONE PHOTO



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PROFIT & LOSS

Offering Price \$ 849,000

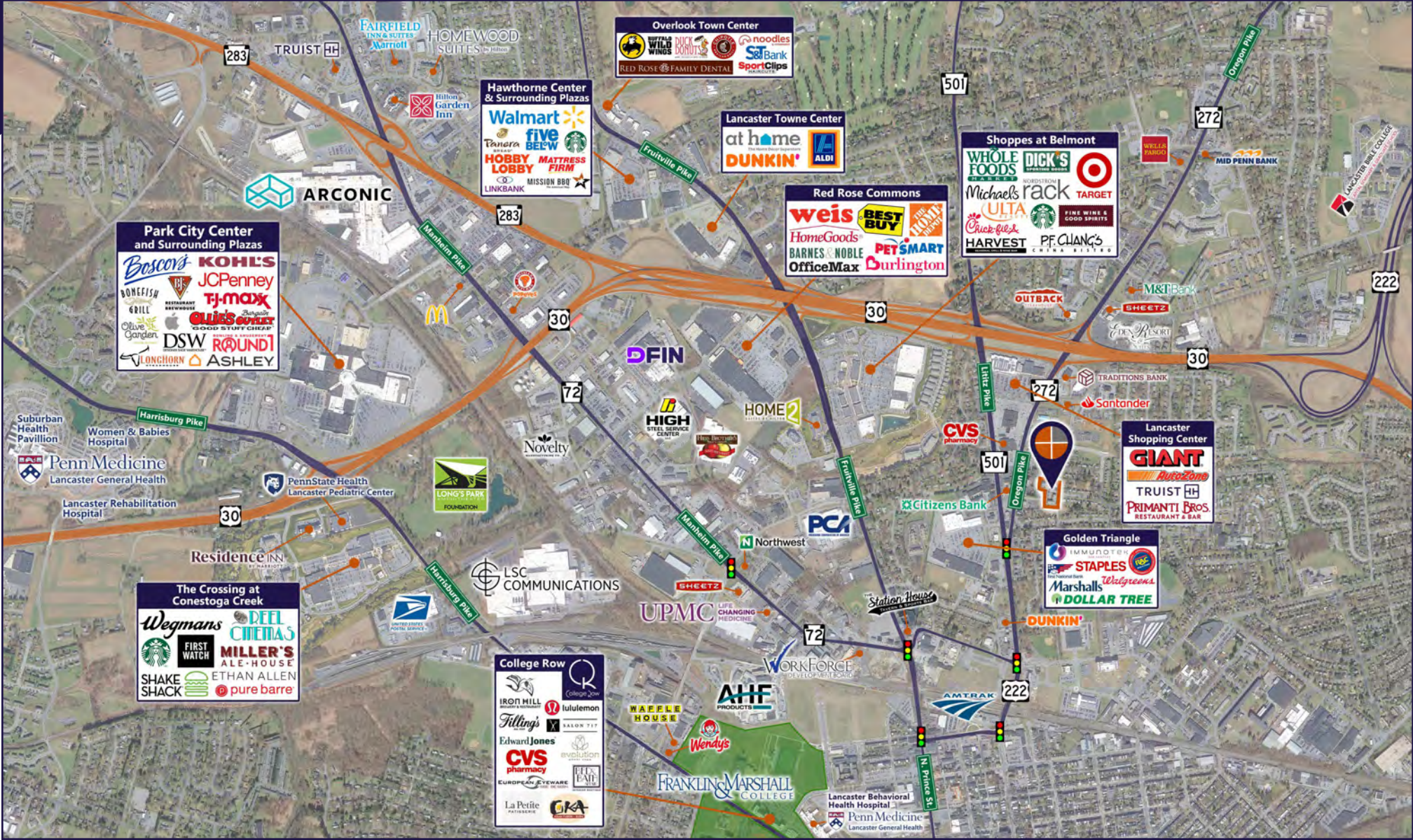
INCOME AND EXPENSES	
INCOME	
Rental Income	\$ 87,292
TOTAL INCOME	87,292
EXPENSES	
Condo Fees	11,400
Insurance (est.)	2,450
Real Estate Taxes	9,779
TOTAL EXPENSES	23,629
NET OPERATING INCOME (NOI)	\$ 63,663
<i>Initial Cap Rate</i>	<i>7.50%</i>



Rent Roll information shall be provided upon the completion/submission of a signed Non-Disclosure Agreement.

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ESTABLISHED REGIONAL AREA MAP



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BUILDING EXTERIOR PHOTOS



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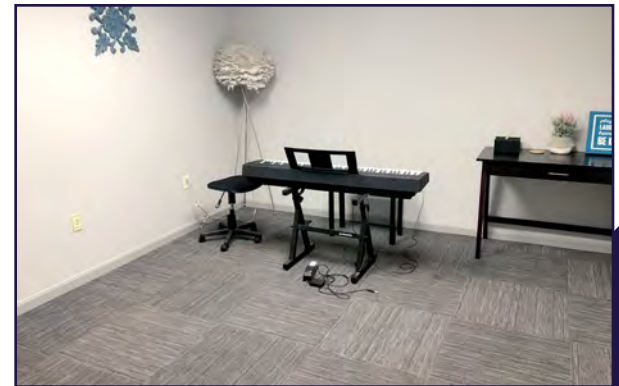
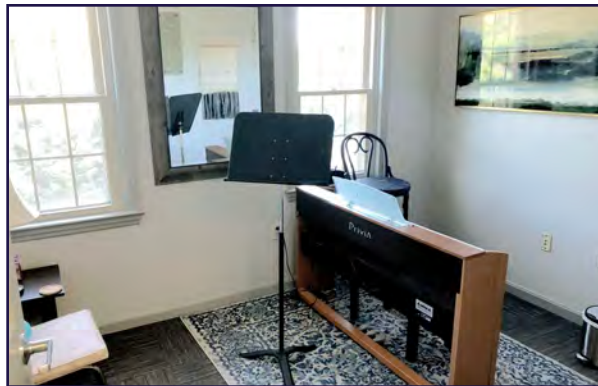
INTERIOR OFFICE PHOTOS | SUITE 1701



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INTERIOR PHOTOS | SUITES 101- 302



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