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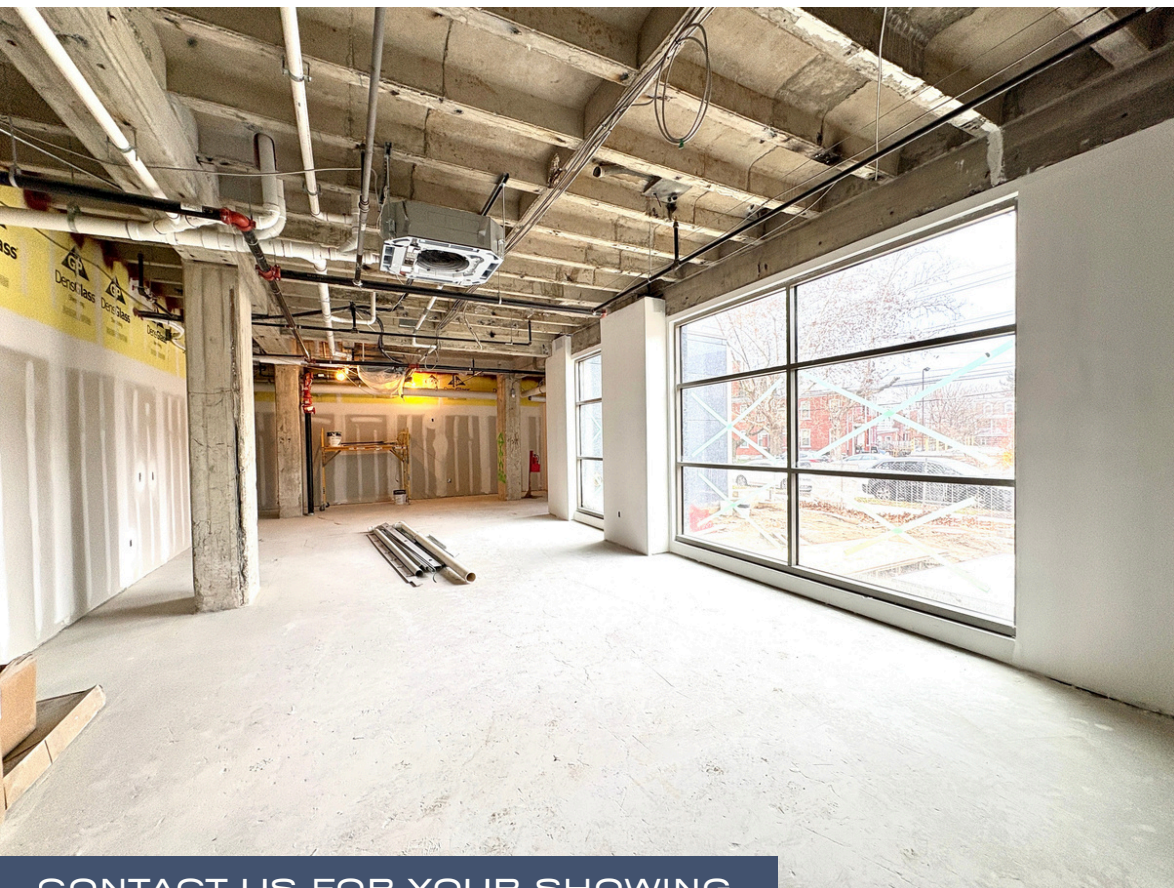
COLLEGE AVE
LANCASTER, PA

Kaley Miller
Corinn Kirchner
Shade Foreman



PPM
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com



CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com

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PROPERTY DETAILS

BUILDING & LOCATION

- This property is a residential conversion from a hospital and is 7 Stories
- 185 Residences in the building plus a planned townhome community behind the property
- Dense residential population in surrounding blocks
- Just 2 blocks to F&M College Campus

PREMISES & PARKING DETAILS

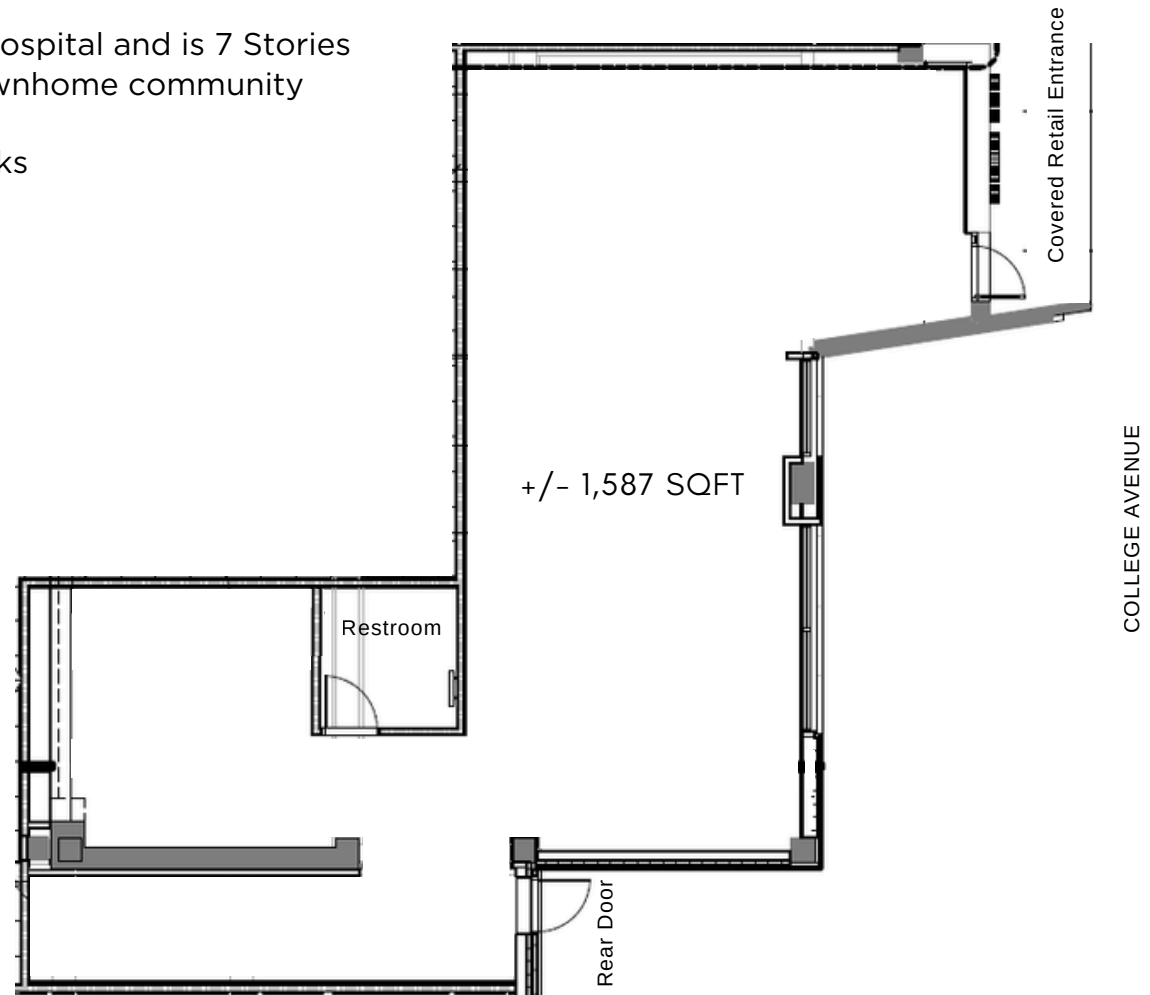
- Glass door entrance and full size retail window
- Outside area for tables or activities
- Excellent signage opportunities
- 1-3 Onsite garage parking spaces for staff
- Free & easy street parking for guests/customers

RENT

- +/- 1,587 SQFT
- \$25.00 PSF Modified Gross
- \$3,306.25/month + utilities and trash
- 7+ Year lease includes allowance of \$25 PSF

SHELL DELIVERY INCLUDES

- 200-Amp electric panel
- HVAC system
- 1 ADA restroom
- Ceiling fire sprayed
- Smooth floor, ready for tenant finish



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AVAILABLE EQUIPMENT

ITEM	QUANTITY	ESTIMATED VALUE
Double Door Stand-Up Freezer	1	\$1,500
Six-Burner Gas Range with Oven	2	\$1,000
Flat Top Griddle	2	\$600
Deep Fryer (Single Basket)	6	\$1,200
Under-Counter Refrigerator	10	\$3,000
3-Compartment Sink	15	\$1,500
Prep Table	8	\$500
Ice Machine	1	\$500
Beer Cooler (Taps)	1	\$800
Metal Storage Shelving	17	\$1,700
Walk-In Cooler	3	\$1,500
Ventless Fryer	1	\$1,200
Ventless Hood (8 ft)	2	\$8,000
Ventless Hood (10 ft)	1	\$8,000
Electric Fryer	2	\$700
Electric Oven	2	\$1,000
Electric Griddle	3	\$900
Total	76	\$33,600

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LOCATION

JUST STEPS FROM F&M COLLEGE AND MINUTES TO DOWNTOWN LANCASTER

- 5 Minutes to F&M College
- 15 Minutes to College Row Retail & Restaurants
- 20 Minutes to Downtown Lancaster Favorites:
 - Marriott Hotel & Convention Ctr
 - The Fulton Theatre
 - PCAD & Millersville Universities
 - 300 Block of North Queen Street
 - Central Market
 - Southern Market

LANCASTER COUNTY'S GROWING TOURISM

- **9.92 million** visitors
- **\$2.58 billion** in direct visitor spending
- **\$3.4 billion** total tourism impact

Source: TourismEconomics.com

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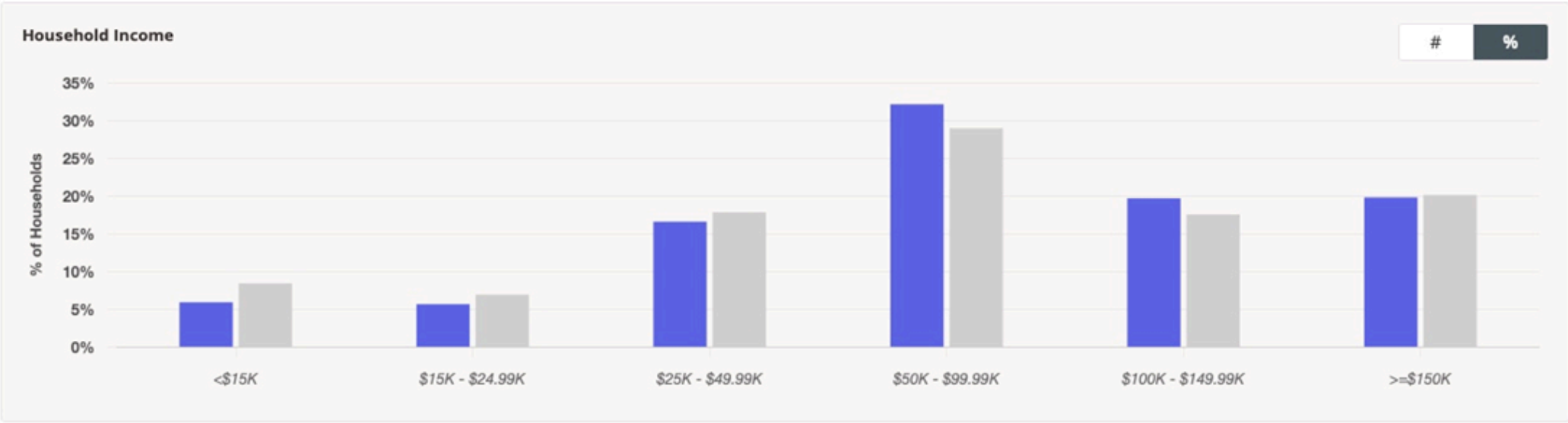
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AUDIENCE

Property	Median Household Income 	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons per Household
 Franklin & Marshall College Harrisburg Ave, Lancaster, PA	\$82.9K	36.7%	37.9	White (70.8%)	2.55
 Pennsylvania	\$76.2K	34.5%	40.7	White (73.8%)	2.48



*Demographics are based on a True Trade Area capturing 70% of visits | Data source: Census 2023

Source: Placer.AI

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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 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.

LISTING AGENTS FOR THIS PROPERTY



Corinn Kirchner
Owner | Broker of Record
corinn@ppmproperties.com



Kaley Miller
Real Estate Agent
kaley@ppmproperties.com



Shade Foreman
Real Estate Agent
shade@ppmproperties.com

