



39

EAST CHESTNUT ST
LANCASTER, PA

PPM
Real Estate, Inc.

PROPERTY HIGHLIGHTS

- ✓ ± 34,111 Gross sq. ft.
- ✓ ± 14,952 Sq. Ft. available
- ✓ Remainder of sq. ft. leased by three well qualified Tenants
- ✓ 44 Space private parking garage
- ✓ Originally a police station + firehouse, later converted to office + retail
- ✓ 99% Walkability Score
- ✓ 100% Sprinklered, ADA access, elevator
- ✓ High visibility at a signalized intersection
- ✓ Central Business District zoning
[View zoning ordinance here](#)

OFFERED AT
\$5,500,000

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(717) 394-3374

info@ppmproperties.com

The former police station is a two-story building spanning a full city block from Duke Street to Christian Street.

The first floor is occupied by two well-qualified commercial tenants - the State of PA, Probation & Parole offices & PA Options for Wellness. Two glass-door entrances along Chestnut Street welcome visitors into shared common lobbies.

The second floor, along with portions of the first floor, is currently available for lease or owner occupancy. This available space features a glass-door entrance on Duke Street and ADA access from Chestnut Street. With its own address of 200 North Duke Street, this occupant will have its own identity and excellent signage opportunities. Cosmetic enhancements at the Duke Street entrance could reflect the occupant's brand

202 North Duke Street, known locally as "The Firehouse," is leased to a well-established home and design retail store.

A secure parking garage is located on the lower level with an automatic garage door entrance on Christian Street. The garage includes 44 parking spaces. 20 Remaining spaces can be assigned to the available space in the building.

The property offers highly visible exterior signage opportunities with visibility to 8,000+ VPD on Chestnut Street & 9,000+ VPD on Duke Street.

Additional features include ADA access, a fully sprinklered building with a monitored fire alarm system, elevator service to all levels, robust data/IT infrastructure, and separately controlled HVAC systems for all units.

Ideally located just 2.5 blocks from Penn Square and Central Market, the property is also within close proximity to the courthouse, entertainment venues, Gallery Row, and a wide variety of dining and drinking establishments.

INVESTMENT HIGHLIGHTS

Tenant/ Premises	Sq. Ft.	Rent PSF	Annual Rent	Lease Type	Lease Expiration	Options	Parking
202 N. Duke St. <i>David Lyall Home & Design</i>	3,500	\$14.00	\$48,999.96	NNN	8/31/2030	1-5 Yr Option 2030-2031/35	4 Spaces behind building
39 E. Chestnut St. <i>PA Options for Wellness</i>	4,800	\$22.35	\$107,273.28	NNN	4/7/2029	No remaining options	4 Spaces in garage
39 E. Chestnut St. <i>PA Probation & Parole Office</i>	6,174	\$32.43	\$200,228.40	Full Service Gross	12/1/2028	5 Yr Option 2028-2033: \$23 psf Base Rent 5 Yr Option 2033-2038: \$25 psf Base Rent	20 Spaces in garage
200 N. Duke St. <i>(Available Office)</i>	14,952 Includes 3 rooms on 1st flr	Market Rent \$14.00 psf Subdividable	\$209,328.00	NNN	N/A (Available)	N/A	20 Spaces in garage

Current Annual Gross Rental Income: \$356,501.64
 Est. Expenses for PA Probation Lease: (\$55,000)
 Estimated Current NOI: \$301,501.64 **(CAP Rate 5.48%)**
 Projected NOI at 100% Occupancy: \$510,829.64 **(CAP Rate 9.28%)**
 Real Estate Taxes \$125,799.69 (Leases are NNN)

Summary of financials was provided by Seller's office or estimated. Buyer shall verify all financial data.

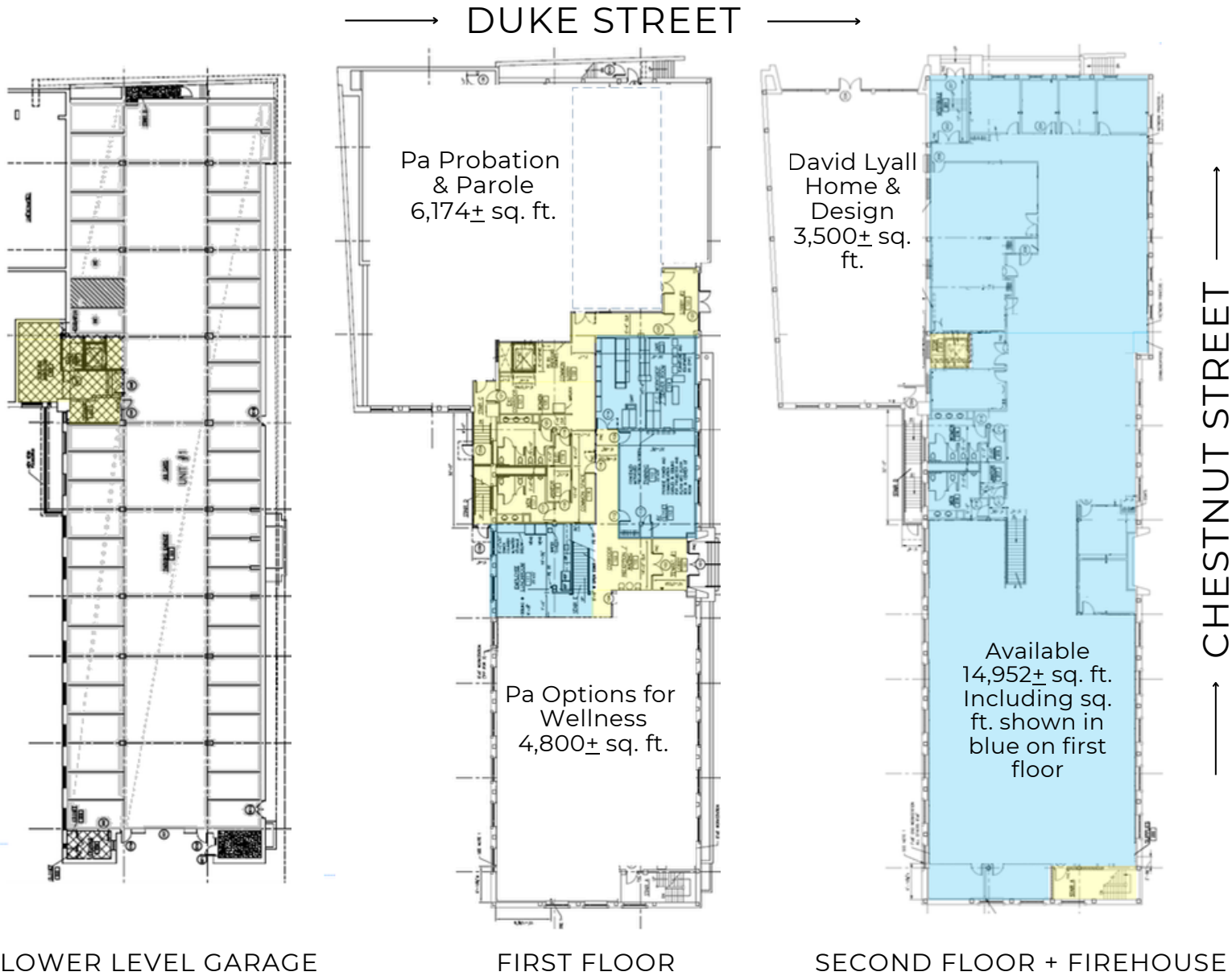
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BUILDING PLANS

Common area in yellow; Available spaces in blue



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CONDOMINIUM

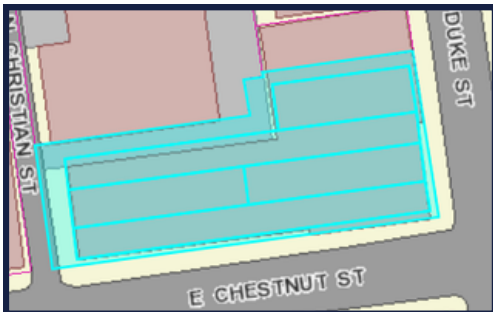
Property was converted to a condominium but is not being operated as a condo association.

All Parcels/Condominium Units are on one Deed

- Deed Reference: 6499414

Parcel IDs:

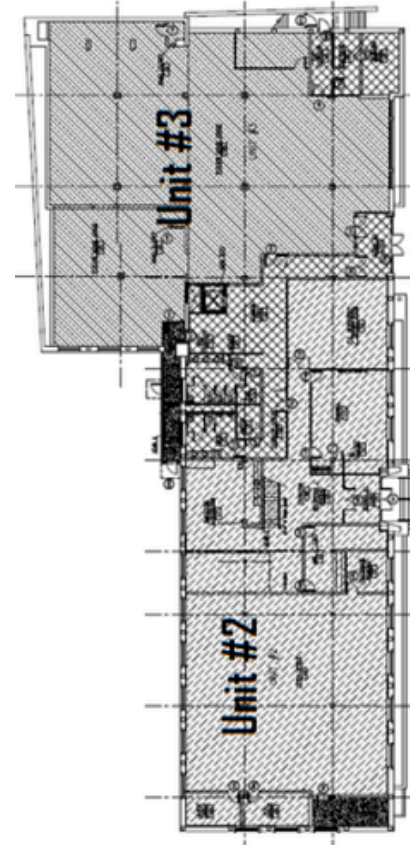
- Condo Parcel
 - 3360938900000
- Unit #1: Lower Level Garage
 - 3360938910001
- Unit #2: Pa Options For Wellness
 - 3360938910002
- Unit #3: Pa Probation & Parole Suite
 - 3360938910003
- Unit #4: 2nd Floor
 - 3360938910004
- Unit #5: 202 North Duke Street
 - 3360938910005



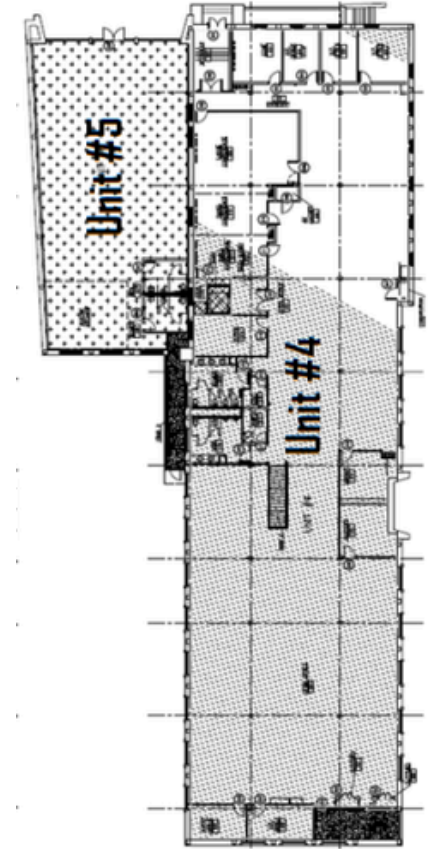
→ DUKE STREET →



LOWER LEVEL GARAGE



FIRST FLOOR



SECOND FLOOR + FIREHOUSE

← CHESTNUT STREET →

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EXTERIOR IMAGES



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INTERIOR IMAGES

200 N. DUKE - AVAILABLE OFFICE



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INTERIOR IMAGES

200 N. DUKE - AVAILABLE OFFICE

*AI-GENERATED
RENDERINGS



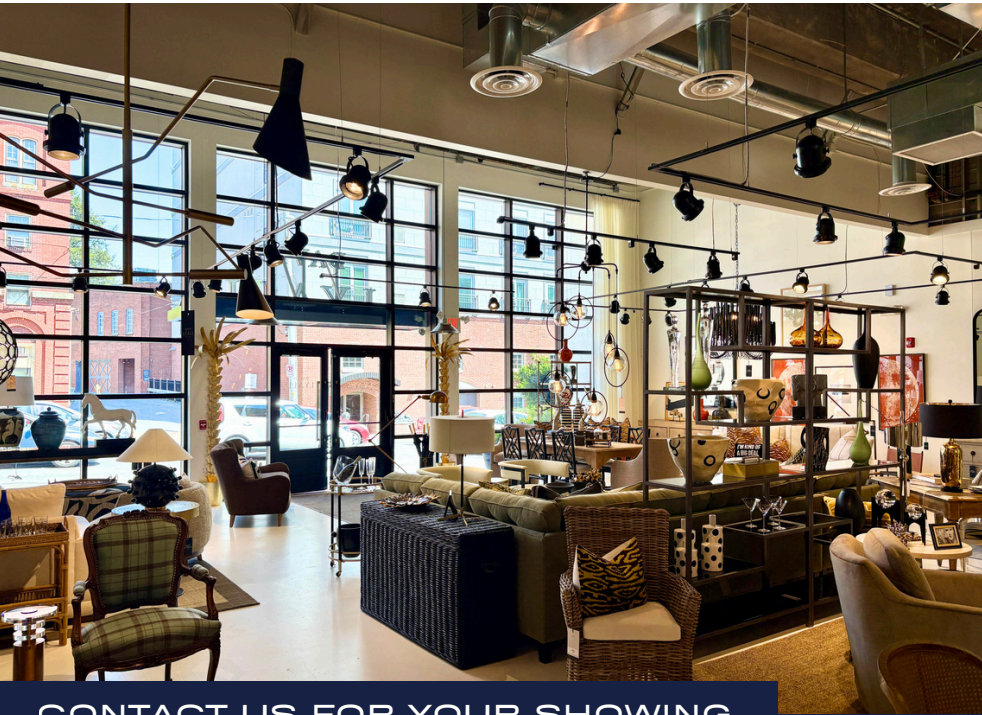
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INTERIOR IMAGES

202 N. DUKE - DAVID LYALL HOME & DESIGN



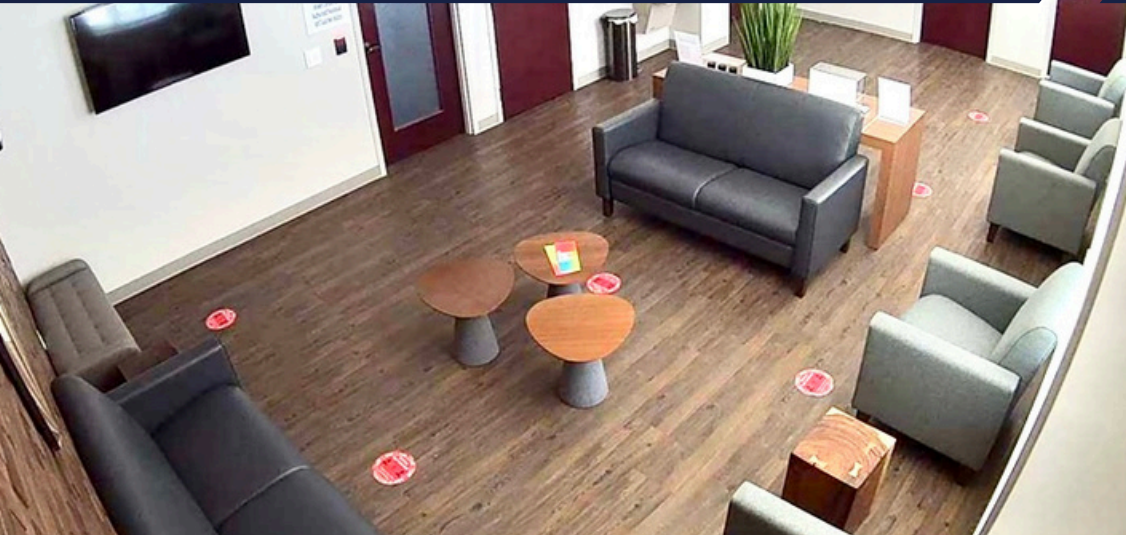
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INTERIOR IMAGES

39 E. CHESTNUT ST - PA OPTIONS FOR WELLNESS



39 E. CHESTNUT ST PROBATION & PAROLE OFFICES



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JUST A
QUICK
WALK TO

- ⊙ RESTAURANTS
- ⊙ CAFES
- ⊙ LANCASTER CENTRAL MARKET
- ⊙ LANCASTER COUNTY COURTHOUSE
- ⊙ CITY & COUNTY OFFICES
- ⊙ LANCASTER MARRIOTT
- ⊙ HOLIDAY INN
- ⊙ CONVENTION CENTER
- ⊙ FULTON THEATER
- ⊙ WARE CENTER
- ⊙ MUSSER PARK
- ⊙ PENN MEDICINE LANCASTER GENERAL HOSPITAL



Less than 3 miles to Route 30 and less than 5 miles to Routes 283 & 222

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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

233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Buyer shall verify any information deemed important by Buyer.

MARKETING TEAM



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