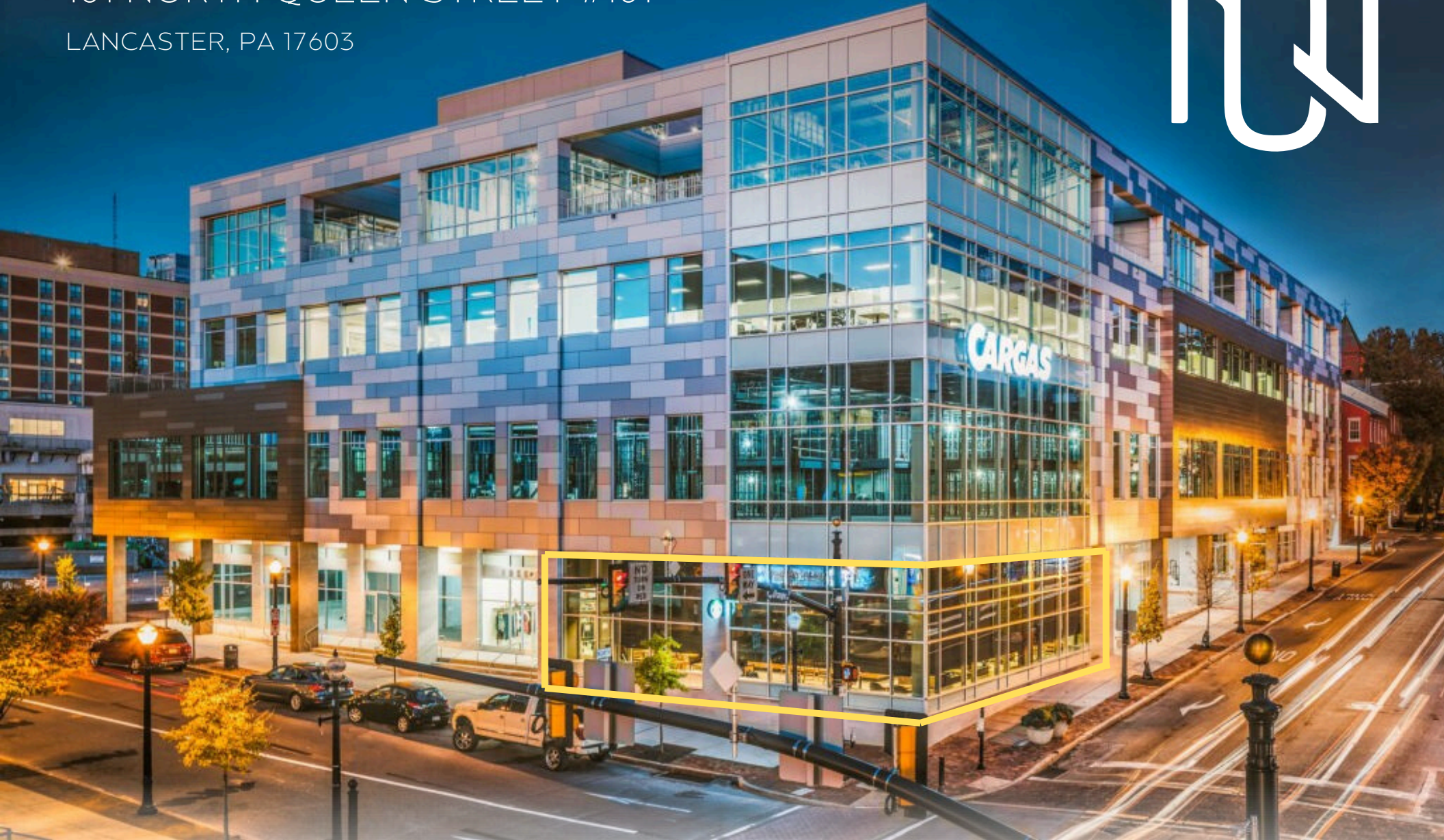


101 NORTH QUEEN STREET #101

LANCASTER, PA 17603

NQ



233 N. Duke St. | Lancaster, PA 17602  
(717) 394-3374 | [info@ppmproperties.com](mailto:info@ppmproperties.com)  
[www.ppmproperties.com](http://www.ppmproperties.com)

ZAMAGIAS  
PROPERTIES

# PROPERTY DETAILS

101 N QUEEN ST, LANCASTER, PA 17603



CONTACT US FOR YOUR SHOWING

(717) 394-3374

info@ppmproperties.com

## ZONING

Central Business District  
Located in the CRIZ\*←

## PARKING

101NQ features an interior connection to the new Christian Street public parking garage. Passes are \$90/month per space.

## HVAC

High efficiency system boasting optimum fresh air exchange. Gas heat and central air systems.

## NNN BUDGET INCLUDES

- Common Area Utilities
- HVAC Maintenance
- DID Taxes
- Snow Removal
- Exterminating
- Fire Alarm
- Sprinkler
- Common Area Janitorial
- Stormwater Fee
- Trash Removal
- Landscaping
- Window Cleaning
- Building Insurance
- Management Fees & Admin Costs

# SPACE DETAILS

±2,286 sq. ft.

Corner exposure to Queen & Orange Streets (15,000+ VPD)

Signage above suite

Window graphics permitted

ADA compliant entrances & restrooms

Grease trap, 3-basin sink, & handwashing sink

Upgraded electrical capacity

Max occupancy: 74

Easy street parking + adjacent parking garage

## RENT

Base Rent \$22.00PSF \$4,191.00/mo.

NNN \$7.00PSF \$1,333.50/mo.

**Total Monthly \$5,524.50/mo.**

Tenant pays separately metered utilities

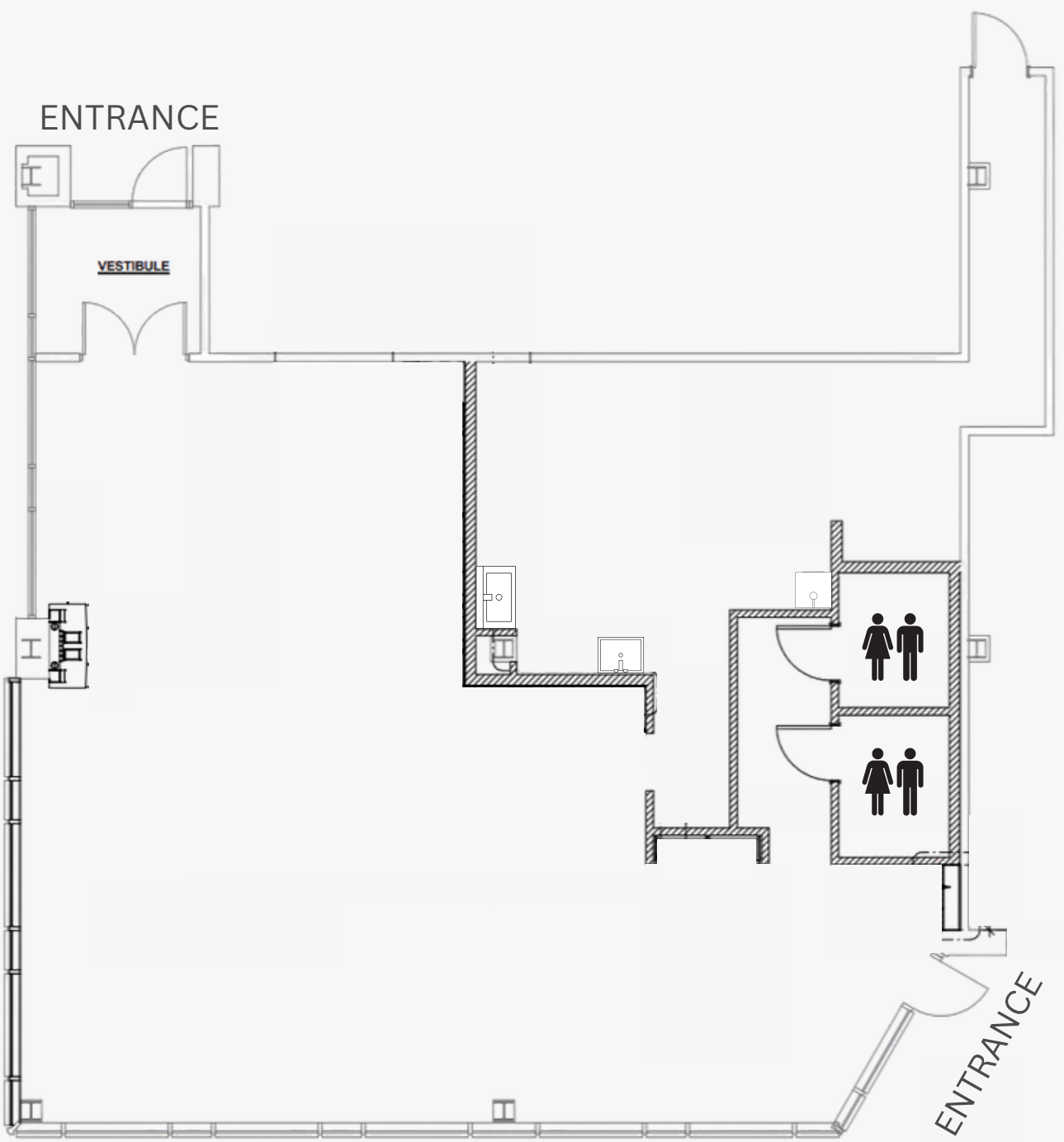


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**PPM**  
Real Estate, Inc.



# FLOOR PLAN

±2,286 SQ. FT.

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**WALKER'S PARADISE**  
WALK SCORE OF 99%!

# LOCATION HIGHLIGHTS

- NEXT TO BINNS PARK & EWELL PLAZA
- 1 BLOCK TO PENN SQUARE &
- THE MARRIOTT
- 1 BLOCK TO LANCASTER CENTRAL MARKET
- 2 BLOCKS TO CONVENTION CENTER
- 2 BLOCKS TO SOUTHERN MARKET
- VISIBLE TO 15,000+ VEHICLES/DAY

## DEMOGRAPHICS

1 MILE RADIUS:  
POPULATION - 67.2K | MEDIAN AGE - 32 | MEDIAN INCOME - \$65K

3 MILE RADIUS:  
POPULATION - 166K | MEDIAN AGE - 37 | MEDIAN INCOME - \$80K

5 MILE RADIUS:  
POPULATION - 233K | MEDIAN AGE - 38 | MEDIAN INCOME - \$84K

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

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

## MARKETING TEAM



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