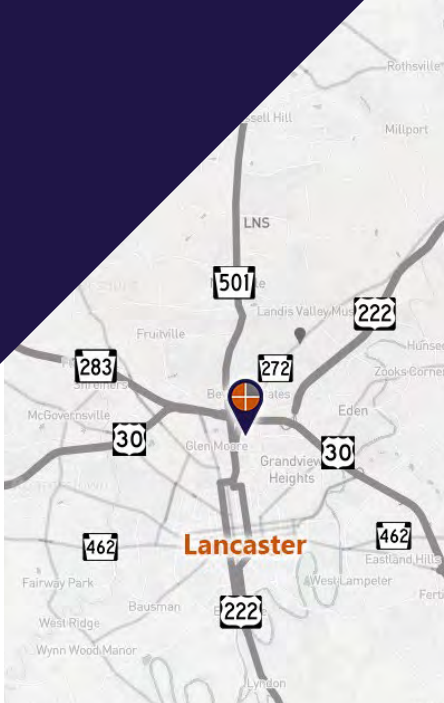


Turn-Key ± 1000SF
Office Condominium
Oregon Commons
Business Park



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

Blaze Cambuzzi
Cell: 717.850.8702
blaze@truecommercial.com

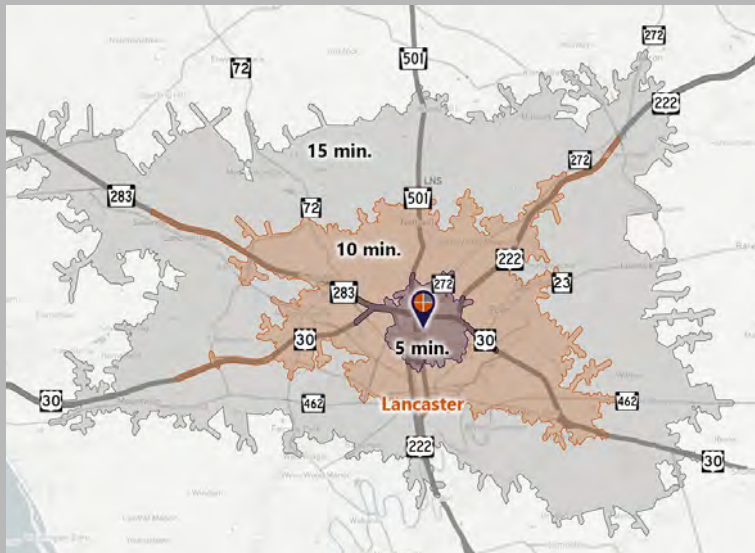
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DEMOGRAPHIC INFORMATION

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 1525 Oregon Pike, Suite 201 at Oregon Commons, a professional office condominium available for sale or lease at 1525 Oregon Pike in Lancaster, Pennsylvania. Located within the well-established Oregon Commons office complex, the property offers a convenient and professional business space with excellent access to Downtown Lancaster, Route 30 and Route 222.

Suite 201 features three (3) offices and a reception area, and a well-maintained layout suitable for a variety of professional users. The property benefits from recent improvements throughout Oregon Commons, including updated exterior windows and modern HVAC systems.

Positioned along Oregon Pike (PA 272), one of Lancaster County's primary commercial corridors, the property offers excellent accessibility and close proximity to restaurants, retail centers, financial institutions, and other everyday amenities. With ample on-site parking and a central location, Oregon Commons provides an attractive opportunity for businesses seeking professional office space in a highly desirable Lancaster location.

PROPERTY DETAILS

- Offering Price:.....\$175,000
- Lease Rate:..... \$1,600/mo + elec
- Unit/Office Size:..... ± 1,000 SF
- Available: Immediately
- Zoning: B-3
- Year Built/Renovated: 1989/2020
- Roof Type: Shingle
- Construction:.....Masonry
- Parking:.....On-Site
- Heating (Central):.....Electric Heat Pump
- Cooling (Central):Electric

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

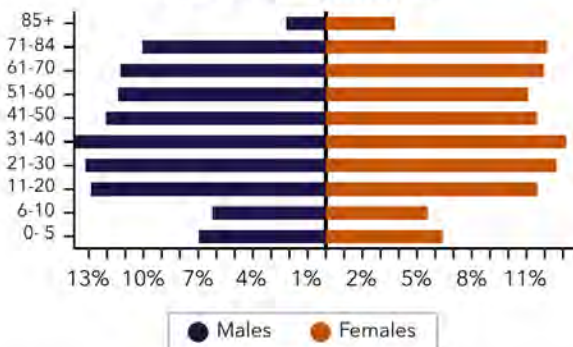
40.1

Median Age

\$65,043

Median Disposable Income

AGE PYRAMID



INCOME



\$81,470
Median Household Income

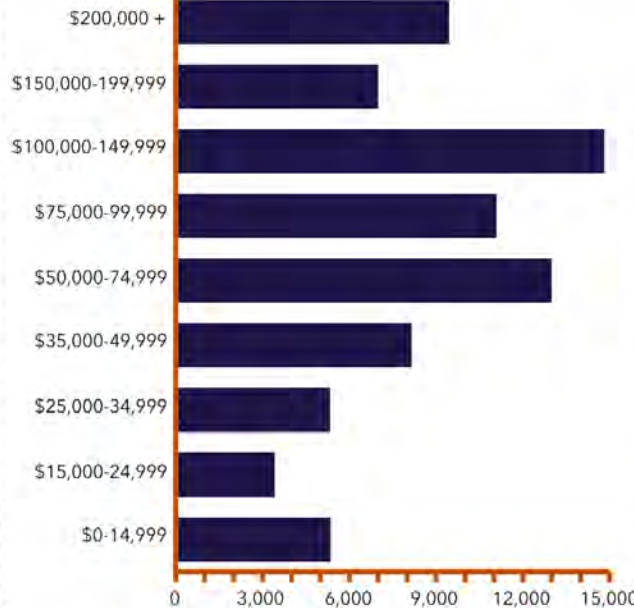


\$42,714
Per Capita Income

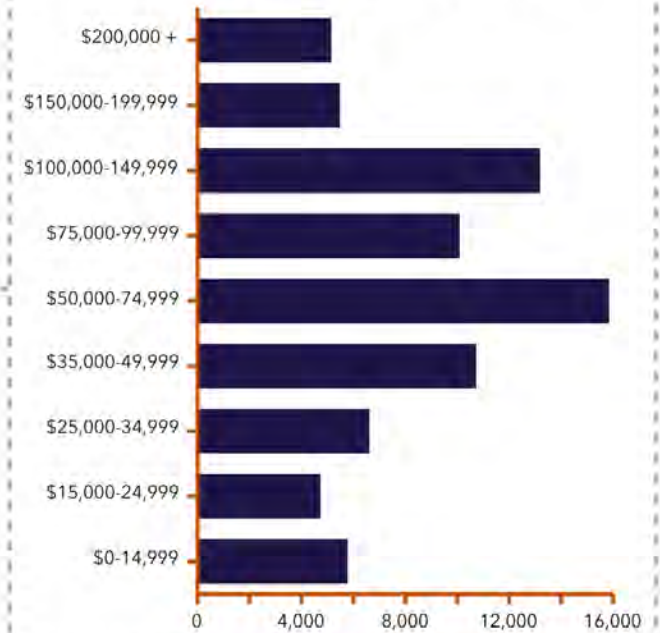


\$226,774
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING



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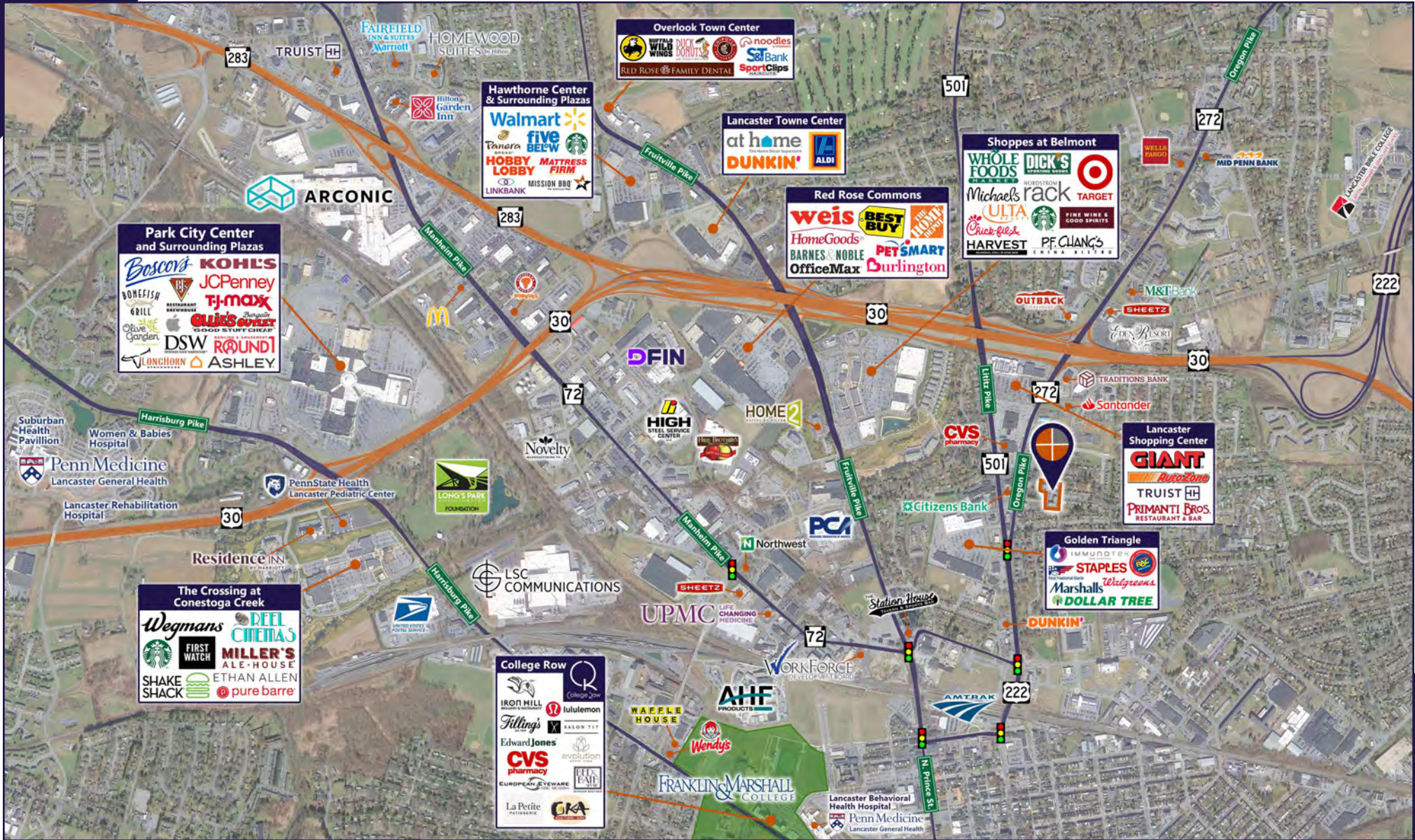
AERIAL DRONE PHOTO



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ESTABLISHED REGIONAL AREA MAP



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INTERIOR PHOTOS | SUITE 201

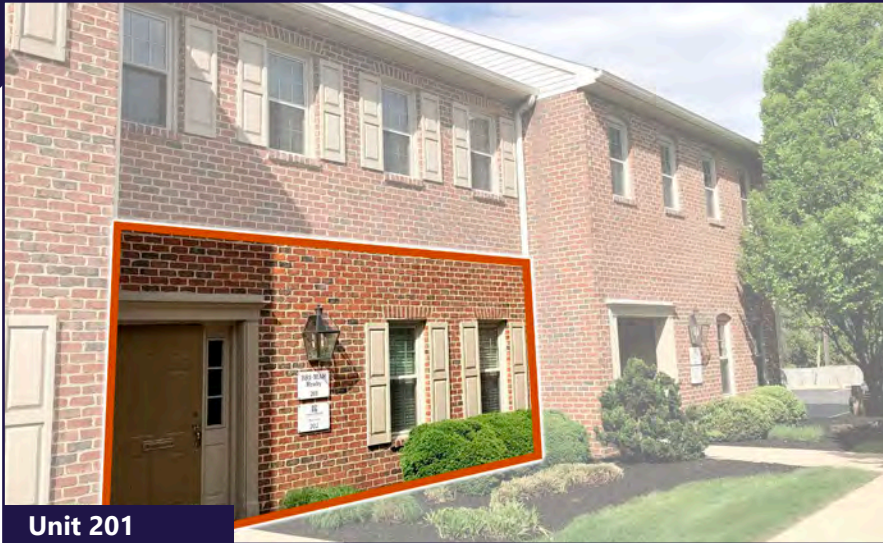


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PROPERTY PHOTOS



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