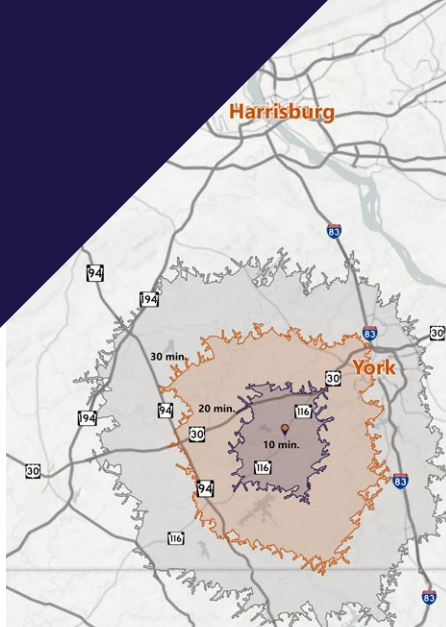


FOR LEASE

Former Church
Free-Standing Building
with On-Site
Parking



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ben@truecommercial.com

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Cell: 717.870.3097
david@truecommercial.com



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



BUILDING PHOTOS



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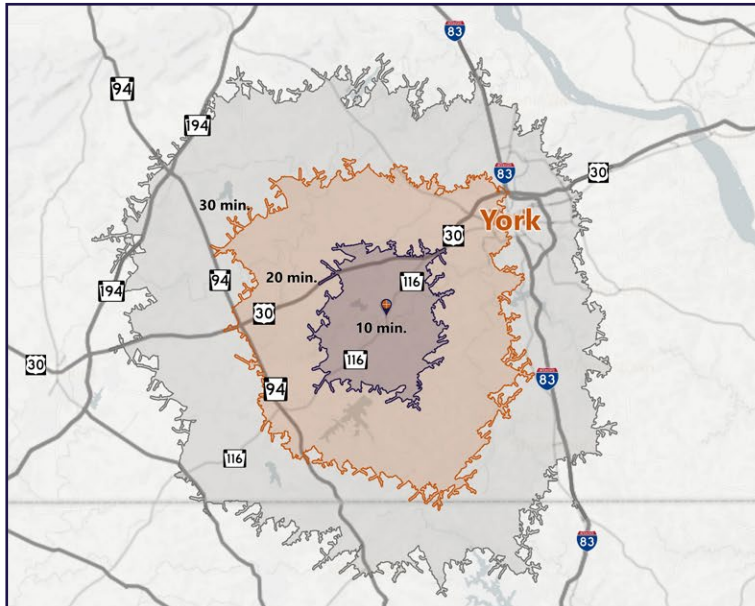
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DEMOGRAPHICS

DEMOGRAPHICS

2026 Variable	10 minutes	20 minutes	30 minutes
2026 Total Population	18,690	151,255	358,978
2026 Population Density	366.7	609.2	567.7
Total Daytime Population	16,172	151,004	352,199
Total Households	7,256	60,327	141,774
Per Capita Income	\$40,899	\$39,572	\$41,635
Average Household Income	\$104,644	\$98,143	\$104,791
Average Disposable Income	\$81,359	\$76,201	\$80,543
Aggregate Disp. Income	\$590,419,771	\$4,597,000,970	\$11,418,832,598
Total Businesses (NAICS)	399	4,624	11,333
Employed Civilian Pop 16+	9,128	75,463	180,883
Annual Budget Expenditures	\$647,058,192	\$5,087,115,011	\$12,717,343,588
Retail Goods	\$209,126,664	\$1,630,225,243	\$4,058,618,123



PROPERTY & MARKET OVERVIEW

Charming free-standing former church building with tremendous character on Main Street in Spring Grove available for lease.

The flexible layout features open space with vaulted cathedral ceilings, a balcony, private office, storage room, restroom, and lobby area.

On-site parking for approximately 19 vehicles is included as well. The building lends itself well for continued use as a church, or alternative uses include restaurant, retail, office, personal services, fitness, and artist studios.

Available in as-is condition, or owner will redevelop space for a qualified tenant.

PROPERTY DETAILS

- Building Size:..... 2,500 SF
- Lease Rate:..... 2,500/mo
- Lease Terms:..... Negotiable
- Zoning:..... Village
- Land/Lot Size:..... ±0.643
- Date Available:..... Immediately
- Parking:..... 19 On-Site
- Annual Taxes:..... \$13,710.49
- Topography:..... Level & Partially Sloping
- Roof:..... Pitched- Shingle
- Construction:..... Brick/Wood
- Heating:..... Gas FWA
- Cooling:..... CAC entire building
- Electric:..... Met-Ed
- Water:..... Public- York
- Sewer:..... Public

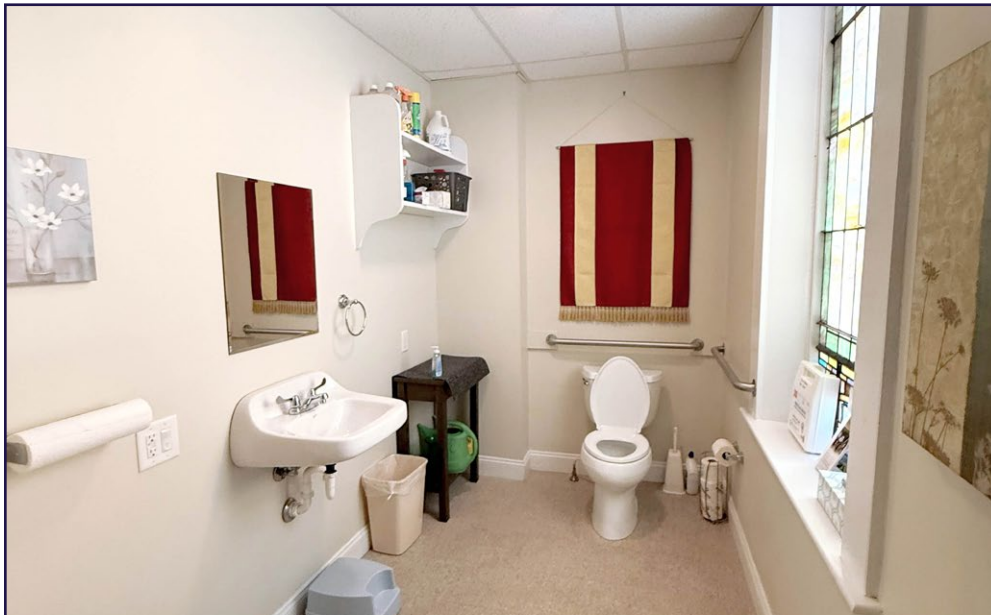
TRAFFIC COUNTS

- N. Main St/ Route 116:..... 12,358 VPD

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INTERIOR PHOTOS



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