

THE SWISHER BUILDING

425 NORTH PRINCE STREET, LANCASTER PA 17603



233 N. Duke St. | Lancaster, PA 17602
(717) 394-3374 | info@ppmproperties.com
www.ppmproperties.com



CORINN
KIRCHNER

ALEX
EBERT

SHADE
FOREMAN



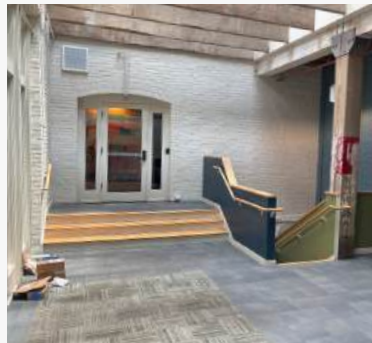
CONTACT US FOR YOUR SHOWING

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PROPERTY DETAILS

425 N PRINCE ST, LANCASTER



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HIGHLIGHTS



Beautiful common areas, abundant character, excellent signage on North Prince Street, visible to 10,000+ vehicles per day

NNN BUDGET



Common Area Maintenance, taxes, building insurance, snow removal, trash removal, landscaping, and common area utilities.

WALKABILITY



The Swisher Building boasts a 96% Walkability Score - Extremely Walkable!

PARKING



On-site parking lot, easy street parking, and nearby public garages.

ZONING



Mixed Use - View zoning [HERE](#)

SUITE 001 ±3,252 SQ. FT.

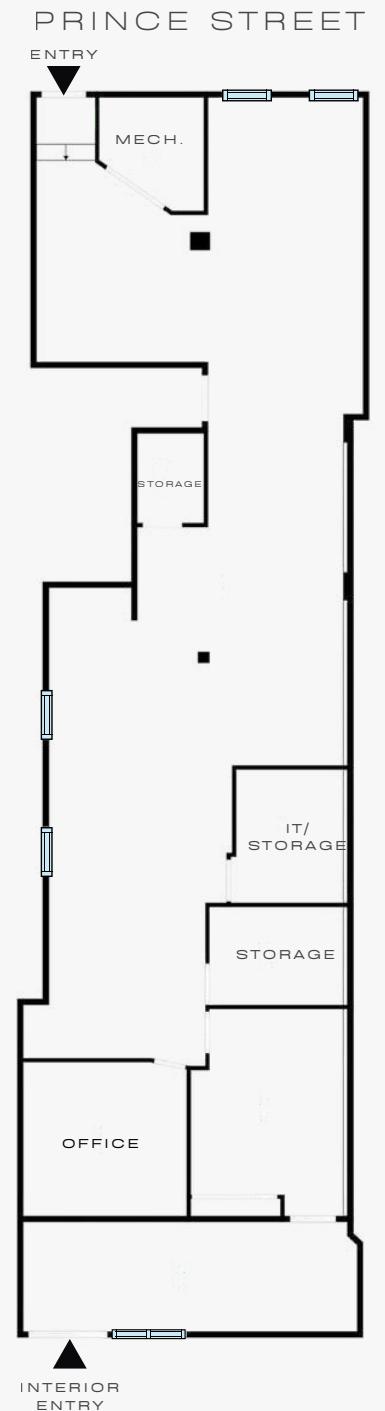
- Open floor plan with one private office
- Exposed stone wall with natural light throughout
- Access to a beautiful shared courtyard area
- Building signage visible to 13,000+ VPD on North Prince Street
- Four onsite parking spaces included, additional spaces available for rent as needed

Base Rent: \$7.15 PSF + 2026 NNN \$6.32 PSF

Total Monthly: \$3,650.37

Tenant Pays: Electric, liability insurance, internet, & suite janitorial

Rent Includes: Four (4) parking spaces



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WALKER'S PARADISE
WALK SCORE OF 96%!

LOCATION HIGHLIGHTS

- WALKABLE TO LOMBARDO'S RESTAURANT & BISTRO, LEMON ST MARKET, 401 PRIME, & THE BELVEDERE INN
- 4 BLOCKS TO PENN SQUARE, CENTRAL MARKET, & THE MARRIOTT
- 5 BLOCKS TO CONVENTION CENTER
- 5 BLOCKS TO SOUTHERN MARKET
- VISIBLE TO 13,000+ VEHICLES/DAY

DEMOGRAPHICS

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

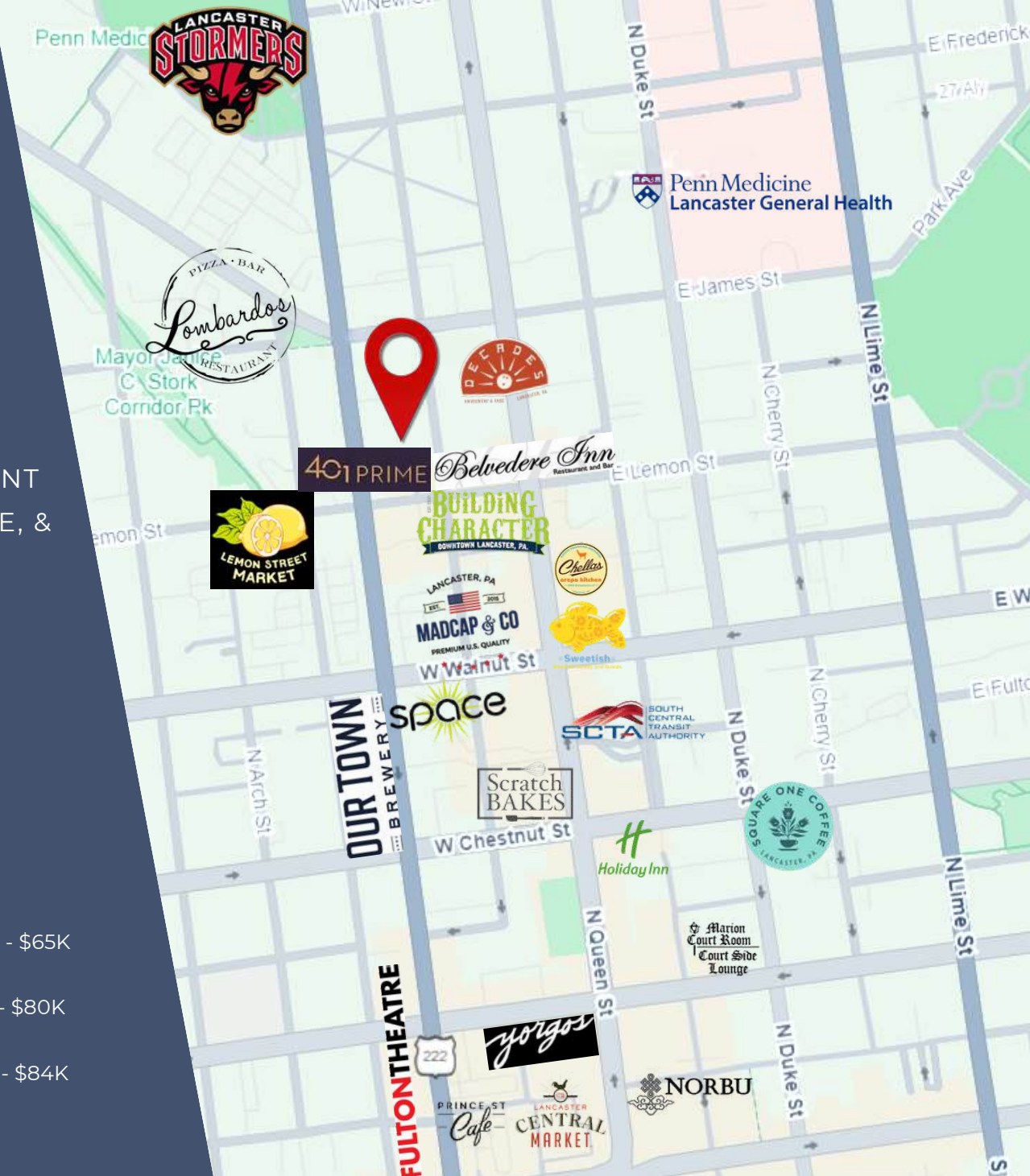
3 MILE RADIUS:
POPULATION - 166K | MEDIAN AGE - 37 | MEDIAN INCOME - \$80K

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

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PPM
Real Estate, Inc.

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.

MARKETING TEAM



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