

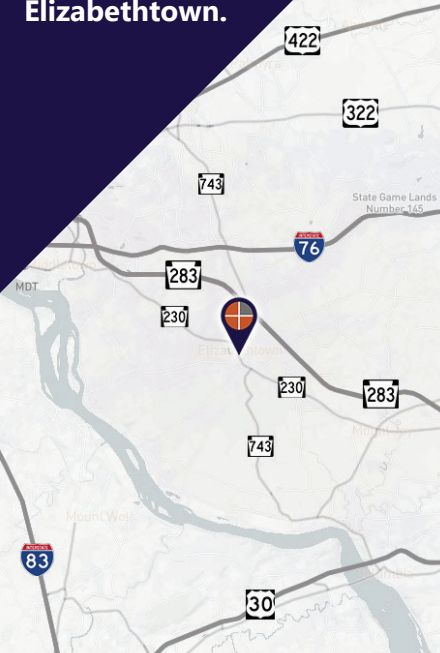
## FIRST FLOOR, CORNER RETAIL SPACE

Elizabethtown Borough | Lancaster County

101 S. Market St. Elizabethtown, PA 17022

### FOR LEASE

3,800 SF first floor space for a restaurant, taproom, retail, office, cafe, or personal services business in Downtown Elizabethtown.



**David Albright**  
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**Ben Chiaro, CCIM**  
Cell: 717.683.3316  
ben@truecommercial.com

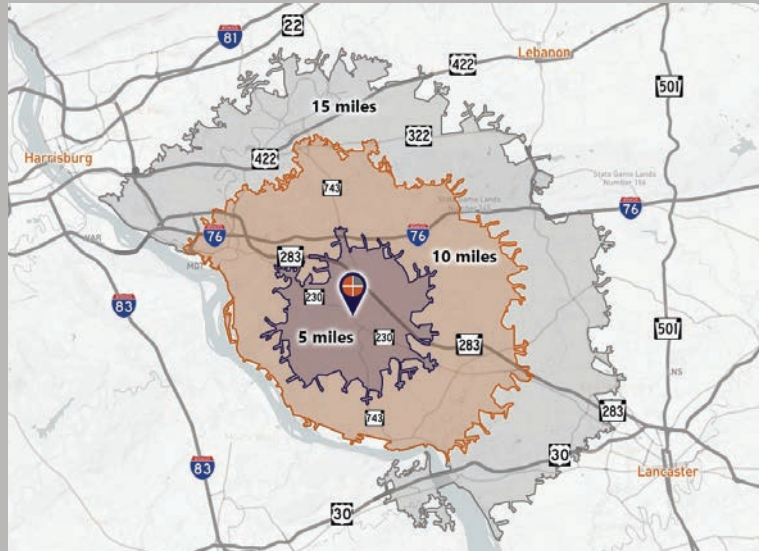
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# FIRST FLOOR, CORNER RETAIL SPACE

## DEMOGRAPHICS

| Variable                              | 101 S. Market St. Elizabethtown, PA |                 |                 |
|---------------------------------------|-------------------------------------|-----------------|-----------------|
| Travel Distance from Site             | 5 miles                             | 10 miles        | 15 miles        |
| Total Population                      | 31,904                              | 93,184          | 249,326         |
| Population Density (Pop per Sq. Mile) | 771.2                               | 531.8           | 719.5           |
| Total Daytime Population              | 28,931                              | 77,900          | 237,954         |
| Total Households                      | 12,355                              | 36,726          | 98,814          |
| Per Capita Income                     | \$39,092                            | \$39,366        | \$39,348        |
| Average Household Income              | \$100,875                           | \$99,390        | \$98,966        |
| Average Disposable Income             | \$77,110                            | \$76,216        | \$75,790        |
| Aggregate Disposable Income           | \$951,917,583                       | \$2,798,338,197 | \$7,488,370,822 |
| Total (SIC01-99) Businesses           | 829                                 | 2,421           | 7,591           |
| Total (SIC01-99) Employees            | 14,023                              | 36,128          | 126,944         |
| Total (SIC01-99) Sales (\$000)        | \$2,099,513                         | \$6,125,725     | \$29,207,269    |
| Annual Budget Expenditures            | \$1,067,064,635                     | \$3,113,981,433 | \$8,333,638,013 |
| Retail Goods                          | \$323,481,082                       | \$940,949,735   | \$2,525,585,050 |

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

The property is a three-story corner historic commercial building with an available first-floor retail space consisting of approx. 3,800 SF with on-site parking. It features frontage on both S. Market St. and E. Park St. The property is zoned Central Business District, providing flexible possibilities for retail, restaurants, service business, offices, financial institutions, bakeries, and many more uses. It is situated in a portion downtown Elizabethtown with strong foot traffic and density of surrounding residents, businesses, and college students/faculty.

The building features full-width storefront glass windows, wrapping around to E. Park St. as well. The interior features a predominantly open retail space with separate drive-in storage/production space in the rear. The storage/production area has HVAC and a second garage door is an option. The owner is willing to subdivide the space into two uses. There is also on-site parking to the rear of the property, with additional 20 plus parking spaces available in adjacent lot during the day. Ample on-street public parking surrounds the property. These features lend the building well to a variety of uses.

## PROPERTY DETAILS

- Available Space: ..... 3,800 SF
- Lease Rate: ..... \$14.00/SF/Modified Gross  
*plus all separately metered utilities, content & liability insurance, interior building maintenance, janitorial, and HVAC maintenance.*
- Lease Terms: ..... Negotiable
- Zoning: ..... Central Business District
- Land/Lot Size: ..... 0.21 acres
- Date Available: ..... Subject to Build-out
- Parking: ..... On-Site
- Roof Type: ..... Rubber
- Construction: ..... Masonry/Wood
- Drive-In Doors: ..... One
- Heating: ..... Gas FWA
- Cooling: ..... CAC
- Water/Sewer: ..... Public
- Year Built: ..... 1900

## TRAFFIC COUNTS

- S. Market St./Route 230: ..... 15,201 VPD
- High St./Route 241: ..... 4,989 VPD

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# ESTABLISHED REGIONAL AREA MAP

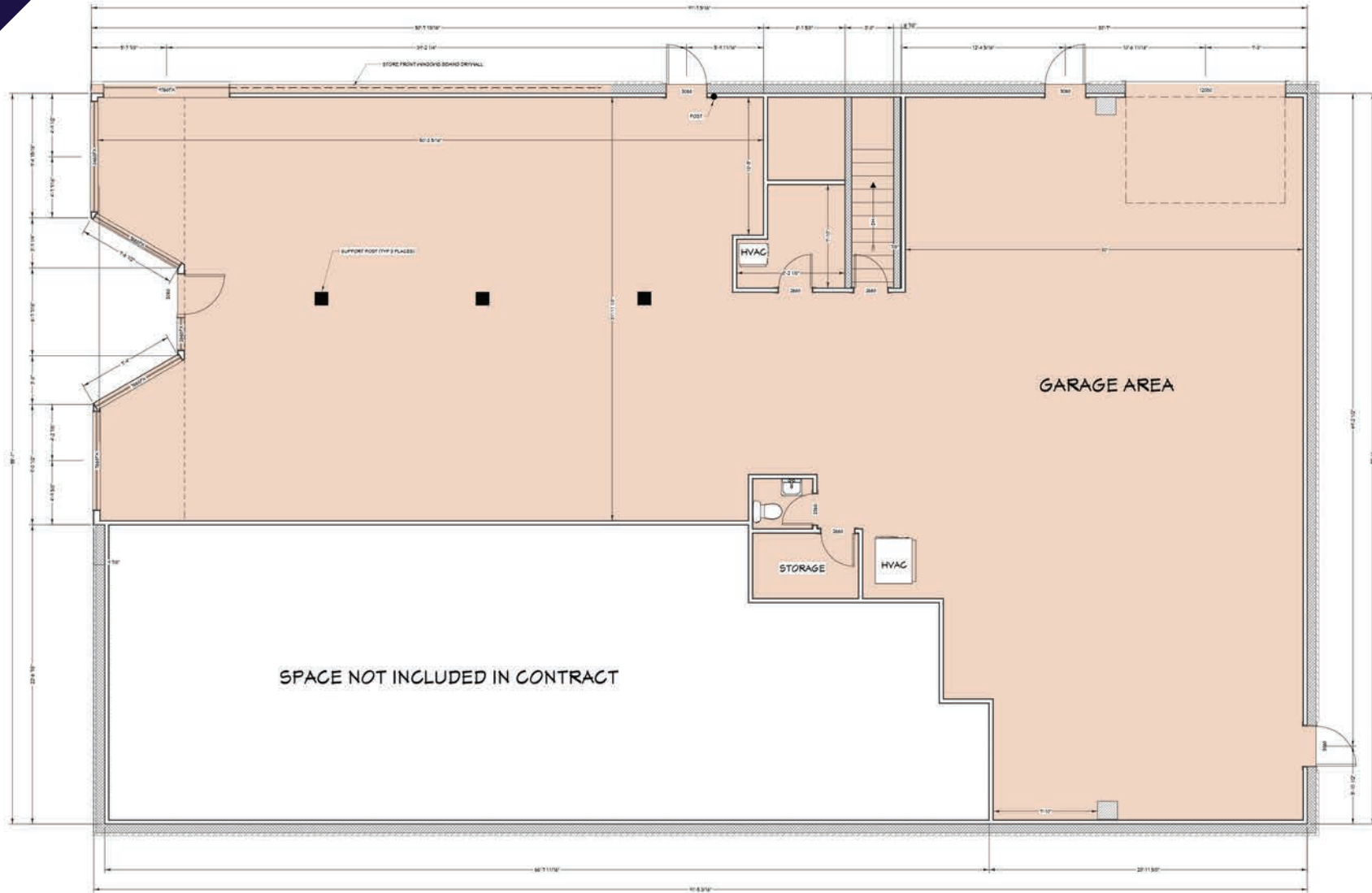


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# As-Is FLOOR PLAN



## AS-BUILT FLOOR PLAN

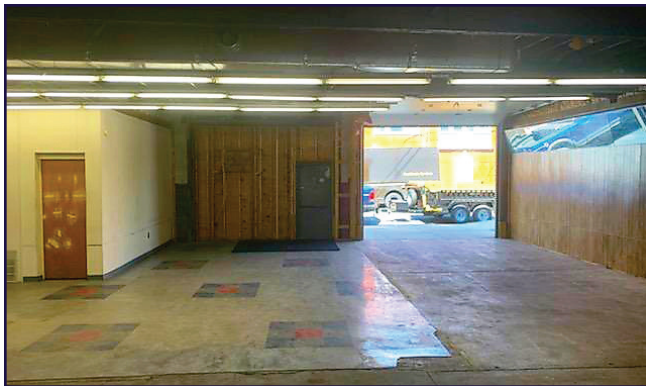
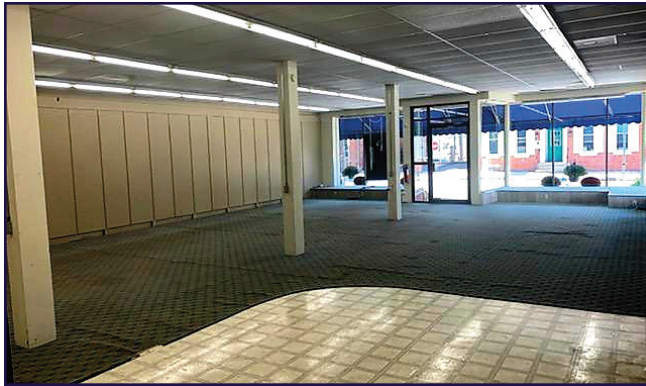
ALL DIMENSIONS ARE APPROXIMATE

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# INTERIOR & EXTERIOR PHOTOS



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# AERIAL DRONE PHOTO



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