

Sculpt

LANCASTER, PA • CAMP HILL, PA

ESTABLISHED WELLNESS & BODY SCULPTING BUSINESS

Turn-Key Operation - Established Brand
Experienced Staff - Two Prime Locations

ASKING PRICE

\$795,000

PRESENTED EXCLUSIVELY BY
TRUE COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

TRUE Commercial Real Estate LLC is pleased to present the exclusive opportunity to acquire Sculpt, an established and highly respected medical aesthetics business operating from two strategically located facilities in Lancaster and Camp Hill, Pennsylvania.

Over the past several years, Sculpt has developed a loyal customer base, diversified revenue streams, and a recognizable regional brand within one of the fastest-growing sectors of the healthcare and wellness industry.

- ✓ Loyal and growing client base
- ✓ Two established operating locations
- ✓ Multiple recurring revenue streams
- ✓ Experienced staff and streamlined operations
- ✓ Strong Brand Recognition
- ✓ Turn-key opportunity with equipment included
- ✓ Significant expansion potential
- ✓ Established client base

The business combines advanced technology, experienced staff, and efficient operating systems to deliver recurring revenue and strong customer retention while offering substantial opportunities for continued expansion.

This opportunity may appeal to an experienced aesthetics or wellness operator, an entrepreneur seeking entry into the expanding noninvasive treatment market, or an existing medical spa, salon, fitness, or wellness company looking to add established locations, specialized equipment, services, and an operating platform.

For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

THE BUSINESS



Our Mission

Helping clients feel confident through innovative, non-invasive wellness and body contouring treatments.



Client Experience

Personalized consultations and customized treatment plans designed to meet individual goals.



Technology

Industry-leading equipment providing safe, effective, and comfortable treatments.



Flexible Services

A wide variety of services allows multiple revenue streams while serving diverse client needs.

SERVICES OFFERED

A comprehensive suite of in-demand, noninvasive treatments that drive results and client loyalty

- Body Sculpting
- Hair Restoration
- Muscle Sculpting
- Skin Tightening & Resurfacing
- Organic Spray Tans
- Laser Hair Removal
- Guaranteed Weight Loss
- Wood Sculpting

ASSETS INCLUDED

A detailed list can be provided upon request following receipt of a signed Non-Disclosure Agreement (NDA).

- | | | |
|------------------|-----------------------|--|
| ✓ Furniture | ✓ Technology | ✓ Operating Procedures |
| ✓ Fixtures | ✓ Branding | ✓ Training Materials |
| ✓ Equipment | ✓ Website | ✓ Customer Database
(Subject to applicable privacy regulations) |
| ✓ Treatment Beds | ✓ Social Media Assets | |
| ✓ Laser Systems | ✓ Scheduling Software | |

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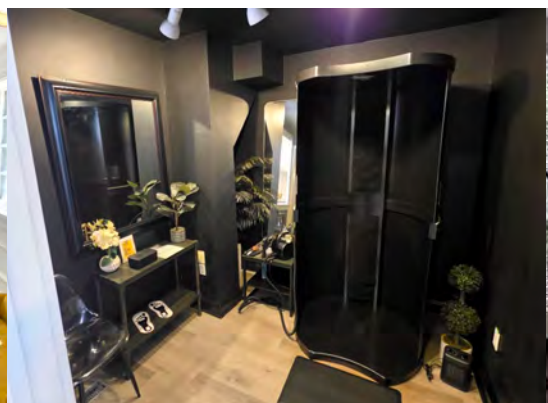
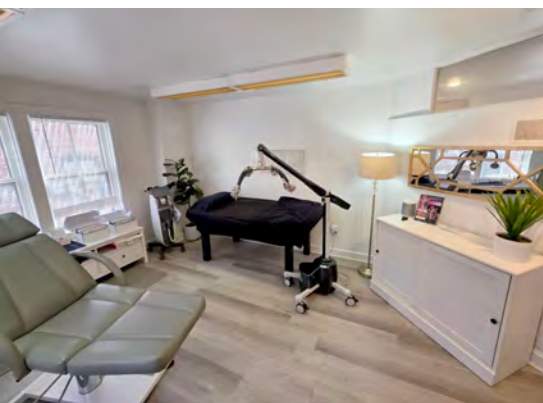
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LANCASTER LOCATION

217 W Orange St, Lancaster PA 17603



- ✓ Prime location in the heart of downtown Lancaster
- ✓ High Visibility & Foot Traffic
- ✓ Modern Reception Area
- ✓ Established customer base
- ✓ Private consultation areas
- ✓ Attractive treatment rooms



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CAMP HILL LOCATION

4076 Market St, Camp Hill, PA 17011



- ✓ Prime retail corridor
- ✓ Modern treatment suites
- ✓ Excellent demographics
- ✓ Strong neighboring businesses
- ✓ Convenient parking
- ✓ Easy access from major highways

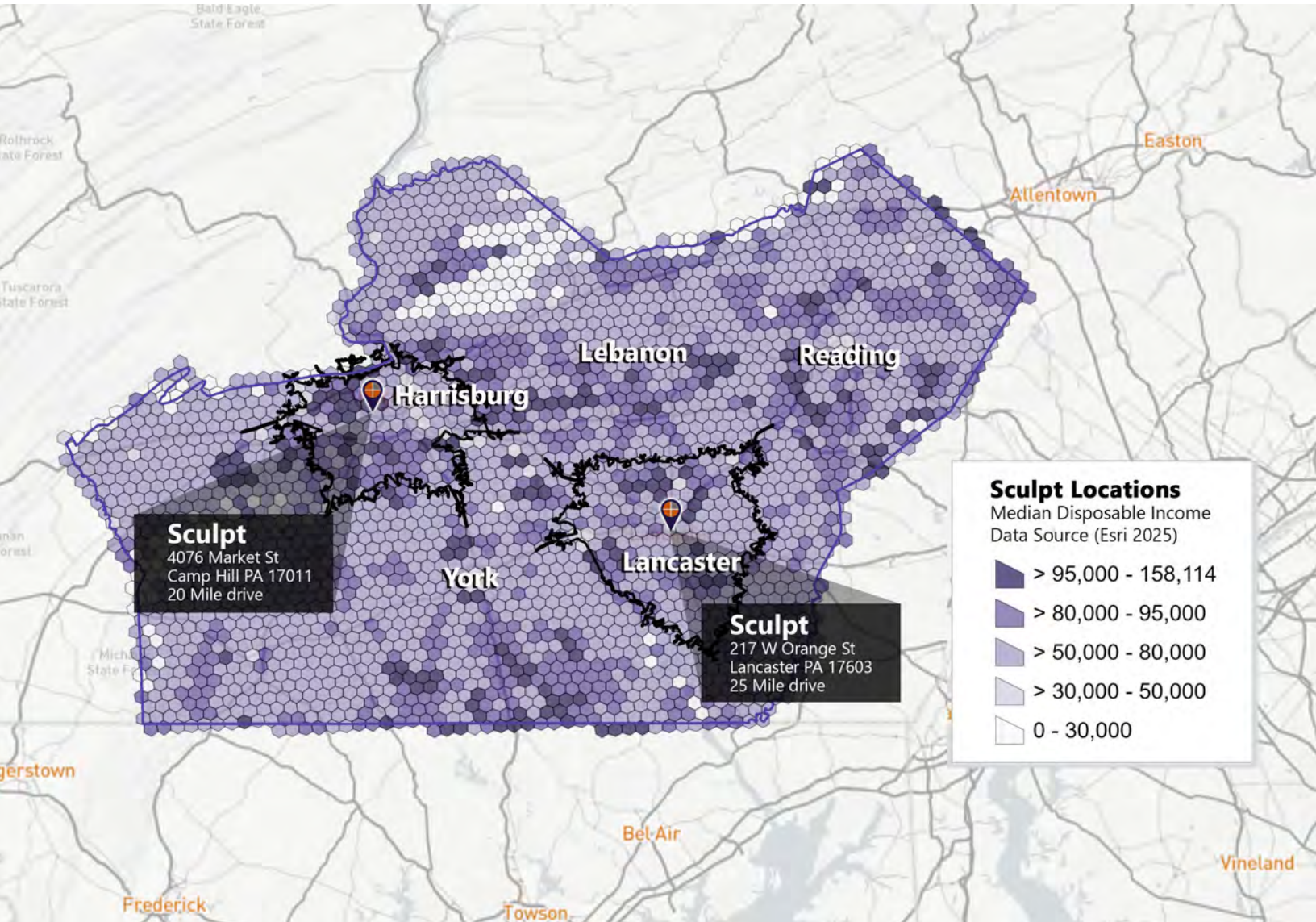


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MARKET DEMOGRAPHICS

20 Mile Drive Radius Overview

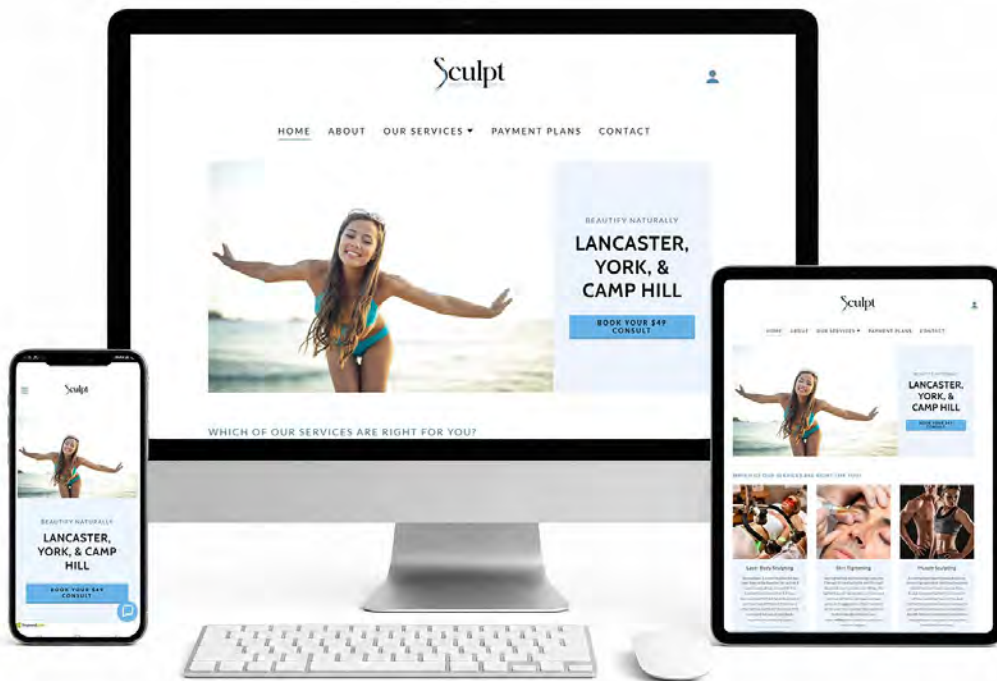


	Total Population	Average Household Income	Average Disposable Income
LANCASTER COUNTY	339,308	103,114	76,735
DAUPHIN COUNTY	393,363	105,599	80,078

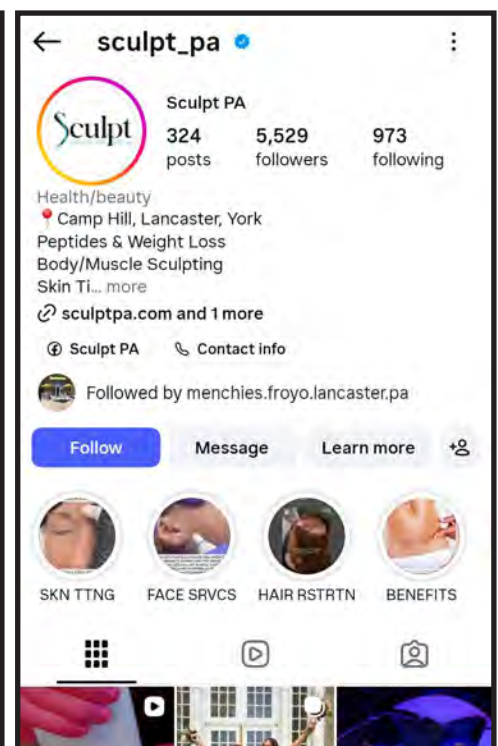
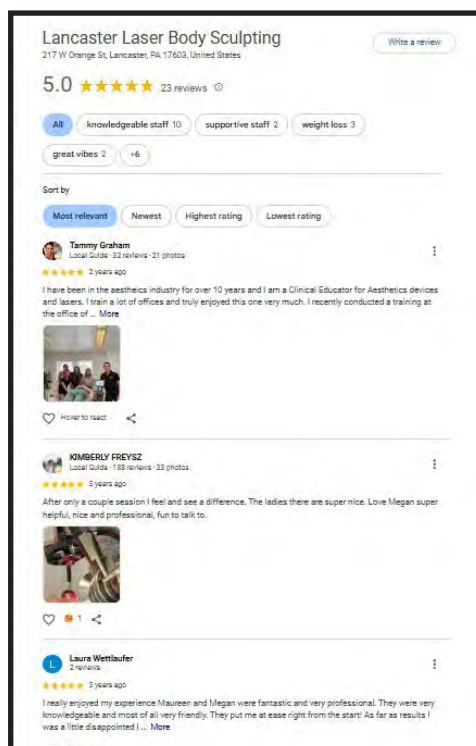
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ONLINE PRESENCE & BRAND STRENGTH



Sculpt has invested in a strong digital presence through: Professional website, Online appointment scheduling, Active social media, Positive online reviews, Search engine visibility, Digital marketing initiatives



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FINANCIAL HIGHLIGHTS



Detailed profit and loss statements will be made available to qualified buyers following receipt of a signed Non-Disclosure Agreement (NDA).

Gross Revenue	FF&E	Asking Price
\$700,000	\$355,000 Included in asking price	\$795,000

OPERATIONAL HIGHLIGHTS

- ✓ **Established Brand**
Recognized reputation in Central Pennsylvania.
- ✓ **Recurring Revenue**
Memberships and repeat clientele generate consistent income.
- ✓ **Turn-Key Operation**
Move directly into ownership with minimal transition.
- ✓ **Proven Business Model**
Established operational systems already in place.
- ✓ **Growth Potential**
Multiple expansion opportunities remain untapped.

GROWTH OPPORTUNITIES

- Expand Digital Marketing
- Membership & Loyalty Programs
- Corporate Wellness Partnerships
- Increase Retail Product Sales
- Add new service Offerings
- Medical & Wellness Referrals
- Extern Hours/ Add Providers
- Enhance client Retention
- Community Engagement
- Multi-Location Expansion

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