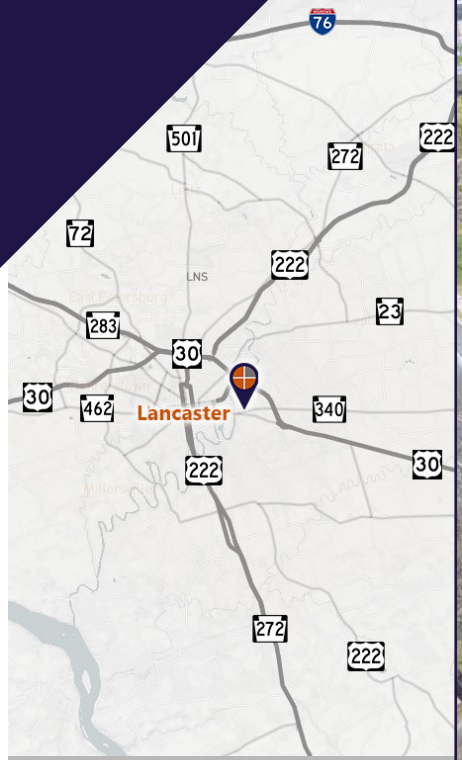
# Office & Fitness/Dance/Yoga Space

**East Lampeter Township | Lancaster County** **1665-1661 Old Philadelphia Pike Lancaster, PA 17602**

TRUE Commercial Real Estate LLC

## For Lease

**3,400-7,335 SF of move-in ready space is available, located along Route 340 and within 1 mile of US Route 30.**







**Marisa Benjamin**
**Cell: 717.615.1665**
**marisa@truecommercial.com**



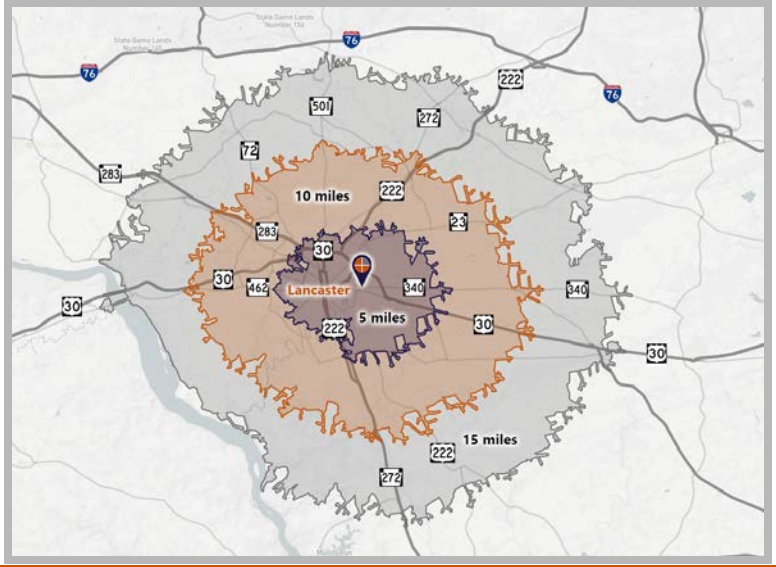
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# Office & Fitness/Dance/Yoga Space

## DEMOGRAPHICS

| Variable | 1661 Old Philadelphia Pike Lancaster | | |
|---|---|---|---|
| **Travel Distance from Site** | **5 miles** | **10 miles** | **15 miles** |
| Total Population | 124,546 | 272,143 | 420,860 |
| Population Density (Per Sq. Mile) | 2,738.2 | 1,300.9 | 879.5 |
| Total Daytime Population | 148,537 | 296,097 | 438,724 |
| Total Households | 48,080 | 103,802 | 160,476 |
| Per Capita Income | $39,991 | $44,773 | $43,189 |
| Average Household Income | $103,090 | $116,697 | $112,767 |
| Average Disposable Income | $78,508 | $87,479 | $85,173 |
| Total (SIC01-99) Businesses | 5,889 | 11,711 | 17,649 |
| Total (SIC01-99) Employees | 93,411 | 173,891 | 247,706 |
| Medical Services | $67,809,797 | $168,357,384 | $256,095,290 |
| Physician Services | $14,643,119 | $36,579,041 | $55,755,537 |
| Dental Services | $21,782,559 | $53,670,071 | $80,720,035 |
| Other Medical Services | $1,721,765 | $4,231,360 | $6,172,631 |

## Travel Distance from Site




## PROPERTY & MARKET OVERVIEW

Located on the east side of Lancaster, 1661 Old Philadelphia Pike offers an exceptional opportunity for office or early education use and fitness/dance/yoga use. The property is strategically situated along Route 340 (Old Philadelphia Pike) and Route 462 (Lincoln Hwy. East), providing convenient access to U.S. Route 30 within just one mile. It is also easily accessible from Routes 222 and 283, offering direct connectivity to York and Chester Counties.

- Lancaster City and the Lincoln Highway corridor attract approximately 9.92 million tourists annually, generating an economic impact of $2.58 billion in 2023, according to Fox43 News.
- The nearby Greenfield Corporate Center offers over 4.5 million square feet of commercial space, while the PA College of Health Sciences occupies 300,000 SF.
- The surrounding area supports a daytime population of nearly 133,000 and a residential population of 120,800 within a five-mile radius.
- The center is directly across from HACC - Harrisburg Area Community College (Lancaster Campus), which serves over 6,000 students and faculty. It is also adjacent to the U-Gro Learning Center.

Current tenants include Pasquale's Italian Restaurant & Pizza, PA Dept. of Health – Lancaster County Office, and Bridgeport Family Restaurant. Nearby national retailers include Weis Markets, Dollar General, CVS, Burger King, Turkey Hill, and Advance Auto Parts.

*Note: Owner is a Pennsylvania Real Estate Salesperson Licensee*

## PROPERTY DETAILS

- Total Building Size:.....21,500 SF
- Lease Rate:.....Negotiable/SF/NNN
- Lease Terms:.....Negotiable
- NNN Costs:.....$3.75/SF
- Zoning:.....Mixed Use
- Land/Lot Size:.....2.3 acres
- Parking:.....Paved, Shared, 102 spaces
- Year Built/Updated:.....1967/2021
- Ceiling Height:.....8-10 ft.
- Construction:.....Masonry
- Heating:.....Gas
- Cooling:.....Electric CAC
- Electric:.....200 amps
- Water/Sewer:.....Public

## AVAILABLE SPACES

- Suite 1659-A:.....3,400 SF
- Suite 1661-A:.....3,935 SF
- Suite 1661-C:.....2,886 SF

*Suites 1659-A and 1661-A may be combined into contiguous space: 7,335 SF*

## TRAFFIC COUNTS

- Old Philadelphia Pike (Route 340):....10,922 VPD
- Lincoln Hwy. East (Route 462):.....9,187 VPD



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# Old Philadelphia Pike | Site Plan

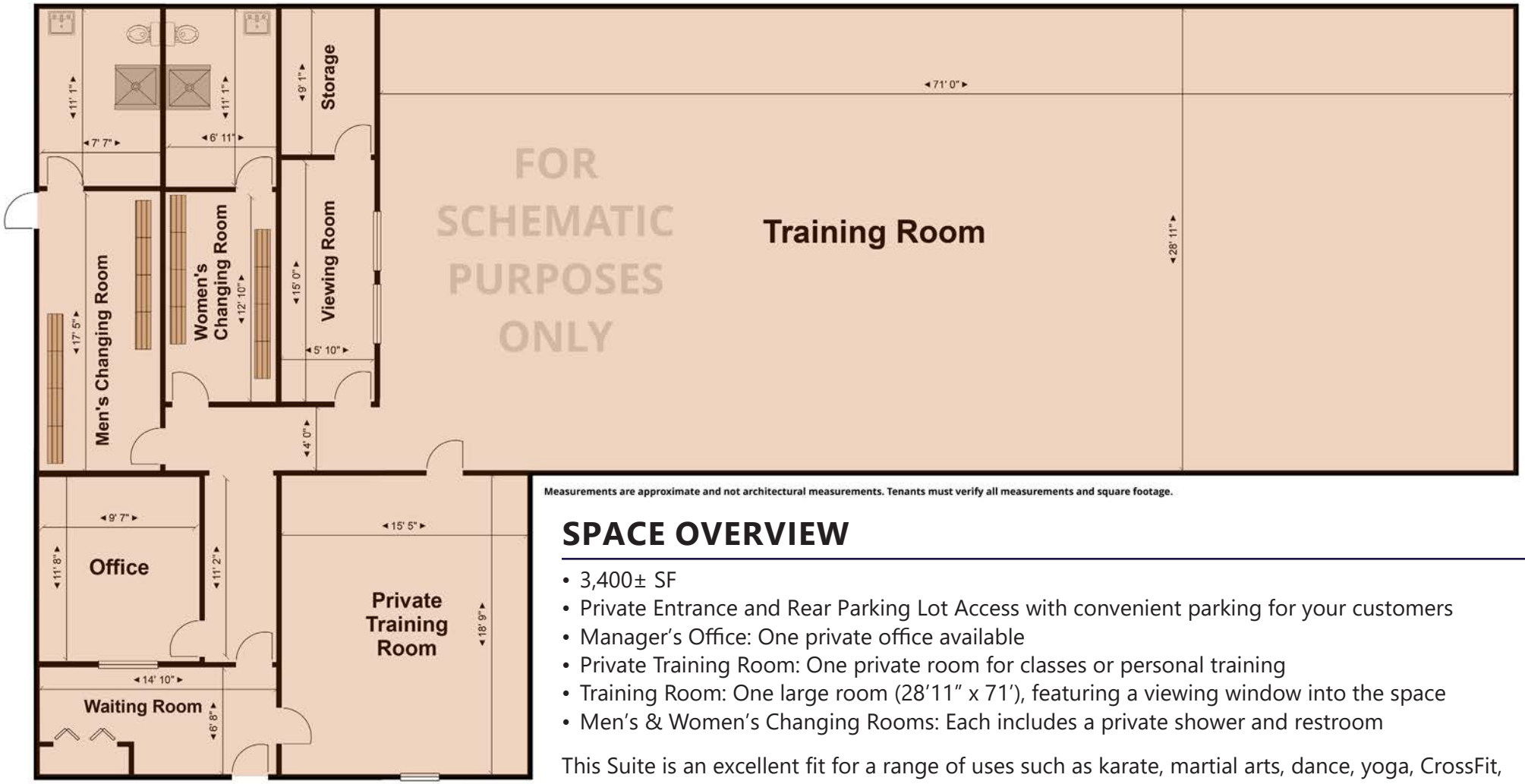



| Tenants & Availabilities | | |
|---|---|---|
| **Suite** | **Tenant** | **Sq. Ft.** |
| 1655 | Bridgeport Family Restaurant | 3,636 |
| 1657 | Pasquale's Pizza | 4,100 |
| **1659-A** | **AVAILABLE** | **3,400** |
| **1661-A** | **AVAILABLE** | **3,935** |
| 1661-B | Lancaster County Health | 3,778 |
| **1661-C** | **AVAILABLE** | **2,886** |



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# Suite 1659-A | Overview & Floor Plan




Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.

## SPACE OVERVIEW

- 3,400± SF
- Private Entrance and Rear Parking Lot Access with convenient parking for your customers
- Manager's Office: One private office available
- Private Training Room: One private room for classes or personal training
- Training Room: One large room (28'11" x 71'), featuring a viewing window into the space
- Men's & Women's Changing Rooms: Each includes a private shower and restroom

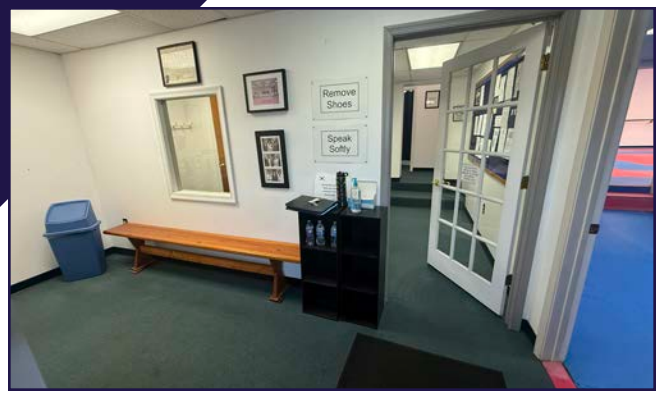
This Suite is an excellent fit for a range of uses such as karate, martial arts, dance, yoga, CrossFit, or fitness training. It may also be combined with 1661-A (3,935 SF) to create a total of 7,335 SF of contiguous space.

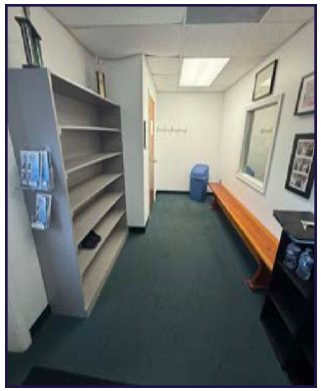
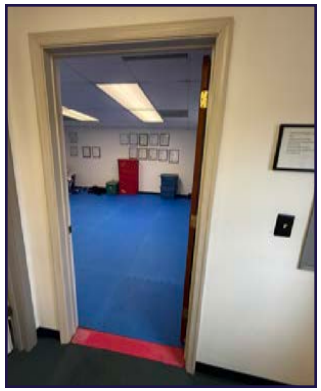
The suite is move-in ready, located in a high-traffic corridor with abundant nearby amenities, ideal for users seeking convenience and a strong commercial presence.

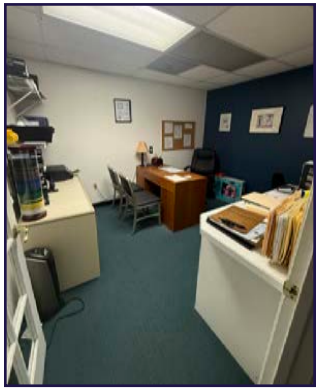


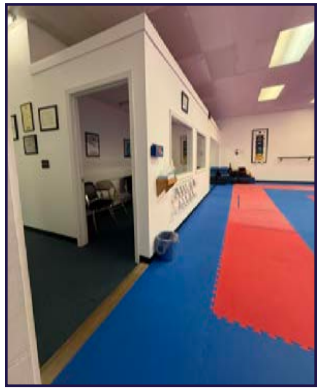
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# Suite 1659-A | Interior Photos







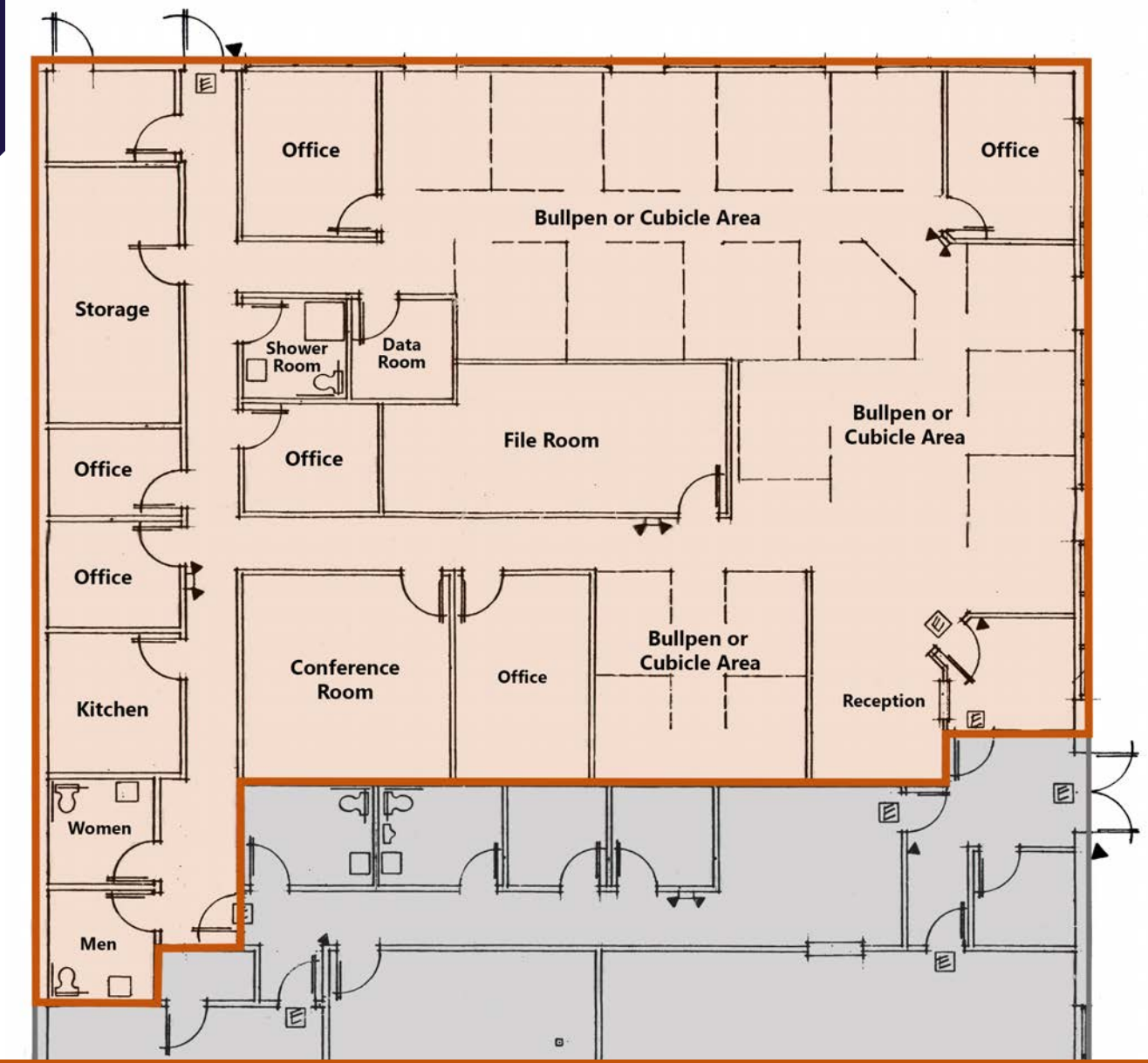







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# Suite 1661-A | Overview & Floor Plan




## SPACE OVERVIEW

- 3,935 SF
- Shared exterior entrance with secure reception/ waiting area
- Large open area suitable for a bullpen or 12–14 cubicles
- Six (6) private offices and a Conference Room
- Kitchen/breakroom
- Large storage room, file room, and data/IT room
- Private shower/restroom, plus two (2) additional single restrooms
- Shared entrance from side parking lot and private access from rear lot.

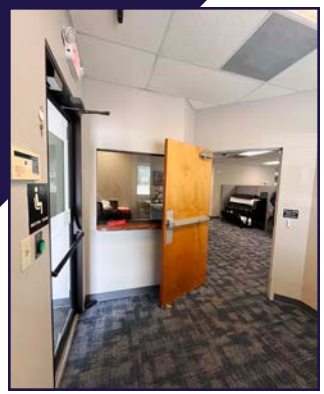
This Suite is perfect for physical therapy, chiropractic offices, early education facilities, daycare centers, and general or professional office use.

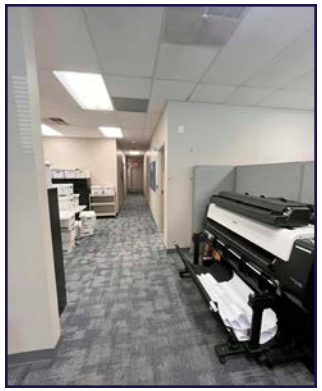
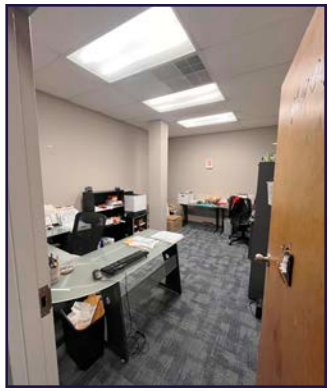
This space is move-in ready and located in a high-traffic area filled with amenities, making it ideal for a variety of users who value convenience, visibility, and a well-established commercial environment.



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# Suite 1661-A | Interior Photos









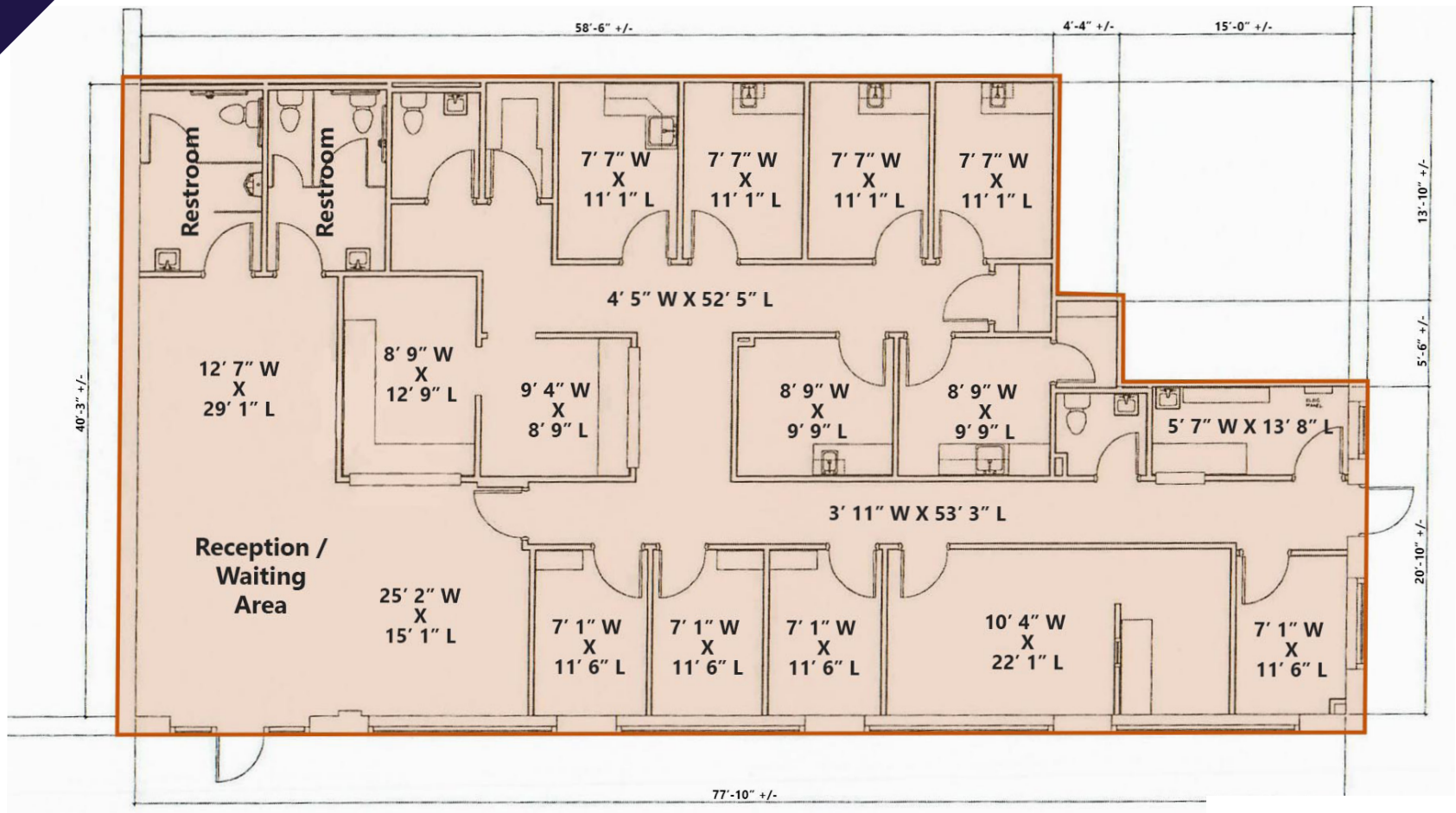






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# Suite 1661-C | Overview & Floor Plan




## SPACE OVERVIEW

This Suite offers 2,886 sq. ft. move-in ready medical or professional office space, ideal for a dental practice, urgent care, physical therapy clinic, chiropractor or many other medical uses. This space provides an efficient, medical-ready layout that minimizes build-out time and maximizes workflow for patient care.

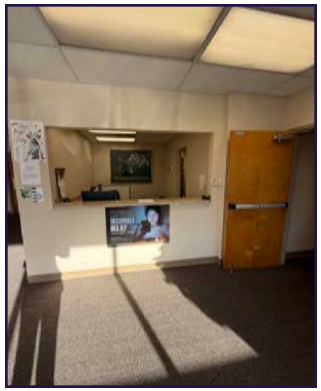
This well-designed suite features:

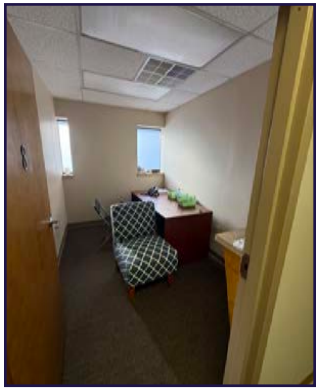
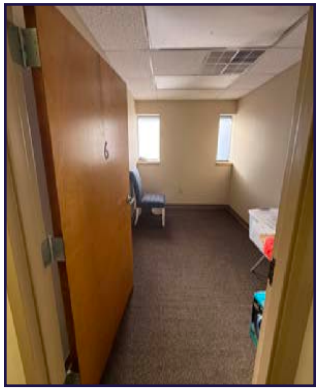
- Spacious waiting room with a built-in reception desk
- Multiple exam rooms along both sides of the suite with plumbing for medical or dental use
- Dedicated room for X-ray / ultrasound room
- Private entrance for staff and physicians with direct access to the side parking lot
- Four private restrooms within the suite



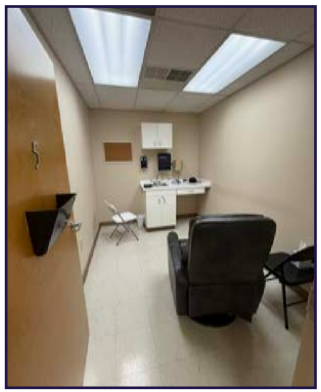
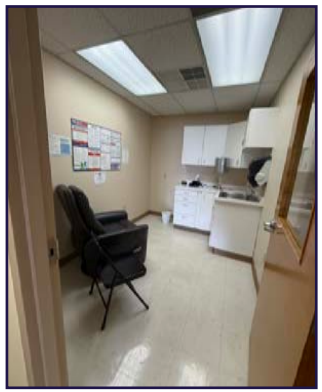
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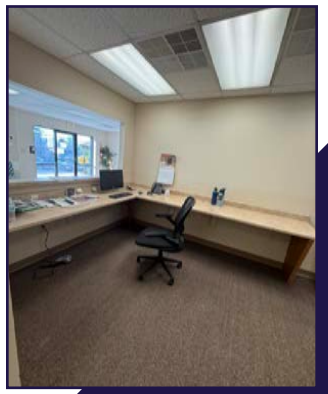
# Suite 1661-C | Interior Photos



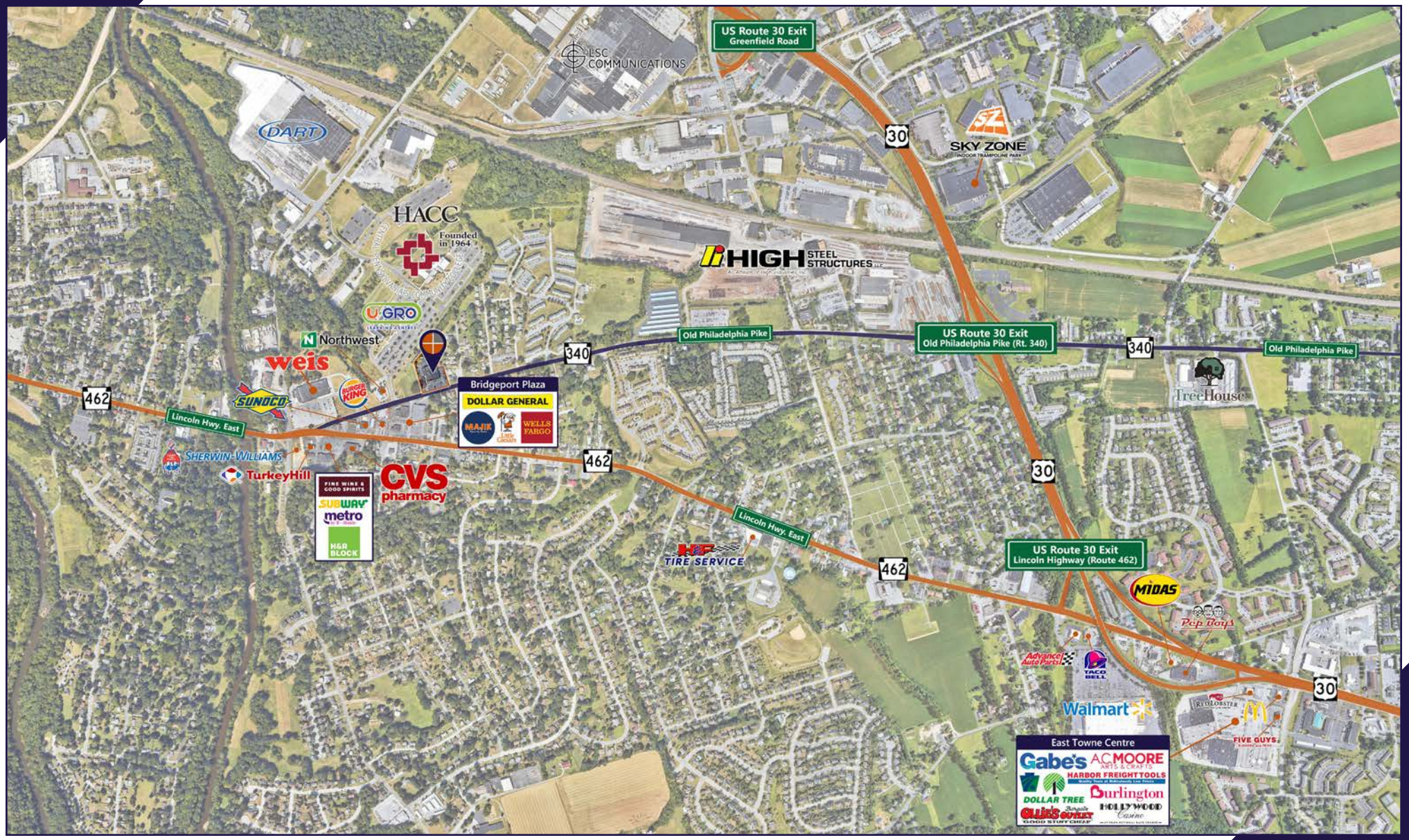






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# Established Regional Area Map







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# Drone & Exterior Photos


















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

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# Aerial Drone Photo






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