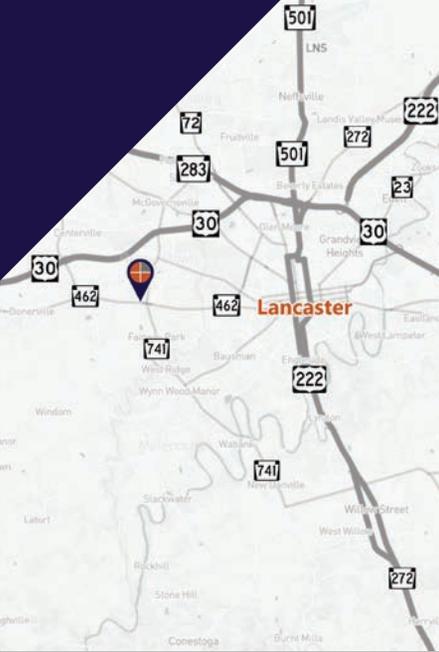


FOR LEASE

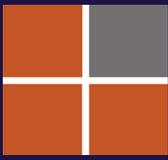
3,750 SF professional office building with ample on-site parking located along Columbia Ave./Route 462.



Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

Blaze Cambuzzi
Cell: 717.850.8702
blaze@truecommercial.com

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

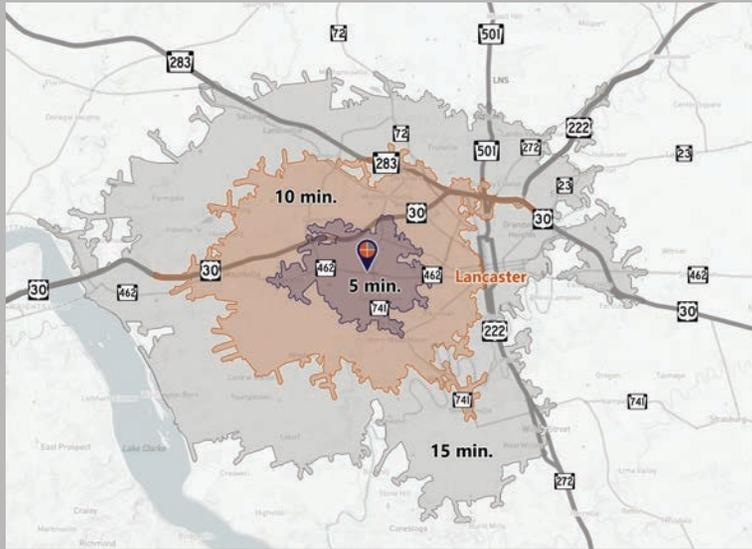


PROFESSIONAL OFFICE BUILDING

DEMOGRAPHICS

VARIABLE	2306 Columbia Ave. Lancaster, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	14,817	88,094	205,274
Population Density (Per Sq. Mile)	2,002.2	2,364.3	1,968.3
Total Daytime Population	20,592	96,184	221,716
Total Households	6,126	35,057	80,211
Per Capita Income	\$43,197	\$41,951	\$40,093
Average Household Income	\$103,351	\$104,861	\$102,322
Average Disposable Income	\$78,749	\$79,810	\$78,034
Aggregate Disposable Income	\$482,414,499	\$2,797,893,002	\$6,259,163,532
Total (SIC01-99) Businesses	880	3,875	8,699
Total (SIC01-99) Employees	15,082	57,889	130,629
Total (SIC01-99) Sales (\$)	\$3,017,109,336	\$10,075,902,842	\$24,605,247,892
Annual Budget Expenditures	\$545,960,956	\$3,170,700,165	\$7,090,148,758
Retail Goods	\$180,956,699	\$1,029,219,481	\$2,307,388,155

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

TRUE Commercial Real Estate is excited to market this prime professional office building located on Columbia Avenue. The property offers 3,750 SF of space, along with ample on-site parking for approximately 20 vehicles. Previously utilized as a law office, the interior features a welcoming reception area, nine (9) private offices, two (2) conference rooms, a file room, an open bullpen area, and a break room.

Zoned as General Commercial (GC), this site supports a variety of uses, including professional offices, medical facilities, retail establishments, and contractor services, among others. Additionally, the property benefits from excellent access and visibility, making it a valuable opportunity for any business.

PROPERTY DETAILS

- Total Building Size:..... 3,750 SF
- Lease Rate:..... \$16.00/SF/NNN
- Lease Terms:.....Negotiable
- Taxes & Insurance:.....\$3.36/SF
- Zoning:.....General Commercial
- Land/Lot Size:.....0.58 acres
- Parking:.....18-20 spaces
- Year Built:..... 1958
- Roof Type:..... Rubber
- Construction:.....Masonry
- Heating:.....Central Gas Heat
- Cooling:.....Central Air
- Electric:..... 200 amps
- Water:.....Public
- Sewer:.....Public

TRAFFIC COUNTS

- Columbia Ave./Route 462:..... 13,243 VPD
- Rohrerstown Rd./Route 741:..... 15,657 VPD
- Running Pump Rd.:..... 5,996 VPD



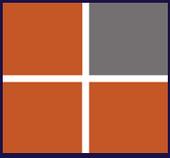
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ESTABLISHED REGIONAL AREA MAP

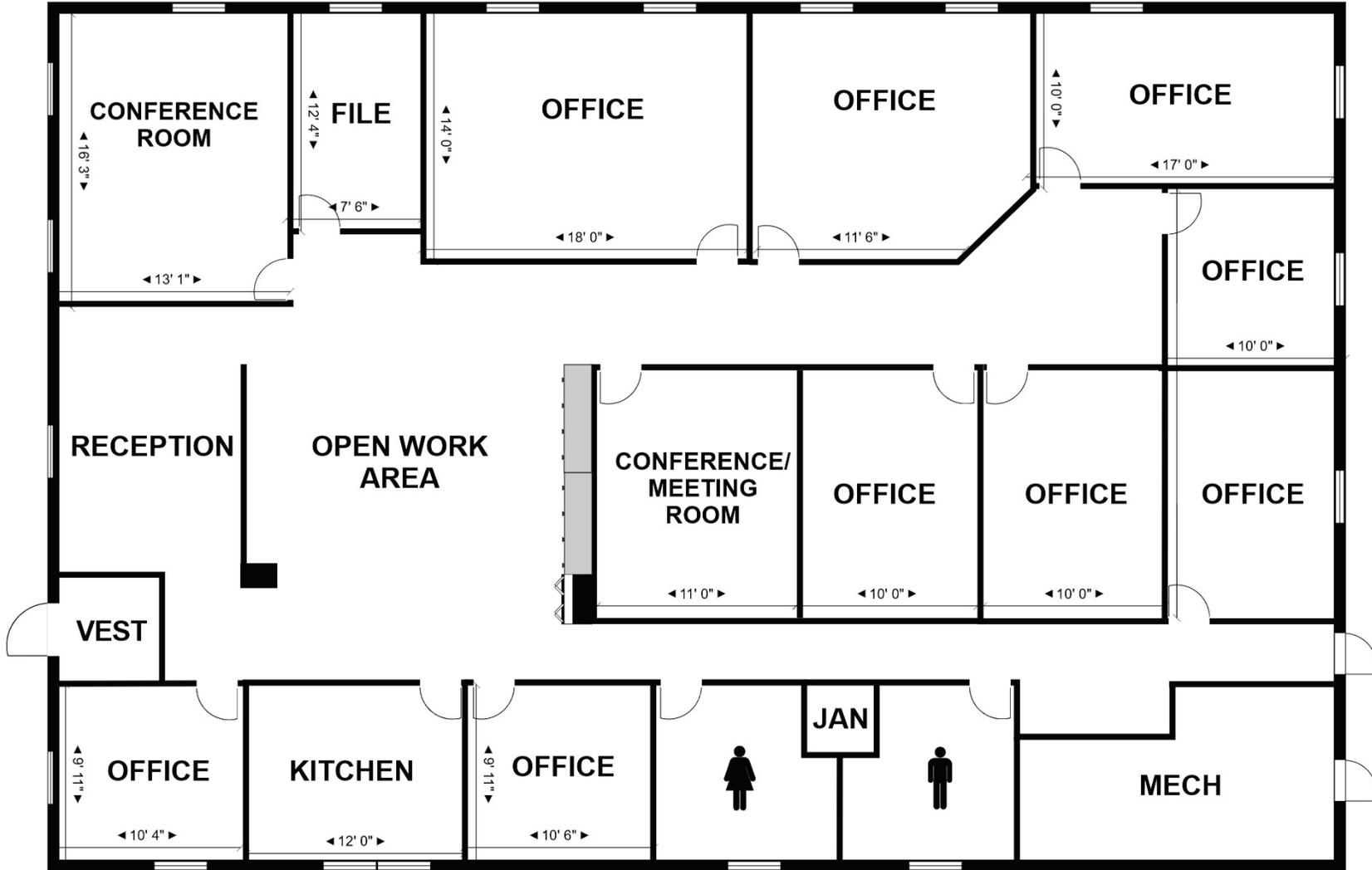


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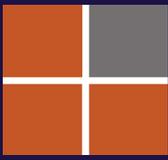


FLOOR PLAN | 2306 COLUMBIA AVE



Measurements are approximate and not architectural measurements. Tenants must verify all measurements and square footage.
FOR SCHEMATIC PURPOSES ONLY

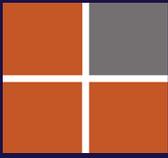
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INTERIOR PHOTOS



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AERIAL DRONE & BUILDING PHOTOS



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AERIAL DRONE PHOTO



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