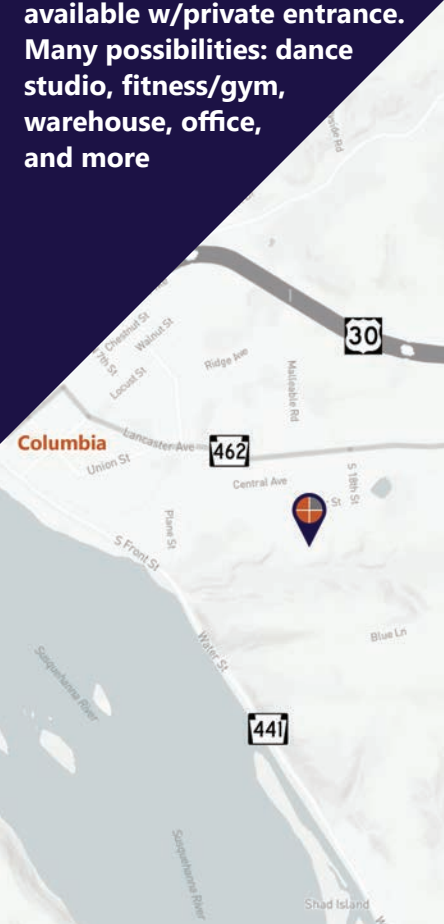


## FOR LEASE

2,400 +/- SF first floor flex space available w/private entrance. Many possibilities: dance studio, fitness/gym, warehouse, office, and more



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

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

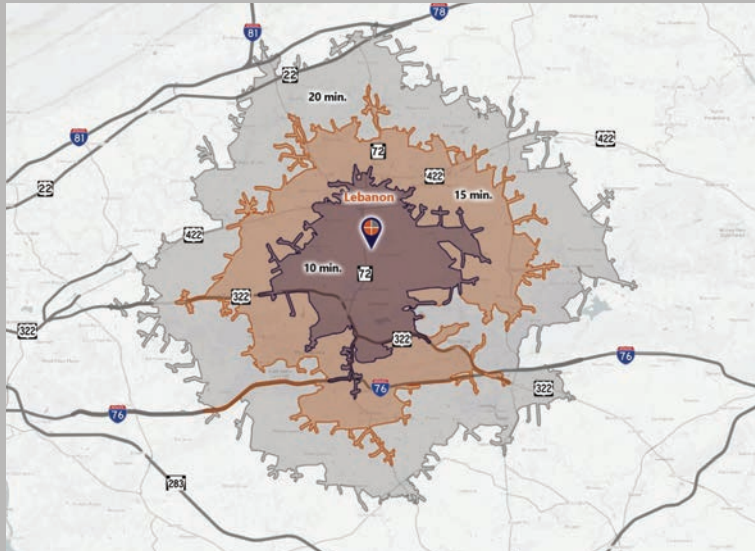


# FIRST FLOOR FLEX SPACE

## DEMOGRAPHICS

Variable	1280 Franklin St. Columbia, PA		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	3,018	29,463	73,714
Population Density (Pop per Sq. Mile)	1,065.6	1,224.8	962.9
Total Daytime Population	2,684	23,935	76,729
Total Households	1,234	11,903	29,827
Per Capita Income	\$29,807	\$35,858	\$39,765
Average Household Income	\$72,991	\$88,909	\$98,684
Average Disposable Income	\$56,567	\$69,137	\$75,966
Total (SIC01-99) Businesses	125	817	3,020
Total (SIC01-99) Employees	1,227	10,180	49,633
Total (SIC01-99) Sales	\$179,799,283	\$1,495,877,817	\$9,246,824,637
Exercise at Club 2+ Times/Week	242	2,746	7,287
Exercise at Home 2+ Times/Week	1,009	11,369	29,570
Exercise at Other 2+ Times/Week	155	1,607	4,232

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

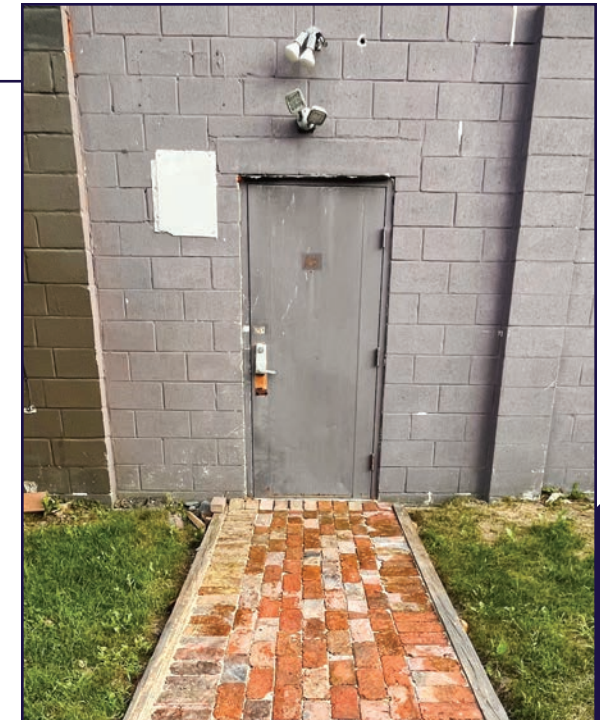
Unique commercial building in Columbia with over 41,000 square feet on multiple levels. 1280 Franklin Street, located in Columbia, PA which backs up to the formerly known McGinness Airport, offers convenient easy access to US-30 and Wrightsville Bridge which is less than 2 miles away, offering quick access for clients coming from Lancaster and York.

Now Available: first floor 2,400+/- SF of open space, formerly occupied by a fitness tenant. This space offers a private entrance with a lobby area, that includes 2 common area bathrooms, before you enter into a large open area, ready for a new tenant.

Many different possibilities: dance studio, fitness, boxing gym, kick-boxing, karate, martial arts, warehouse, and office.

## PROPERTY DETAILS

- Total Building Size:.....41,800 SF
- Available Space:..... 2,400 +/- SF
- Lease Rate:..... \$1,200/month
- Lease Terms: .....Negotiable
- Zoning: .....Commercial
- Land/Lot Size: ..... 0.66 Acres
- Date Available:..... Immediately
- Parking:..... Street
- Year Built/Renovated: ..... 1900/2017
- Construction:.....Concrete Block
- Ceiling Height:.....12' 8"
- Heating:..... Propane
- Cooling:.....HVAC
- Water:..... Public
- Sewer: ..... Public



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# DISCOVER COLUMBIA

VISIT COLUMBIA, PA



## OVERVIEW

Situated along the Susquehanna River, Columbia was originally founded as Wright's Ferry in 1726.

Located along the Susquehanna River, Columbia offers plenty of outdoor adventures including hiking, biking, rock-climbing, and activities on the water.

Stroll this picturesque river town for a bite to eat, with a variety of unique and tasty eateries there is something for everyone.

Antiques are plentiful in this area of the county with over 10 large shops to explore.

- LEGEND**
- A Locust Street Park
  - B Rotary Park
  - C Columbia River Park
  - D Glatfelter Memorial Field
  - E Mount Bethel Cemetery
  - F Makle Park
  - G Trinity Cemetery
  - P1 Northwest River Trail Parking

### DRINKING & DINING

1. Hinkle's Restaurant
2. Union Station Grill
3. Taco to Go
4. Rocky's BBQ
5. Mr. Joe's Steak House & Restaurant
6. Prince St. Cafe, Columbia
7. Columbia Pizza
8. Grand China
9. Roses Deli & More
10. Burger King
11. Parma Pizza & Grill of Columbia
12. Level Up Pizza Bar & Grill
13. Smith's Hotel & Bar

14. Bully's Restaurant & Pub
15. The Flour Child
16. Starview Brews
17. Turkey Hill Creamery & Cafe
18. Black Olive Family Diner
19. Domino's Pizza
20. Coffee & Cream
21. Columbia Kettle Works
22. Griddle Malt Shoppes
23. HomeGoodies & Coffee

### ANTIQUES

24. Burning Bridge Antique Market
25. Tollbooth Antiques
26. Rivertowne Antique Center

27. Bootleg Antiques
  28. Olde Town Sampler
  29. Fragments of the Past
  30. Cool Cat Vintage
  31. Obscure Relics
  32. JTs Antiques
- LODGING**
33. The Inn at Bully's
  34. Columbia Inn Bed & Breakfast

### SHOPPING

35. Columbia Re-Uzit Shop
36. The Mayfly
37. Columbia Smoke Shop
38. Third Street Vintage
39. AJ's Surplus Grocery
40. Keystone Artisan Werks
41. Murphy's Mercantile & Co.
42. CVS Pharmacy
43. Cooper's Comics & Collectibles
44. Dollar General
45. Royer's Flowers & Gifts
46. Advance Auto Parts
47. NAPA Auto Parts
48. The Medicine Shoppe Pharmacy
49. Columbia House Market
50. Kindred Collections
51. Fricke Hardware & Rental
52. The Cycle Den

53. Majik Rent to Own
54. Little's Beverage

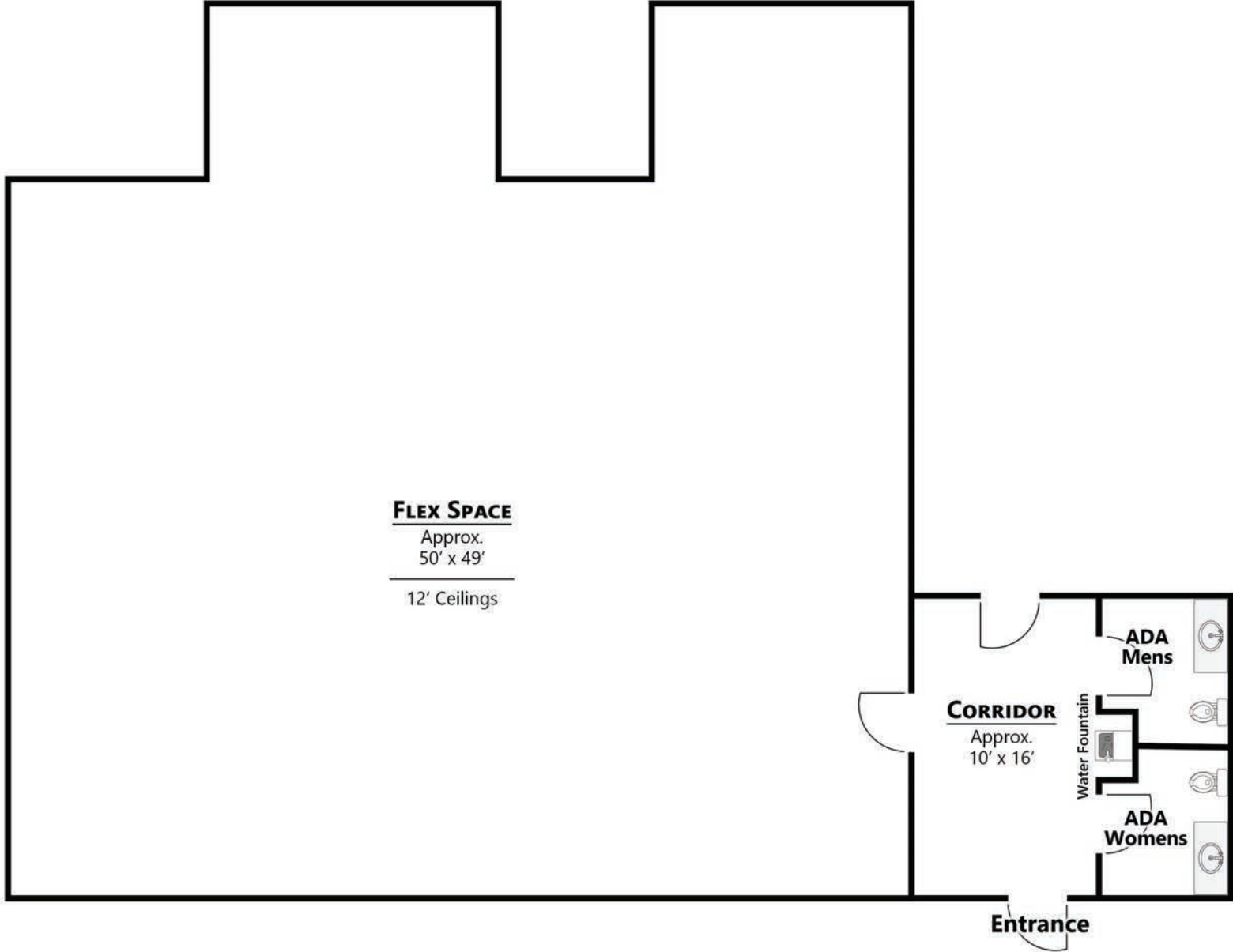
### ATTRACTIONS

55. Turkey Hill Experience
56. National Watch & Clock Museum
57. Susquehanna Glass Company
58. Columbia Crossing River Trails Center
59. Lower Susquehanna Valley Railroad Museum
60. Wright's Ferry Mansion (Museum)
61. Hermansader's Victorian Mansion & Art Gallery
62. Columbia Canoe Club
63. Columbia Animal Shelter

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# FLOOR PLAN



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# INTERIOR PHOTOS



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