

FOR LEASE

Provides high traffic and high visibility for retail, medical and/or office space.

GLA: 24,424 SF



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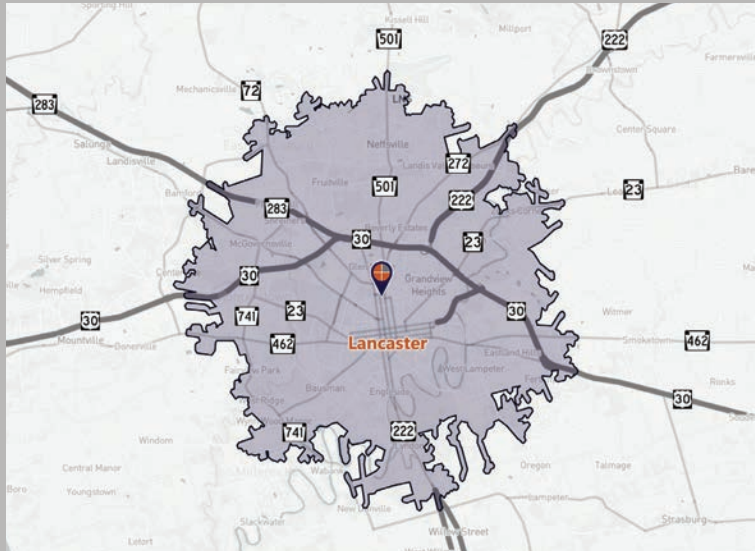
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

STATION SQUARE RETAIL CENTER / OFFICES

DEMOGRAPHICS

5 Mile Drive Distance	Site	Park City Mall	Target - East Lancaster
Address:	32 McGovern Ave. Lancaster, PA	142 Park City Center Lancaster, PA	2385 Covered Bridge Dr. Lancaster, PA
Primary Demographics			
Total Population	161,233	147,301	39,531
Total Daytime Population	185,733	173,771	44,509
Total Households	61,990	56,492	14,686
Population Density (Per Sq. Mile)	3,213.5	3,305.2	885.7
Per Capita Income	\$42,522	\$42,945	\$44,293
Average Household Income	\$109,563	\$110,650	\$118,898
Average Disposable Income	\$82,531	\$83,189	\$89,148
Consumer Spending			
Total Medical Services	\$93,265,424	\$85,643,075	\$24,703,016
Total Retail Goods	\$1,937,238,431	\$1,777,964,426	\$501,266,259
Total Meals at Restaurants	\$229,640,529	\$211,194,879	\$57,049,911

5 mile Drive Distance from Site



PROPERTY & MARKET OVERVIEW

The site is a prime location positioned directly across from the Lancaster Amtrak Train Station, benefiting from significant visibility and exposure to approximately 10,500 weekly Amtrak riders. Located at the northern gateway to Lancaster City, Station Square sits between Duke and Queen Streets along McGovern Ave., with over 20,000 vehicles passing by daily. This high-traffic area is ideal for businesses seeking visibility and accessibility.

The Retail Center hosts a variety of tenants, including YUZU Asian Cuisine, Escape Room Lancaster, and The Comic Store, among others. There are also on-site office spaces available in the McGovern Avenue and North Christian Street office buildings, which are suitable for small medical practitioners or professional service providers.

Nearby Landmarks:

- Penn Medicine Lancaster General Hospital - 0.5 miles
- Franklin & Marshall College - 0.75 miles
- Downtown Lancaster City Center - 1 mile

Just minutes away on Manheim Pike, The Foundry Apartments offer resort-style living, attracting professionals who appreciate convenience and high-end exclusive amenities.

PROPERTY DETAILS

- Gross Leaseable Area:.....24,424 SF
- Lease Rate - Storefront:.....Negotiable, NNN
- Lease Rate - Offices:.....Negotiable, Gross
- Lease Terms:.....Negotiable
- Zoning:..... B-4 Commercial, T-6 Overlay District
- Parking:..... On-Site, Paved, 90+ spaces
- Heating:.....Gas
- Cooling:.....Electric
- Water/Sewer:.....Public

SPACES AVAILABLE

- Unit 1:132 SF
- Unit 8 (After 30 Days Notice):121 SF

TRAFFIC COUNTS

- McGovern Ave.:.....13,932 VPD
- N. Queen Street:10,735 VPD
- Duke St./US Route 222:.....27,608 VPD



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ESTABLISHED REGIONAL AREA MAP



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STATION SQUARE EXTERIOR PHOTOS



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STATION SQUARE DRONE PHOTO



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