

FOR LEASE

±12,000 SF COMMERCIAL SPACE

Office | Retail | Med-Dental
Zoned Mixed Use



1147 LITITZ PIKE, LANCASTER PA

For additional information,
please contact us

Rich Wolman, CCIM
Cell: (717) 471-4747
Rich@Compass-PA.com

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

 **COMPASS** real estate, LLC

320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

1147 LITITZ PIKE, LANCASTER

SITE DATA



GATEWAY TO



CITY OF
LANCASTER

Municipality:	City of Lancaster
County:	County of Lancaster
Tax Parcel ID:	336-99484-0-0000
Lot Size:	± 4.63 Acres
Leaseable Area:	Up to 12,000 SF
Zoning:	MU - Mixed Use
Traffic Count:	30,000 vehicles per day (Lititz Pike)
Access:	Via Marshall Avenue
Water & Sewer:	Public
Lease Rate:	\$18/SF NNN vanilla shell (tenant improvements available)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

 **COMPASS** real estate, LLC

717-431-8300
www.Compass-PA.com

1147 LITITZ PIKE, LANCASTER

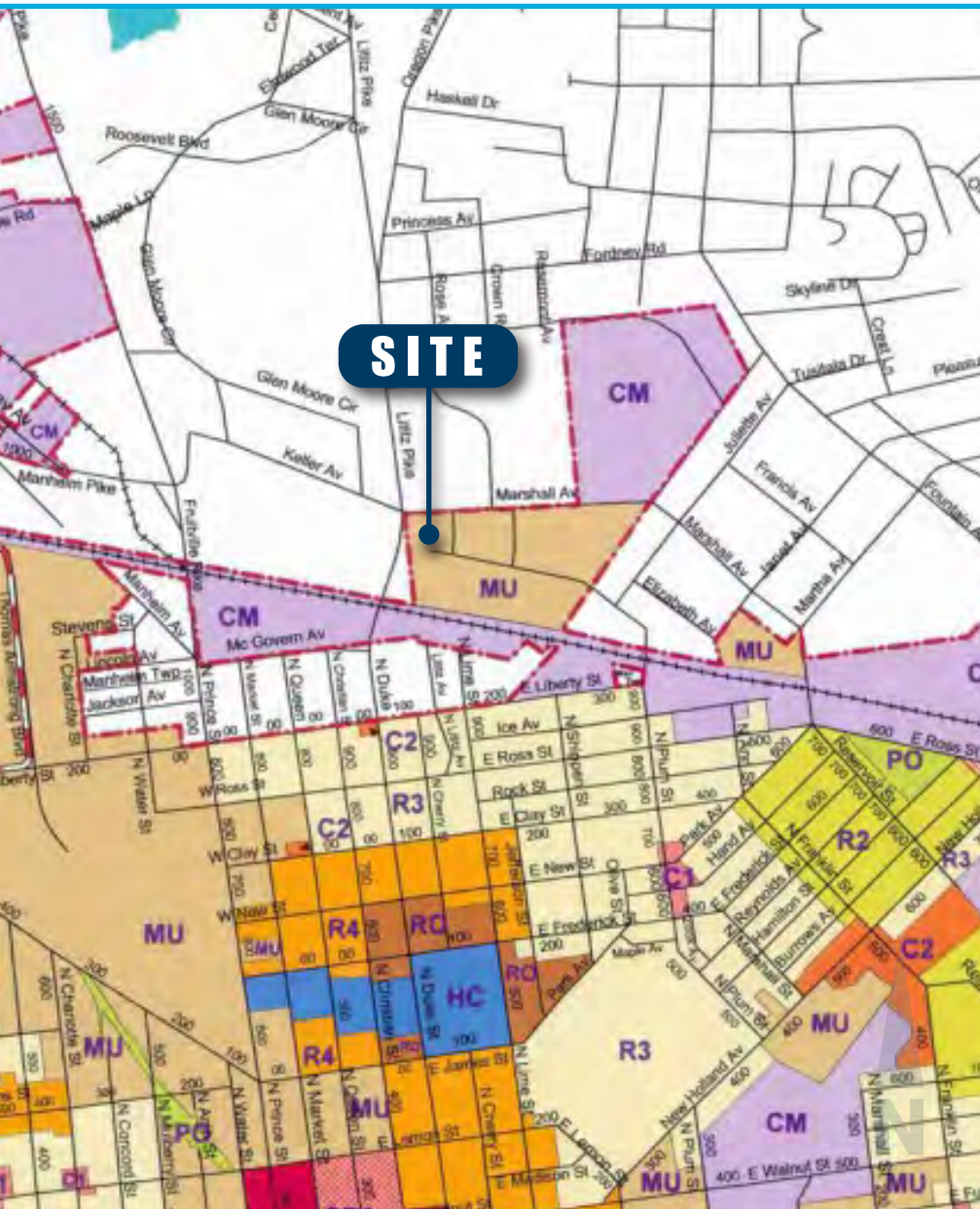
2021 POP.
214,882
15 MINUTE
DRIVETIME



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

1147 LITITZ PIKE, LANCASTER

ZONING



MU District (Mixed Use). The MU District includes areas of the City characterized by residential uses in close proximity to nonresidential uses, including historic warehouses and manufacturing facilities, many of which have been vacated by the original industries. In addition, the MU District includes undeveloped land where new mixed-use residential and nonresidential development with traditional neighborhood character is recommended. A variety of residential, commercial, cultural, light industrial and other miscellaneous uses are permitted in order to encourage the reuse of former manufacturing structures and undeveloped land. This is the only zoning district which permits both dwellings and a variety of manufacturing uses to coexist. However, since the MU District is considered primarily as a high-density residential district, all manufacturing uses must meet certain conditions and receive special exception approval.*

*See Table of Permitted Uses: <https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.