

FOR LEASE

800 S. Queen Street
Lancaster, Pennsylvania

Retail Space
± 6,800 SF
\$18/SF NNN

- Lancaster's iconic Rebman's store to be redeveloped into a mixed-use complex including 52 apartment units (25 market and 27 affordable) and 6800 +/- SF of commercial space.
- Strategically located in Lancaster City's Opportunity Zone and LERTA (Local Economic Revitalization Tax Assistance) tax district
- Project is expected to pre-lease by late summer and accept the first tenants in late fall 2024.

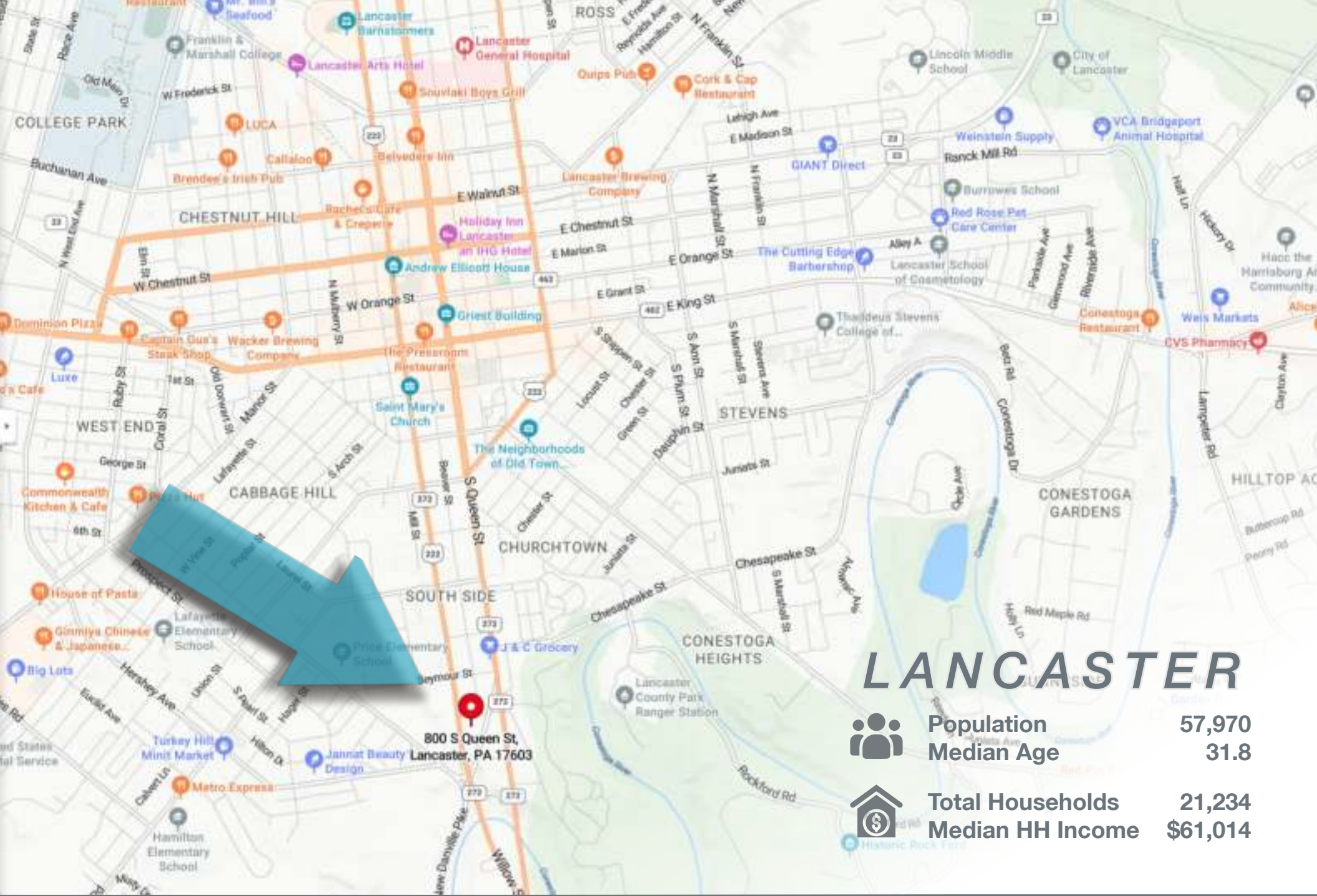


320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

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.

For additional information or to schedule a tour,
please contact us!

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LANCASTER



Population 57,970
Median Age 31.8



Total Households 21,234
Median HH Income \$61,014



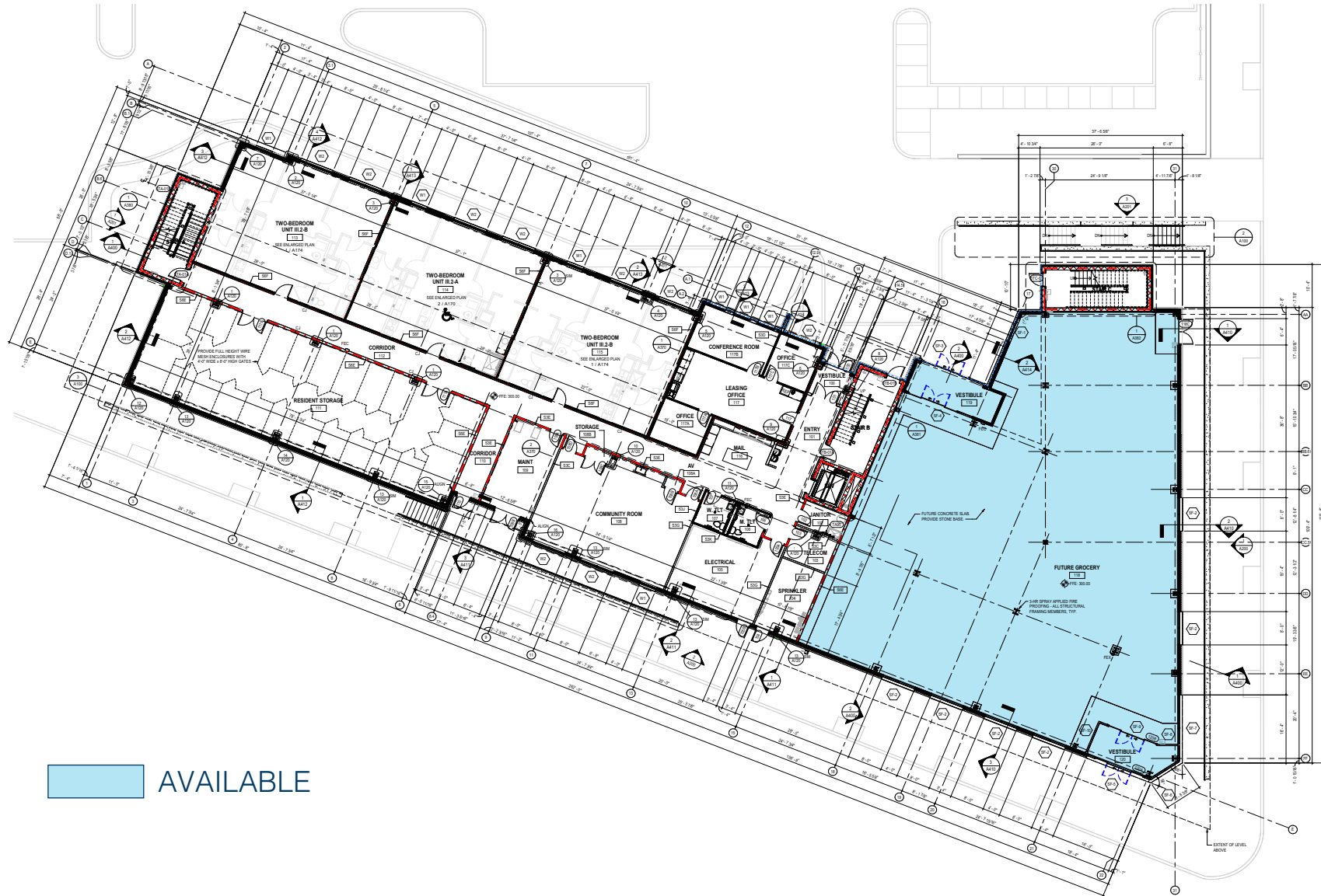
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STRONG PREFERENCE FOR GROCERY OR CONVENIENCE STORE TENANT

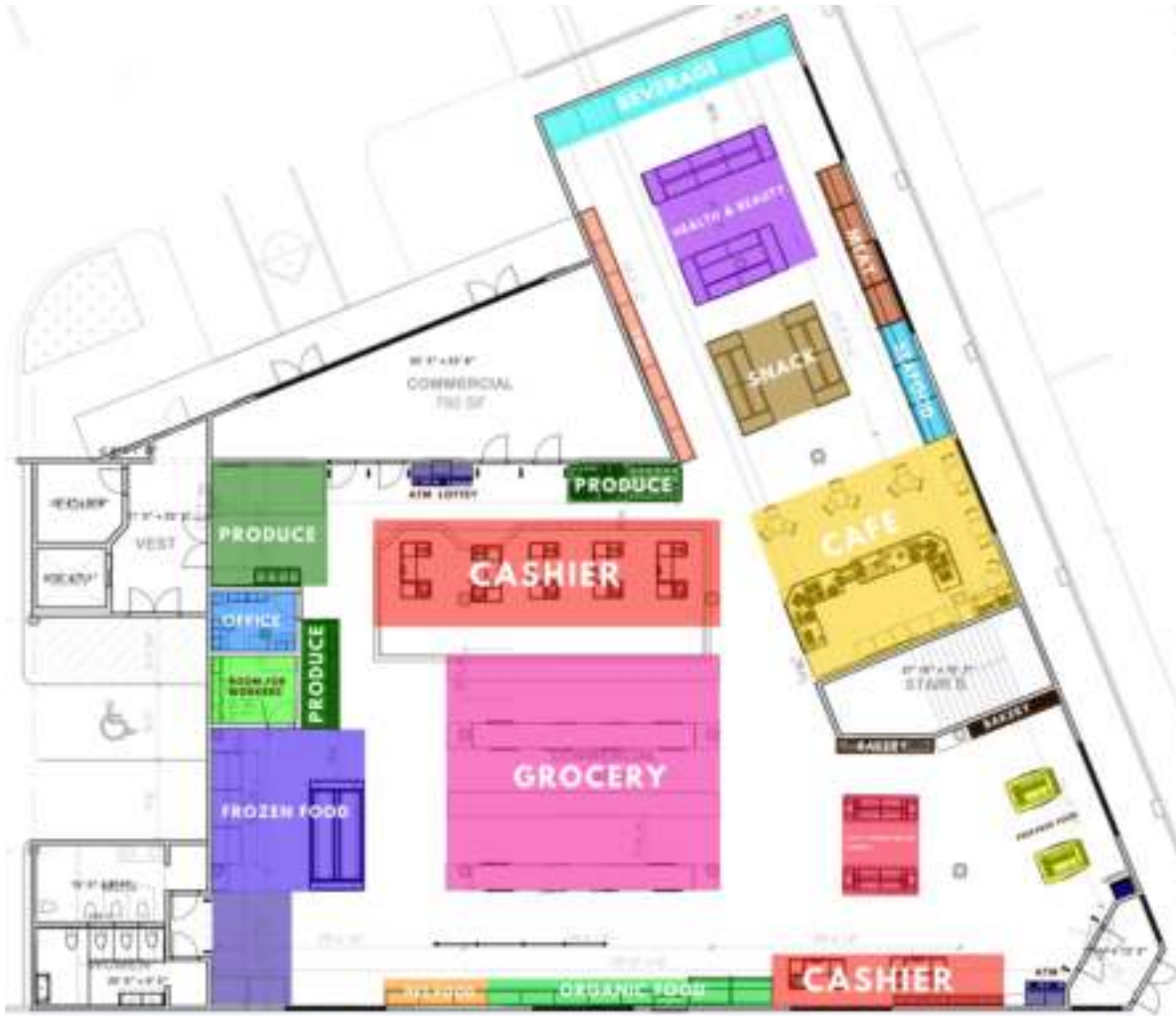
- Developer can offer \$500,000 to support developer-approved grocery store fit-out, which will be amortized into initial lease term.
- Asking lease rate is \$18/SF NNN for a vanilla shell commercial space, slated for occupancy by mid-summer.
- Groundbreaking started in November 2023 with demolition and site preparation. Developer has received the permit for a retaining wall and contractor has been engaged

*Mixed Use Building
52 Residential apartments
6,503 sq ft convenience/grocery store
green roof covering the entire building*



AVAILABLE

PLEASE FIELD VERIFY ALL DIMENSIONS





Front Interior



Café & Snack Area



Café



Café



Health & Beauty



Seafood



Produce



Produce





Frozen Foods



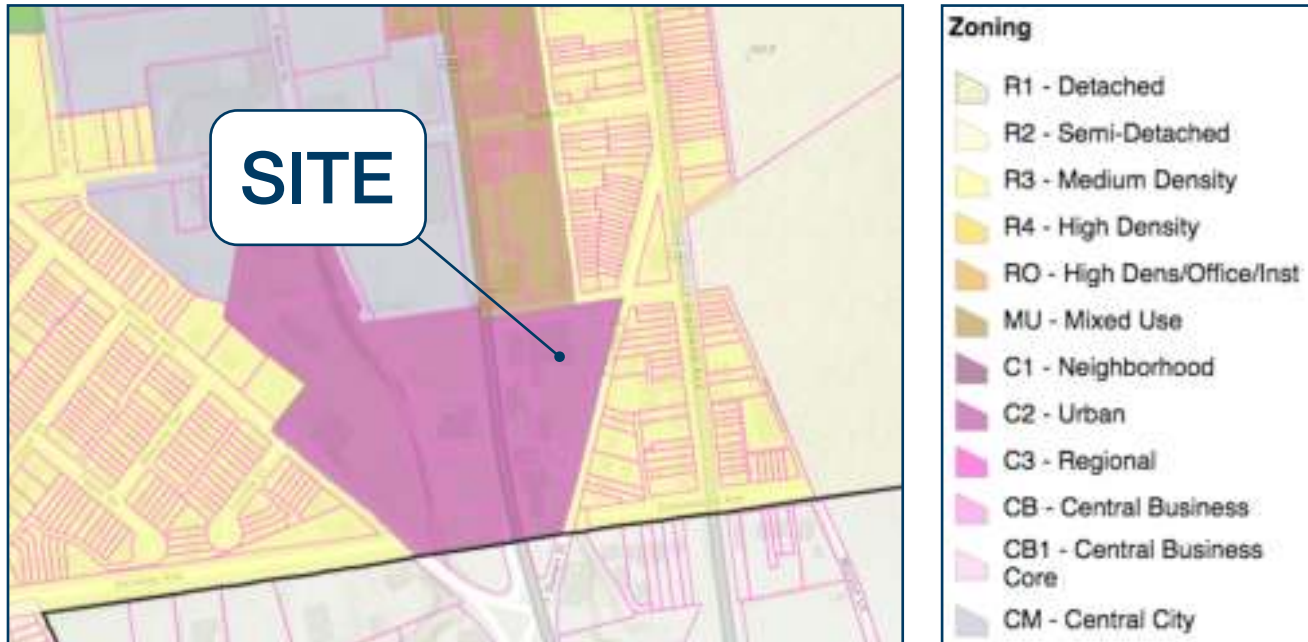
Frozen Foods



Cashier



Cashier



Urban Commercial District (C2).

The C2 District is a retail/commercial area located adjacent to residential districts but serving a wider geographic area, with retail/service uses oriented more to vehicle traffic. A variety of higher impact retail/commercial uses, e.g., twenty-four-hour convenience stores, are permitted by right and by special exception.

*See Lancaster City Code of Ordinances for Table of Permitted Uses and additional information:
<https://ecode360.com/attachment/LA1674/LA1674-300b%20Table%20of%20Permitted%20Uses.pdf>