

FOR LEASE

HIGH VISIBILITY | HIGH TRAFFIC

OFFICE SPACE





1401 OREGON PIKE, LANCASTER, PA 17601

OFFICE SPACE WITH GREAT VISIBILITY

FOR LEASE

OFFERING SUMMARY

Available SF for Lease	1,400 SF
Lease Rate	\$21.50 per SF/yr
Lease Type	N Lease
Zoning	General Business District (B-3)
Municipality	Manheim Township
County	Lancaster County

PROPERTY HIGHLIGHTS

- 1,400 SF office to be renovated by landlord, available for lease
- Excellent signage on a 5-way, high traffic signalized intersection in Lancaster
- 5 minutes to downtown Lancaster. ½ mile to Amtrak Lancaster Station
- Close proximity to routes  ,  , & 



PROPERTY OVERVIEW

Available office space in the heart of Manheim Township, Lancaster County, at a prime, high-traffic, 5-way signalized intersection with over 39,000 cars daily. Formerly home to a CPA office for 30 years, this 1,400 sq. ft. 2nd-floor office has been newly renovated and includes a reception area, five private offices, a kitchenette, and a bathroom with a shower. Ideal for an employment agency, home care service, or personal services. B-3 zoning allows for a wide range of business uses. The property offers excellent visibility, public bus access, 21 paved parking spaces, and a gravel overflow area. Located across from the Golden Triangle Shopping Mall, with nearby tenants including Burger King, Dollar Tree, Marshalls, Staples, LA Fitness, and Walgreens.

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

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PROPERTY DETAILS

Number of Buildings	1
Building Size	3,480 SF
Lot Size	0.31 Ac
Building Class	B
Tenancy	Multi
Number of Floors	2
Restrooms	1
Parking	21 Spaces + overflow
Year Built Renovated	1948 2024

BUILDING SPECIFICATIONS

Construction	Brick
Roof Type	Flat
Power	200 Amp
HVAC	Radiator Hot Water Forced Air Central AC
Sprinklers	No
Signage	Yes Building

MARKET DETAILS

Cross Streets	Oregon Pike & Fordney Road
Traffic Count at Nearest Signalized Intersection	± 39,000 ADT
Municipality	Manheim Township
County	Lancaster County
Zoning	General Business District (B-3)





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ADDITIONAL PHOTOS



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LOCATION



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AREA

PALMYRA

LEBANON

MYERSTOWN

LITITZ



LANCASTER CATHOLIC
HIGH SCHOOL



MCCASKEY
HIGH SCHOOL

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DEMOGRAPHICS

POPULATION

1 MILE	14,348
2 MILE	113,411
3 MILE	187,728

HOUSEHOLDS

1 MILE	5,699
2 MILE	44,979
3 MILE	73,606

AVERAGE HOUSEHOLD INCOME

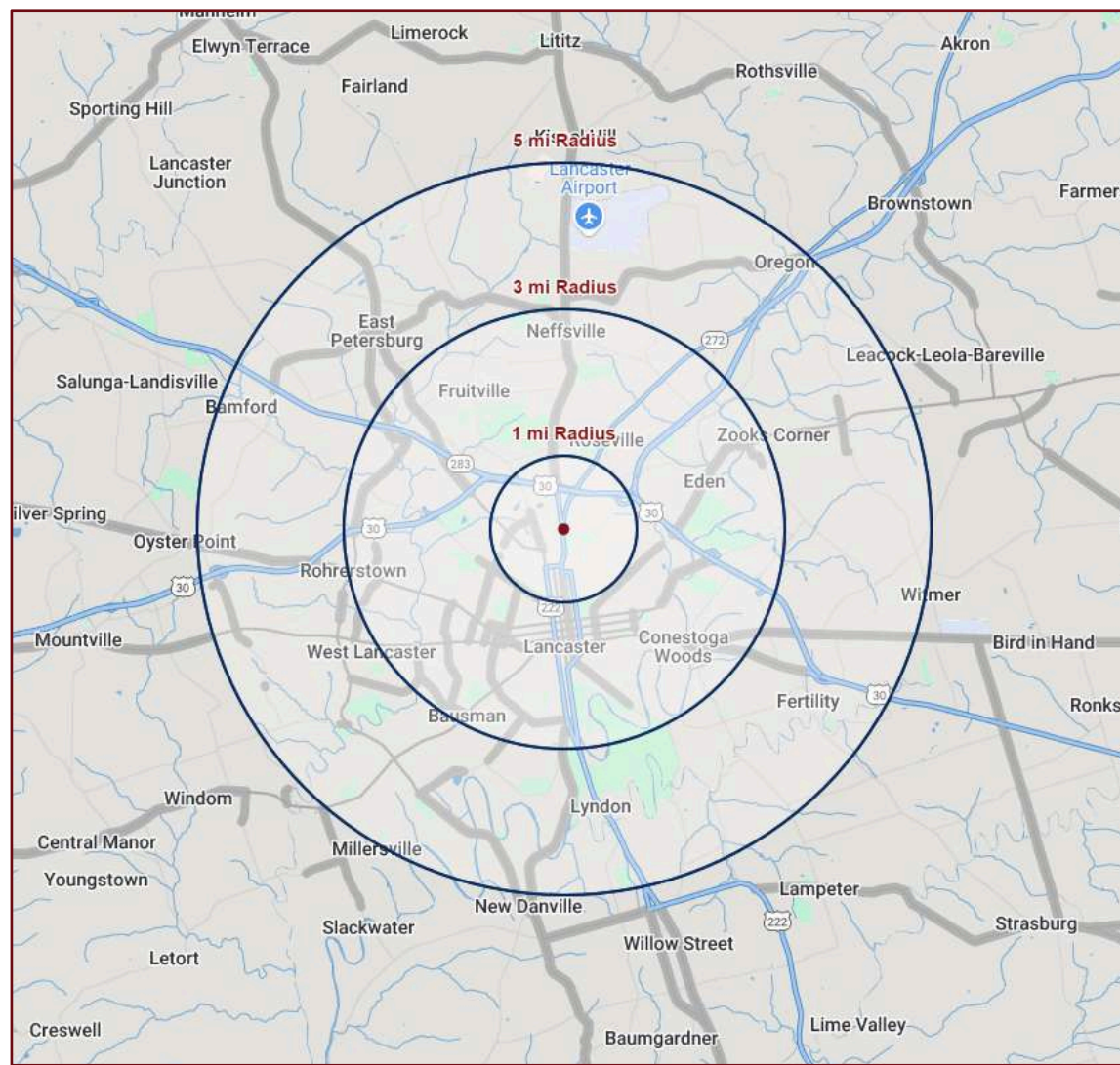
1 MILE	\$104,991
2 MILE	\$104,790
3 MILE	\$117,550

TOTAL BUSINESSES

1 MILE	1,137
2 MILE	5,201
3 MILE	7,837

TOTAL EMPLOYEES (DAYTIME POPULATION)

1 MILE	12,844
2 MILE	61,362
3 MILE	96,127





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AREA OVERVIEW

LANCASTER, PENNSYLVANIA, known as the heart of Pennsylvania Dutch Country, exudes a unique blend of history, culture, and modernity. Nestled in the lush farmlands of southeastern Pennsylvania, Lancaster is renowned for its picturesque countryside dotted with traditional Amish farms and horse-drawn buggies. The city itself boasts a rich heritage dating back to colonial times, evident in its well-preserved architecture, including landmarks like the historic Central Market and the Fulton Theatre, America's oldest continuously operating theater. Beyond its charming streets, Lancaster offers a vibrant arts and dining scene, with galleries, boutiques, and restaurants showcasing the area's creativity and culinary diversity. Moreover, Lancaster's strategic location, situated between Philadelphia and Harrisburg, positions it as a bustling economic center, attracting businesses across various sectors and fostering innovation and entrepreneurship.

In addition to its cultural and economic significance, Lancaster prioritizes sustainability and community engagement, evident in its efforts to promote green initiatives and support local businesses and organizations. The city hosts numerous festivals and events throughout the year, celebrating its diverse heritage and fostering a sense of community among residents and visitors alike.



ROUTE 30 CORRIDOR

The Route 30 corridor in Lancaster, Pennsylvania, is a vital hub for businesses, offering strategic advantages such as access to tourism, retail, manufacturing, and agriculture. Serving as a gateway to Lancaster County's attractions like Amish Country and the Strasburg Rail Road, it fuels a thriving tourism and hospitality industry. Additionally, the corridor supports a diverse range of retail establishments and facilitates the movement of goods for manufacturing and agriculture sectors through its industrial parks and warehouses. Ongoing commercial development, coupled with its transportation infrastructure connecting to major population centers, makes it an attractive location for businesses seeking growth and accessibility.



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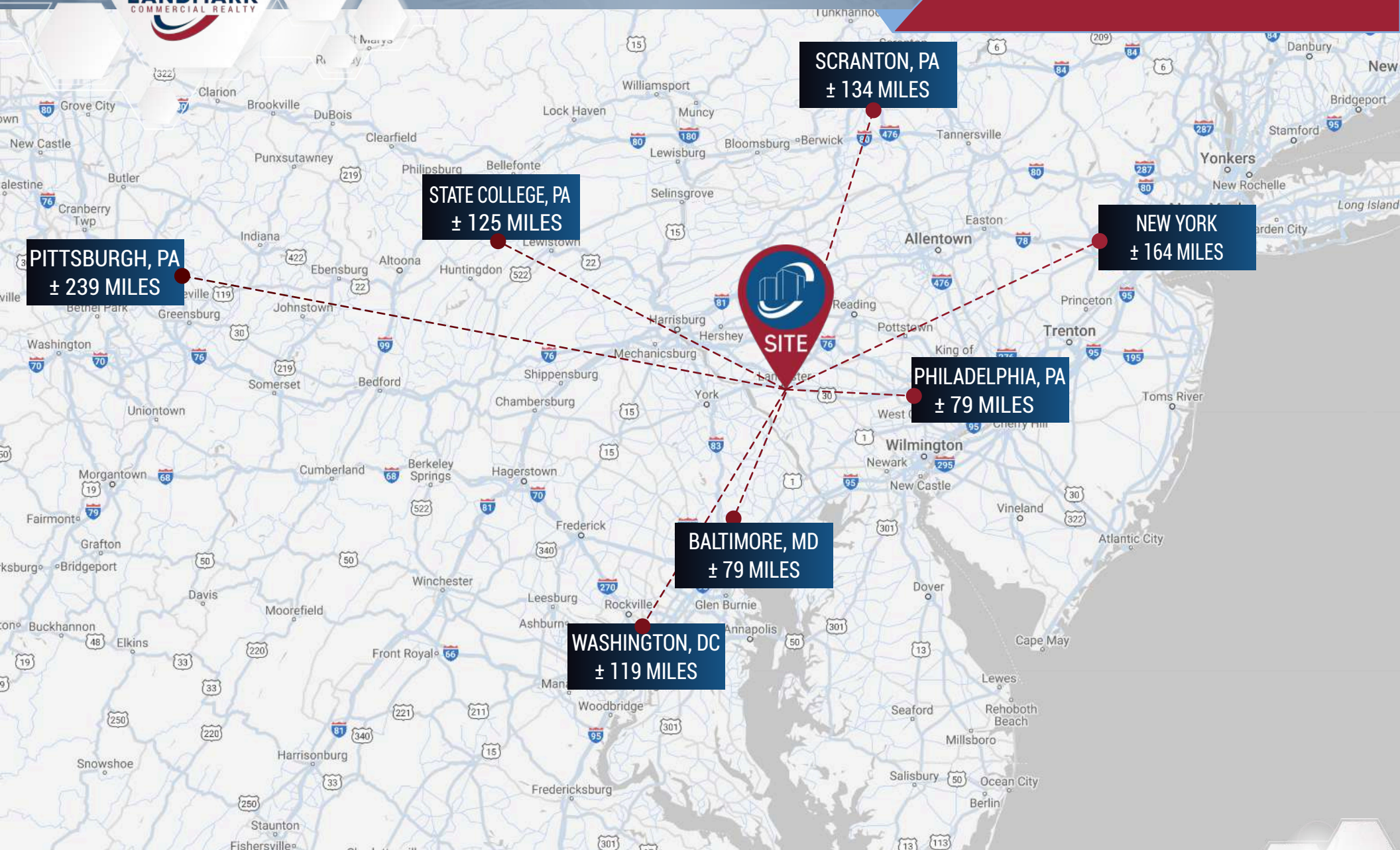


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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.

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