



Commercial Real Estate LLC

FOR LEASE

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

GLA: 24,424 SF



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STATION SQUARE RETAIL CENTER / OFFICES

Manheim Township | Lancaster County

32 McGovern Ave. Lancaster, PA 17602



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

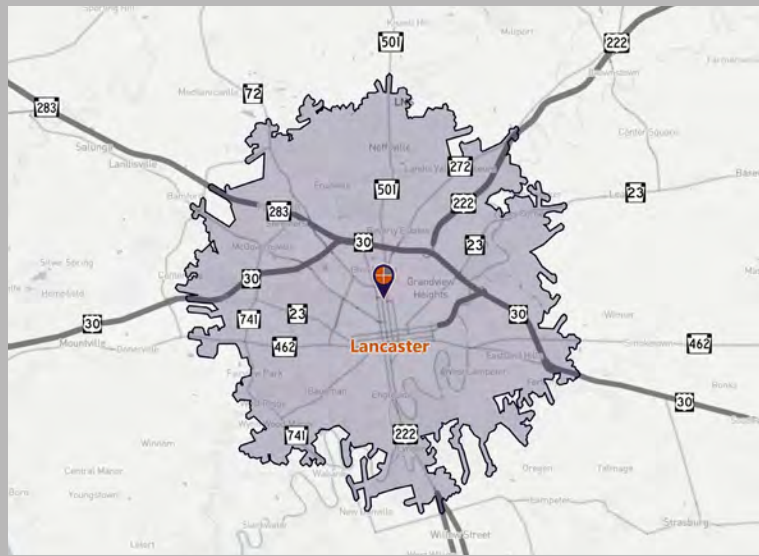
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STATION SQUARE RETAIL CENTER / OFFICES

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

TRAFFIC COUNTS

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

SPACES AVAILABLE

- Unit 1:132 SF
- Unit 8:121 SF
- Unit 14-1:.....500 SF



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SITE PLAN AND BUILDING LAYOUT



Station Square Availabilities

RETAIL STRIP			THE PRESS HOUSE		
Unit	Sq. Ft.	Tenant	Unit	Sq. Ft.	Tenants
10	1,000	TR Nails & Spa	100	800	TRUE Commercial Real Estate
12	2,103	YUZU Asian Cuisine	101	112	TRUE Commercial Real Estate
14-1	500	AVAILABLE FOR LEASE	102	188	TRUE Commercial Real Estate
14-2	1,109	We Treat Feet	104	84	TRUE Commercial Real Estate
16	1,594	Asian Health Massage	105	456	TRUE Commercial Real Estate
18	1,980	Xikar Cigar Lounge	107	3,200	Frontier Communications
20	3,515	Extended Family Care	110-1	1,888	Zags Pizza & Grille
			110-2	2,682	Escape Room Lancaster
			200	575	NALC Branch #273
			203	250	Rooted Lancaster
			204	238	Rooted Lancaster
			205	112	Willow Oaks Counseling
			206	462	Willow Oaks Counseling
McGOVERN HOUSE					
Unit	Sq. Ft.	Tenants			
1	132	AVAILABLE FOR LEASE			
3	486	Dr. Jeffery Hamilton & Lancaster Pastoral Counseling			
5	212	LSP123			
6	100	Fix (IT) Chix			
7	100	Fix (IT) Chix			
8	121	AVAILABLE FOR LEASE			
9	200	Flourish Counseling & Wellness Services			
28	1,969	The Comic Store			
30	530	Barbercode Barber Shop			

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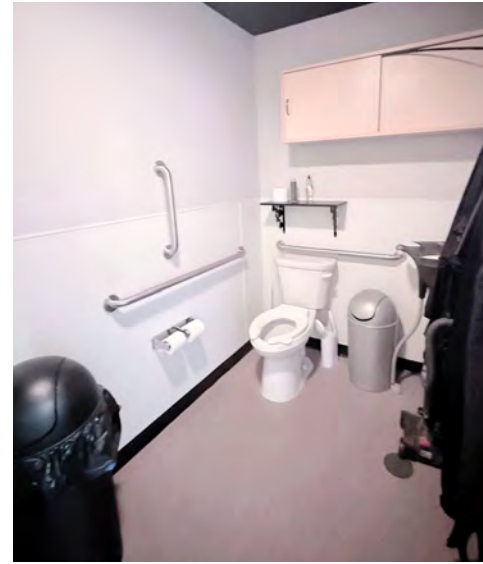
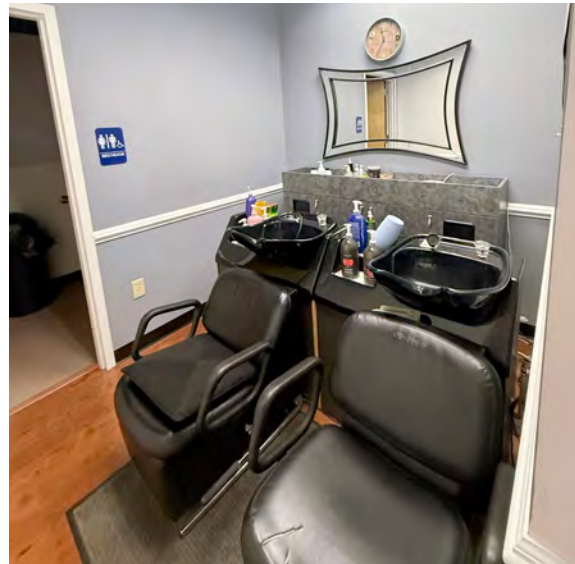
UNIT 14-1 STOREFRONT RETAIL



SPACE OVERVIEW

Turnkey salon opportunity available. This approximately 500 sq. ft. space is currently built-out for a hair salon, offering an efficient layout with existing salon infrastructure in place with a potential opportunity to purchase salon fixtures.

Ideal for hairstylists, beauty professionals, or other personal service users seeking a ready-to-occupy space with minimal startup costs. Conveniently located across the Lancaster Train Station with excellent accessibility and visibility, this space provides an excellent opportunity to establish or expand your business.



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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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