



6155

MAIN STREET
EAST PETERSBURG, PA



PPM
Real Estate, Inc.



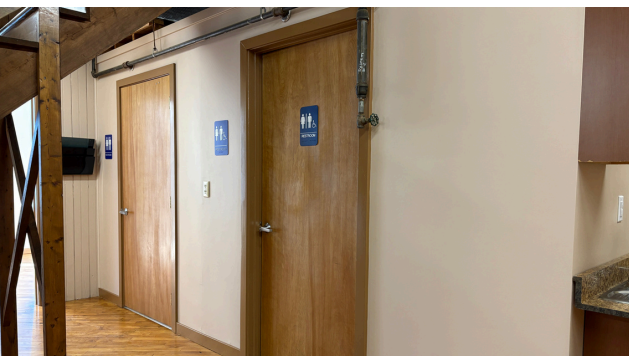
CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com





HISTORIC TOBACCO WAREHOUSE FEATURING A TWO-STORY OFFICE SPACE WITH TIMELESS CHARM

± 2,900 Sq. Ft. on Main Street in East Petersburg

Zoning Neighborhood Commercial in East Petersburg Boro

Visibility Visible to 10,000+ vehicles per day

Amenities

- 5 Private offices
- 2 Conference rooms
- Each floor has Kitchenette
- Onsite shared parking
- Windows in every office
- Side entrance with ramp
- Historic details bring unique character to this space

RENT

\$3,625 / MONTH MODIFIED GROSS

Tenant pays \$500/mo. for electric, gas, water/sewer, internet, & liability insurance

Modified Gross Rent Includes:

CAM, RE Taxes, parking lot snow removal/grounds maintenance, & building insurance

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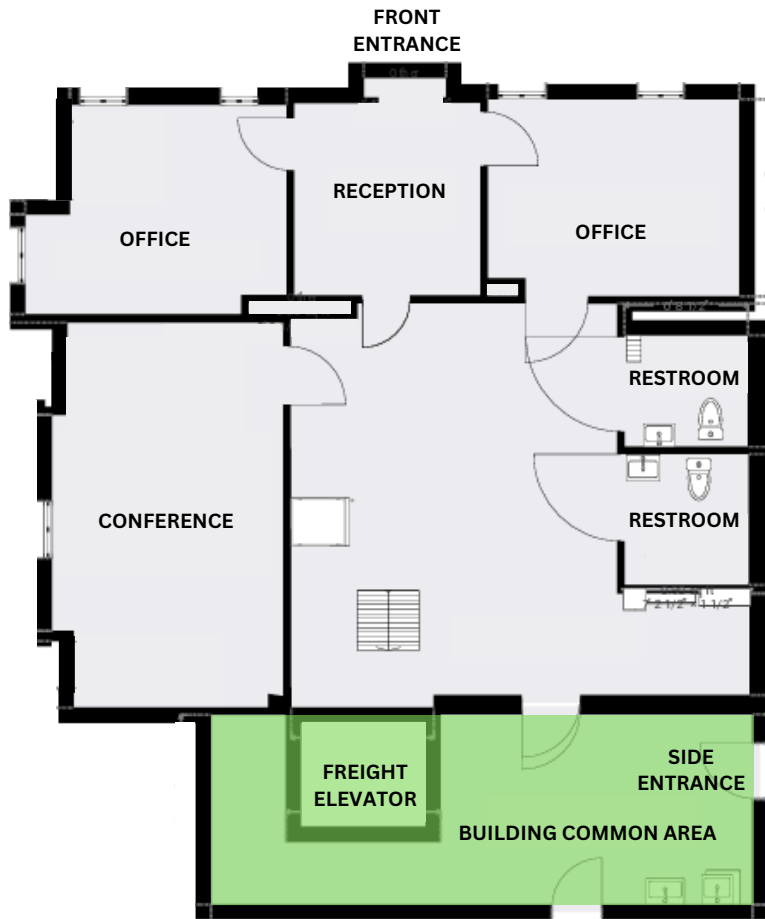
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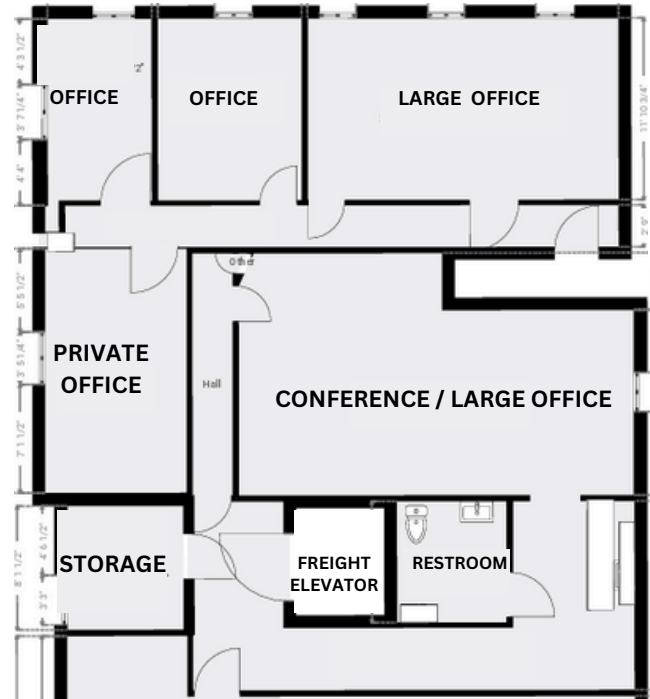
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FLOOR PLAN

1ST
FLOOR
AVAILABLE
PREMISES



2ND
FLOOR
AVAILABLE
PREMISES



FULL 2ND FLOOR
PLAN WITH
AVAILABLE
WAREHOUSE



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WALKER'S PARADISE
WALK SCORE OF 96%!

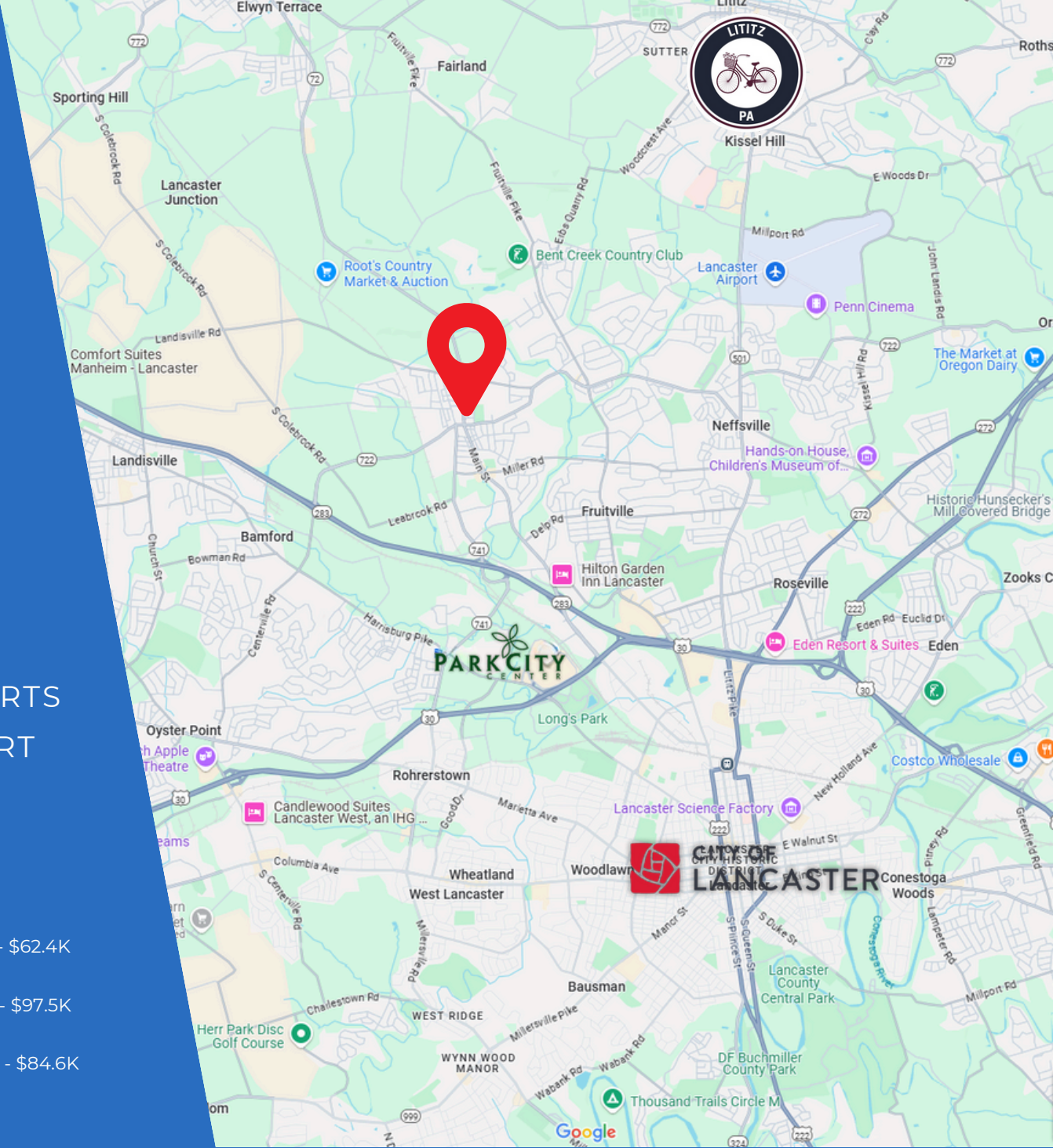
LOCATION HIGHLIGHTS

- 1 BLOCK TO STATE & MAIN
- 1 BLOCK TO JOSIE'S PUB
- 2 MILES TO RT. 283
- 3 MILES TO PARK CITY MALL
- 5 MILES TO LANCASTER CITY
- 6 MILES TO SPOOKY NOOK SPORTS
- LESS THAN 15 MIN. TO THE HEART OF LITITZ & MANHEIM

DEMOGRAPHICS

- 1 MILE RADIUS:
POPULATION - 57.7K | MEDIAN AGE - 32 | MEDIAN INCOME - \$62.4K
- 3 MILE RADIUS:
POPULATION - 75.6K | MEDIAN AGE - 45 | MEDIAN INCOME - \$97.5K
- 5 MILE RADIUS:
POPULATION - 238,6K | MEDIAN AGE - 39 | MEDIAN INCOME - \$84.6K

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ABOUT PPM REAL ESTATE, INC.

FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
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*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

LISTING AGENTS FOR THIS PROPERTY



Alex (Alexandra) Ebert
Listing Agent | Primary Contact
Alex@ppmproperties.com



Shade Foreman
Licensed Listing Assistant
shade@ppmproperties.com



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com

