

SIGN
HERE

South
222

CAKES COFFEE
HOUSE OF CLAY



240

HARRISBURG
AVENUE



PPM
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com

FEATURES

- Modern retail space with full commercial kitchen situated along desirable Harrisburg Avenue
- Full storefront glass windows & signage providing excellent free marketing
- 4 Private rooms plus built out cafe service area
- Full commercial kitchen with hood system (to be inspected)
- Fully Sprinklered
- 4 Free onsite parking spaces included in the lease
- 3 Restrooms
- Tenant may customize space to suit Tenant's needs. All interior walls and kitchen may be removed

ZONING

Mixed Use Zoning allows for the following uses by right and many others by Special Exception. View the full table of permitted uses [here](#). *(Not all uses by right are listed below.)*

- Retail Store including grocery and specialty food store
- Beauty/Nail Salon or Personal Service
- Art Gallery
- Catering Service
- Fitness Center
- Day Care
- School

RENT

BASE RENT: \$15.00 PSF
(\$4,752.50/month)

Est. NNN: \$4.45 PSF

2025 CAM Est.: \$1.34 PSF (\$425/month)
RE Taxes: \$3.11 PSF (Billed upon receipt; Est. \$11,806.37/yr)

Total Rent + Est. NNN: \$6,162.41/month

CAM Includes: Trash/recycling, snow, grounds/landscaping, lot, fire system monitoring, water/sewer

Tenant Pays: Electric, gas, water, sewer, & maintains/repairs kitchen equipment & all FF&E

Landlord pays property insurance.

CONTACT US FOR YOUR SHOWING



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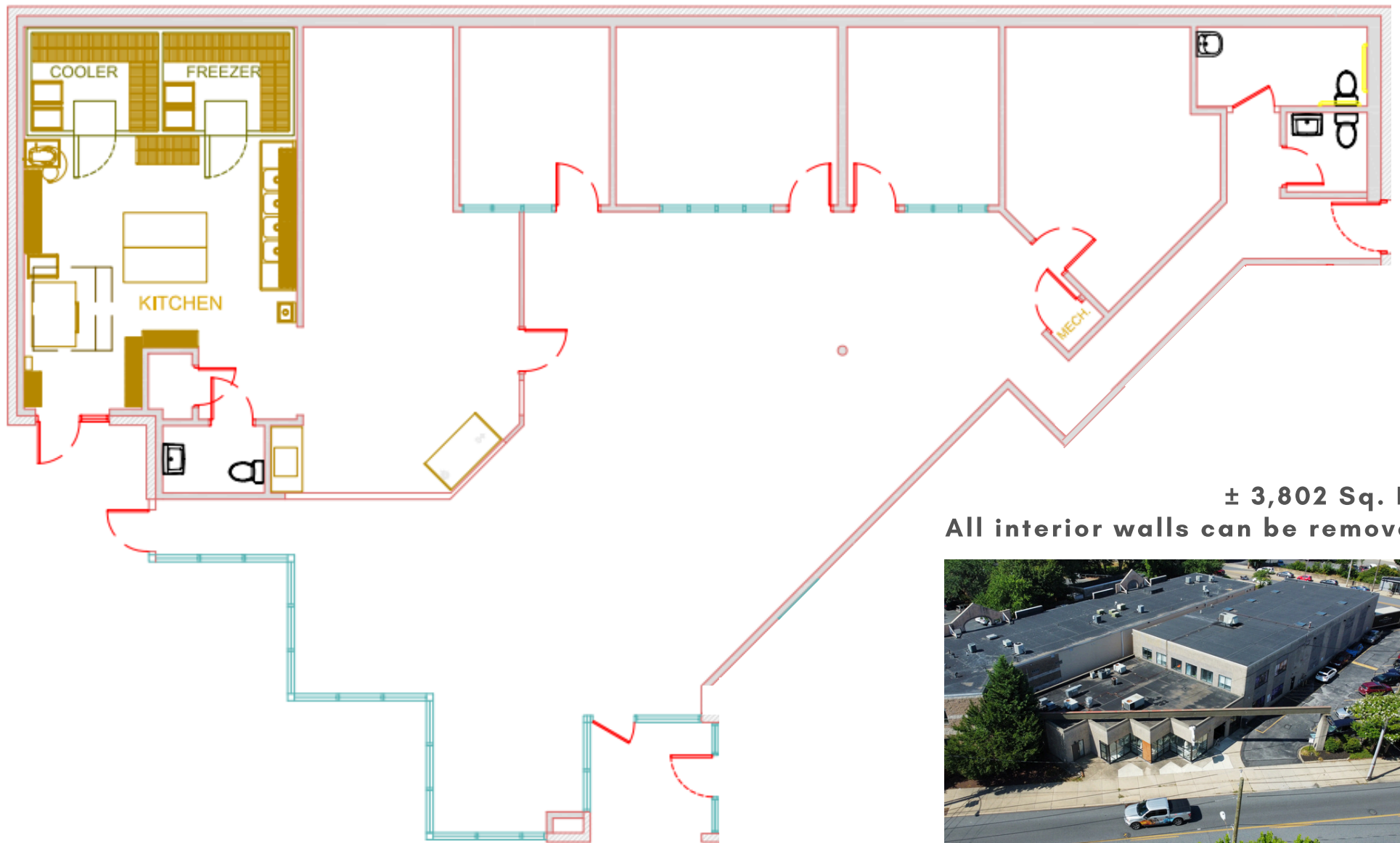
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FLOOR PLAN



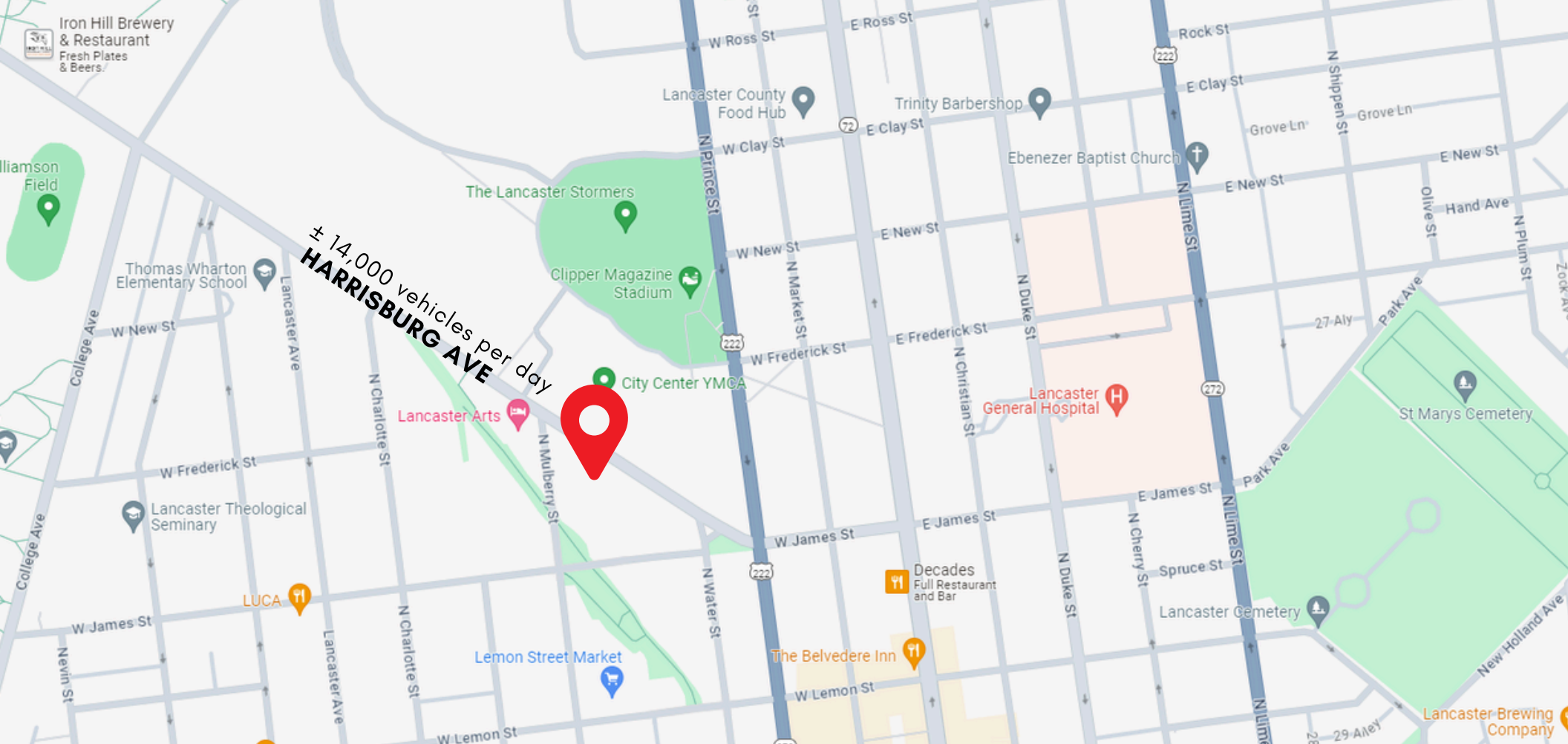
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LOCATION HIGHLIGHTS

- SITUATED BY THE INTERSECTION OF ROUTE 222 & 230
- 94/100 WALK SCORE - "WALKER'S PARADISE"
- ACROSS FROM CLIPPER MAGAZINE STADIUM & CITY CENTER YMCA
- 4 BLOCKS FROM F&M COLLEGE
- 6 BLOCKS FROM PENN MEDICINE / LANCASTER GENERAL HOSPITAL
- 2 MILES TO ROUTE 30

DEMOGRAPHICS

- 1 MILE RADIUS:
POPULATION - 58.1K | MEDIAN AGE - 32 | MEDIAN INCOME - \$65K
- 3 MILE RADIUS:
POPULATION - 158K | MEDIAN AGE - 37 | MEDIAN INCOME - \$80K
- 5 MILE RADIUS:
POPULATION - 237K | MEDIAN AGE - 38 | MEDIAN INCOME - \$84K

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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, business growth and investment activities.

COMPREHENSIVE

PPM understands the commercial industry, as well as the housing and workforce environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of a successful property management operation.

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 investors, 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 support and enjoy working with both for-profit and not-for-profit organizations, as well as industrial, commercial, retail, medical and office businesses. 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.



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