

SINGLE ROOM OFFICE SUITES

East Petersburg Borough | Lancaster County

2011 State St. East Petersburg, PA 17520

FOR LEASE

Various single room office suites on the second floor of the State Street Office Building in East Petersburg, PA.



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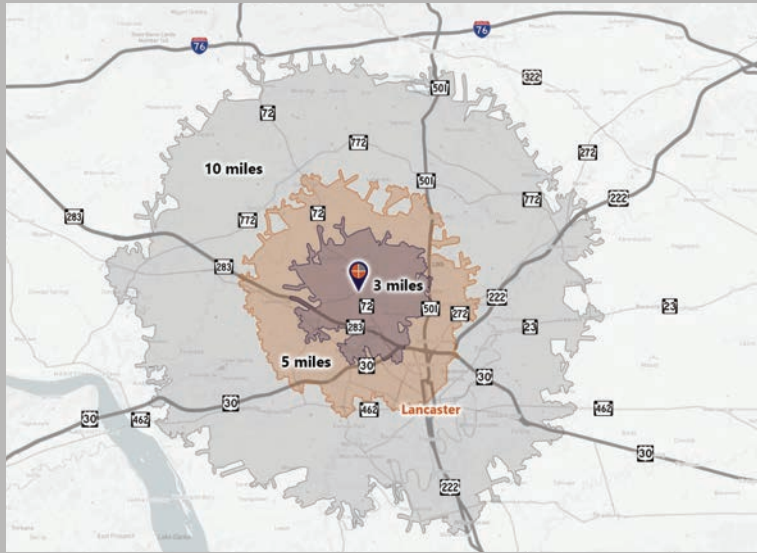
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

SINGLE ROOM OFFICE SUITES

DEMOGRAPHICS

Variable	2011-2017 State St. East Petersburg, PA		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	23,039	90,738	297,003
Population Density (Per Sq. Mile)	1,399.1	1,797.9	1,412.7
Total Daytime Population	29,726	112,316	311,123
Total Households	8,524	35,144	115,392
Per Capita Income	\$54,395	\$48,065	\$42,077
Average Household Income	\$146,495	\$122,933	\$107,749
Average Disposable Income	\$103,620	\$90,179	\$80,956
Aggregate Disposable Income	\$883,255,802	\$3,169,235,742	\$9,341,697,407
Total (SIC01-99) Businesses	1,313	4,988	11,957
Total (SIC01-99) Employees	20,155	77,118	185,693
Total (SIC01-99) Sales	\$4,489,573,951	\$12,591,385,590	\$30,833,705,661
Annual Budget Expenditures	\$1,058,968,498	\$3,706,559,472	\$10,702,802,463
Retail Goods	\$330,723,621	\$1,156,421,317	\$3,342,937,046

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

2011 State Street is an attractive, high exposure office building at the signalized corner of State and Main Street intersection along Route 72. The location of this property is easy to get to both US Route 30 and Route 283 in less than 5 minutes.

A historical building, which was built in 1890, offering beautiful custom woodwork of cherry and chestnut enhanced interior design and stained-glass windows on the first floor. The building has been renovated and restored to reflect its history over the years. When entering from the parking lot, you are entering into a reception area where you are greeted by a beautiful reception area with seating for clients. There is a large conference room located on the first floor that is available to all tenants and there are restrooms available on both the first and second floor. The second floor offers a kitchenette for all tenants to share.

Currently, 2011 State Street Office Building has a few single room office suites available.

PROPERTY DETAILS

- Total Building Size:..... 3,248 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Commercial
- Land/Lot Size:.....0.19 acres
- Date Available:..... Various
- Parking:.....On-Site, 12 spaces
- Year Built:..... 1890
- Heating:..... Forced Air
- Cooling:.....HVAC
- Water/Sewer:..... Public

TRAFFIC COUNTS

- State St./Route 722:..... 5,982 VPD
- Main St./Route 72:..... 18,505 VPD

SUITES AVAILABLE

LOCATION	SUITE #	SQ. FT.	AVAILABLE
Second Floor	Suite 201	140 SF	Immediately
Second Floor	Suite 202	156 SF	LEASED
Second Floor	Suite 203	192 SF	LEASED
Second Floor	Suite 204	121 SF	LEASED
Second Floor	Suite 205	196 SF	LEASED



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FLOOR PLAN | SECOND FLOOR



SUITES AVAILABLE

LOCATION	SUITE #	SQ. FT.
Second Floor	Suite 201	140 SF
Second Floor	Suite 202	LEASED
Second Floor	Suite 203	LEASED
Second Floor	Suite 204	LEASED
Second Floor	Suite 205	LEASED

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REGIONAL AREA MAP



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The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



INTERIOR PHOTOS | FIRST FLOOR



Lobby



Lobby



Lobby



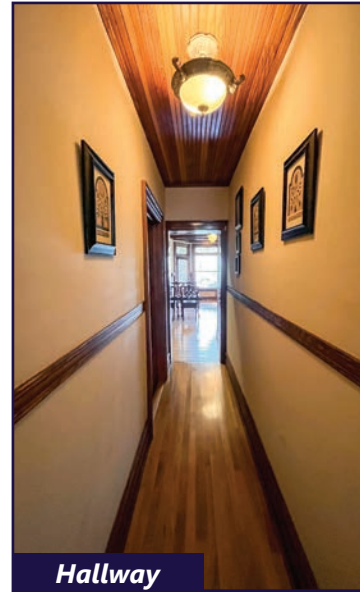
Waiting Area



Reception Desk



Conference Room



Hallway



Conference Room



Conference Room



Conference Room

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INTERIOR PHOTOS | SECOND FLOOR



Waiting Area



Hall Area



Kitchenette



Kitchenette



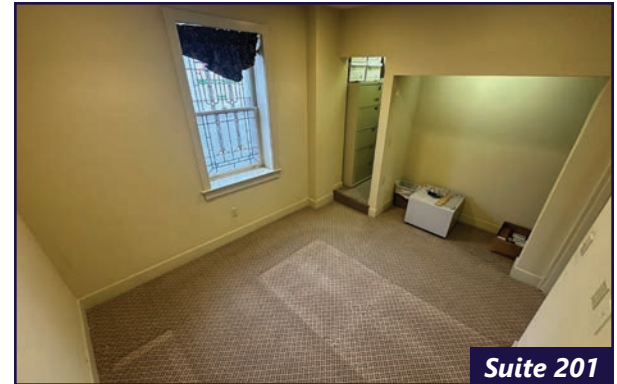
Waiting Area



Hallway



Restroom



Suite 201



Exterior Stairs



Suite 201

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EXTERIOR & AERIAL PHOTOS



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