

THE FIREHOUSE



202 NORTH
DUKE
STREET

PPM 
inc.
real estate



LANCASTER CITY CHIC

CONTACT US FOR YOUR SHOWING

(717) 394-3374

233 N. Duke St. | Lancaster, PA 17602

info@ppmproperties.com



- ③ 3-4 FREE PARKING SPACES IN REAR OF BUILDING BY THE FIREHOUSE'S REAR ENTRANCE
- ③ STUNNING GLASS STOREFRONT WINDOWS SPANING THE WIDTH OF THE BUILDING
- ③ WINDOWS IN THE REAR PROVIDE NATURAL LIGHT THROUGH THE ENTIRE SPACE
- ③ CONCRETE FLOOR WITH CUSTOM BLACK & WHITE DESIGN
- ③ 17.5' CEILING HEIGHT
- ③ 2 MULTI-STALL RESTROOMS
- ③ FITTING ROOMS EASILY REMOVED IF DESIRED



A STANDOUT RETAIL SPACE IN THE CENTRAL BUSINESS DISTRICT

±3,500 sq. ft.



- | | |
|----------------------|---|
| Parking | 3-4 Parking spaces behind the building
2 Public garages adjacent to the building |
| Zoning | Lancaster City Central Business District |
| Features & Amenities | Clear span space
Custom lighting package with abundant fixtures
Existing store-room/office & fitting rooms (removable)
Gas heat and central air
Sprinklered
ADA Accessible
Striking storefront offers abundant signage
Sidewalk space is usable in front of the building |

RENT

BASE RENT: \$16.00 PSF | NNN: \$6.58 PSF

Total Rent + NNN: \$6,585.83/month plus electric, gas, water/sewer

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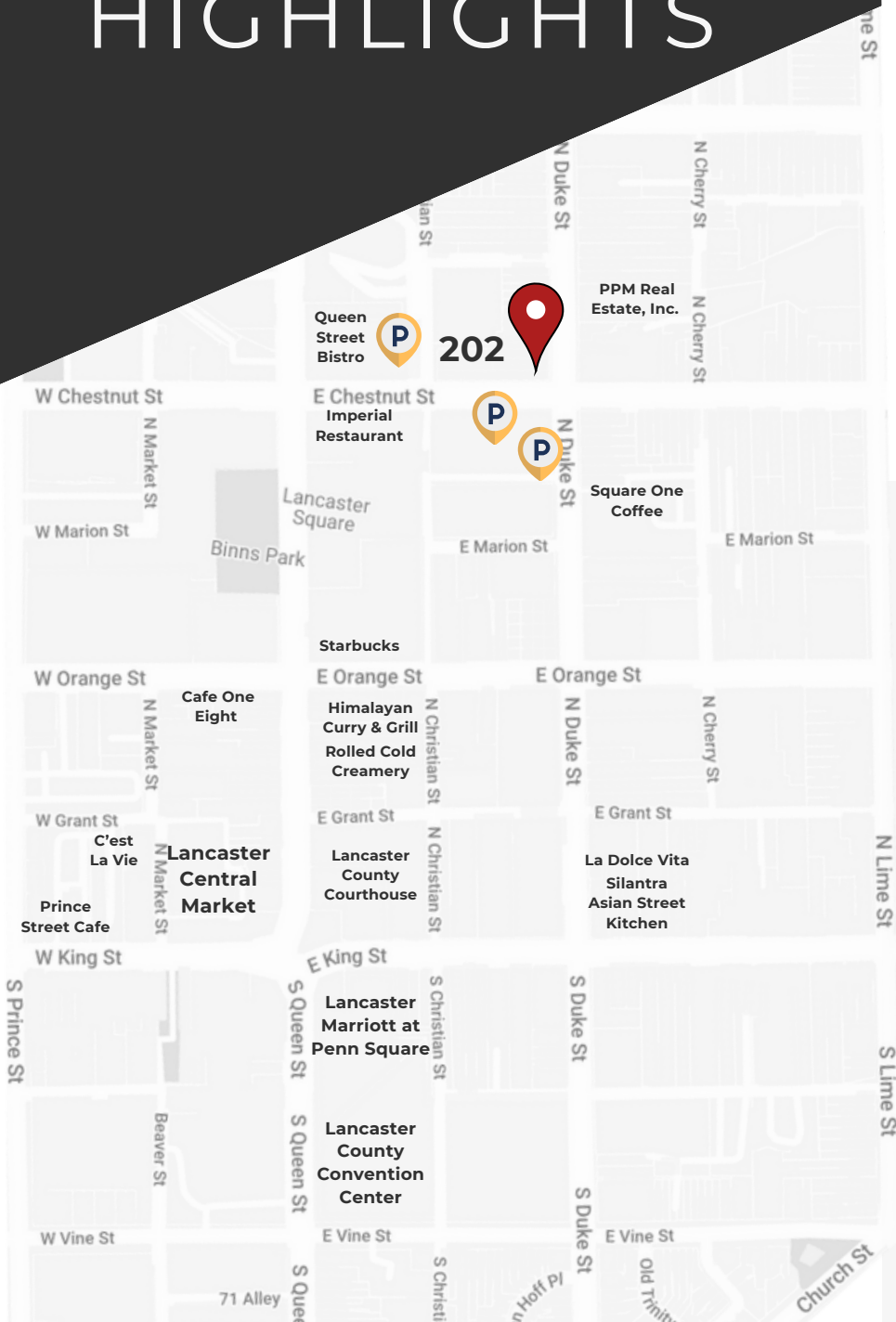
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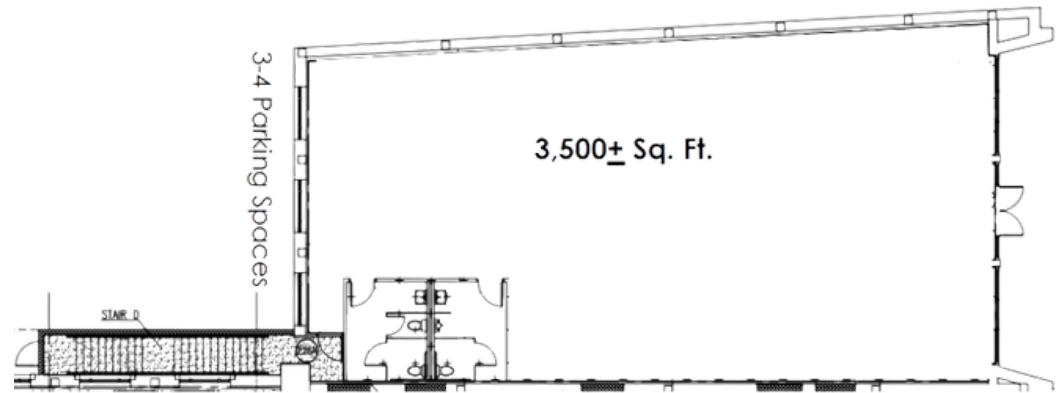
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LOCATION HIGHLIGHTS



Floor Plan



WALKER'S PARADISE: WALK SCORE OF 99%!

- 3 Blocks from Lancaster Central Market
- 2 Blocks from Lancaster County Courthouse
- 3 Blocks from Lancaster County Convention Center
- 3 Blocks from Penn Square
- Restaurants
- Entertainment

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.



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