



## RETAIL LEASE

±2,790 Sq. Ft.  
Divisible

Corner Restaurant  
or Retail Space  
High Visibility  
Glass Storefronts  
Excellent Signage  
New Construction

*Listing Contacts*

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233 North Duke Street  
Lancaster PA 17602

## 202 North Queen Street

Lancaster City Central Business District, Lancaster PA 17603





**Available Commercial Space  
Delivery Spring 2024**

- ±2,790 Sq. Ft.
- \$28.00 PSF NN (Est. NN \$4.50 PSF for taxes and insurance)
- Tenant pays electric, gas, water/sewer, trash
- \$25.00 PSF Tenant Improvement Allowance for qualified tenant signing a minimum 7 year lease

**Shell Delivery Includes**

- 2 Restrooms (single restroom for demised spaces)
- Finished ceiling
- Concrete floor
- HVAC System (gas available)
- 200 Amp electric panel
- 17' to underside of 2nd floor

**Location**

- 100% Walkability Score
- Neighboring businesses include:
 

Holiday Inn Hotel	The Imperial Restaurant
County Offices	Scratch Bakes Café & Bakery
QSB Restaurant & Bar	House of Pizza

**Parking**

- Convenient, street parking on both Chestnut & Queen Streets made easy with the Park Mobile App & kiosks
- Directly across from the RRTA Public Parking Garage (\$60/month for annual pass), and just half a block to the Duke Street Parking Garage (\$75/month)

**Building**

- 12 Stories
- 142 Residences



Rendering



Rendering view from Queen & Chestnut Streets



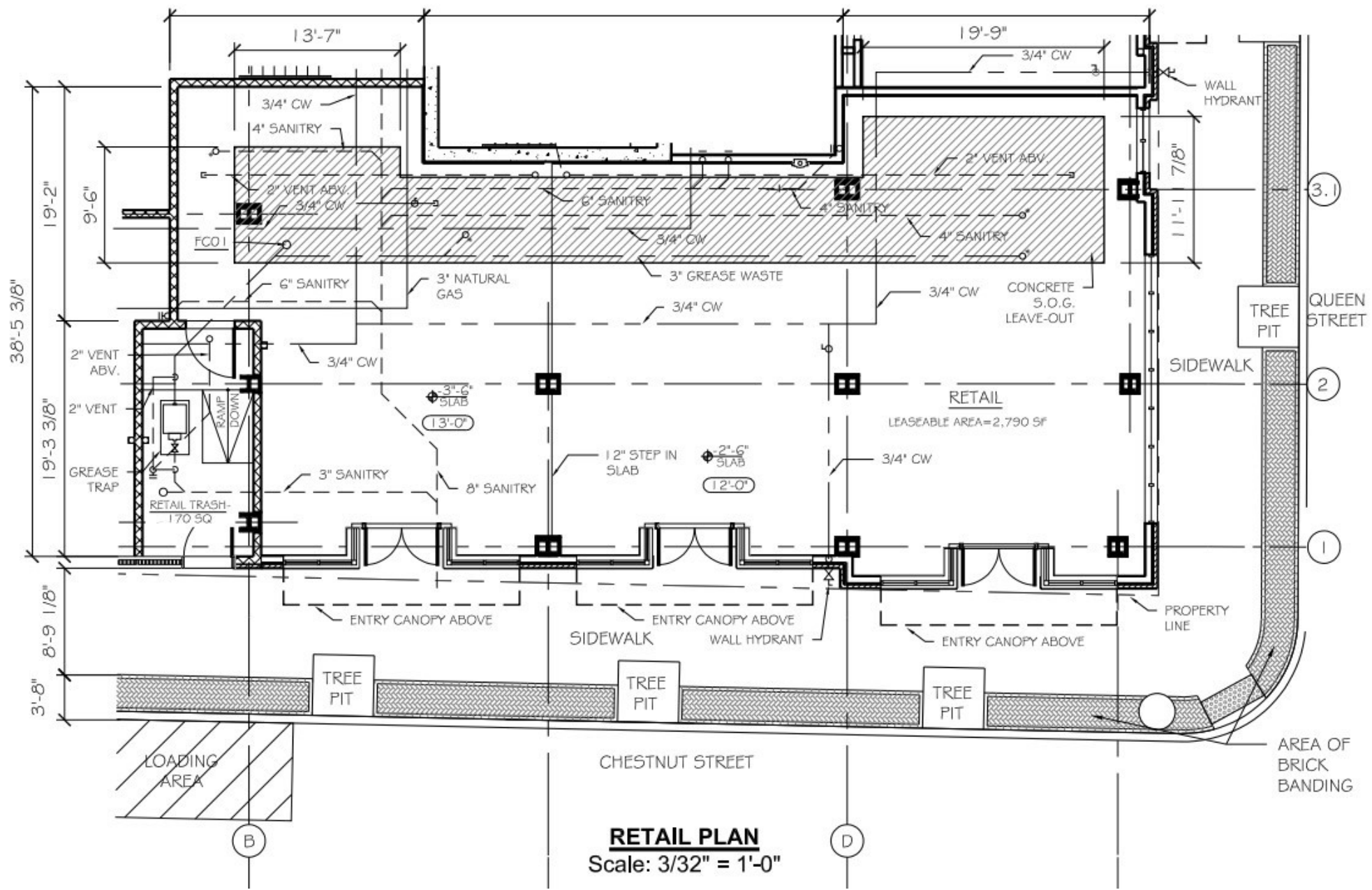
Rendering view from North Queen Street

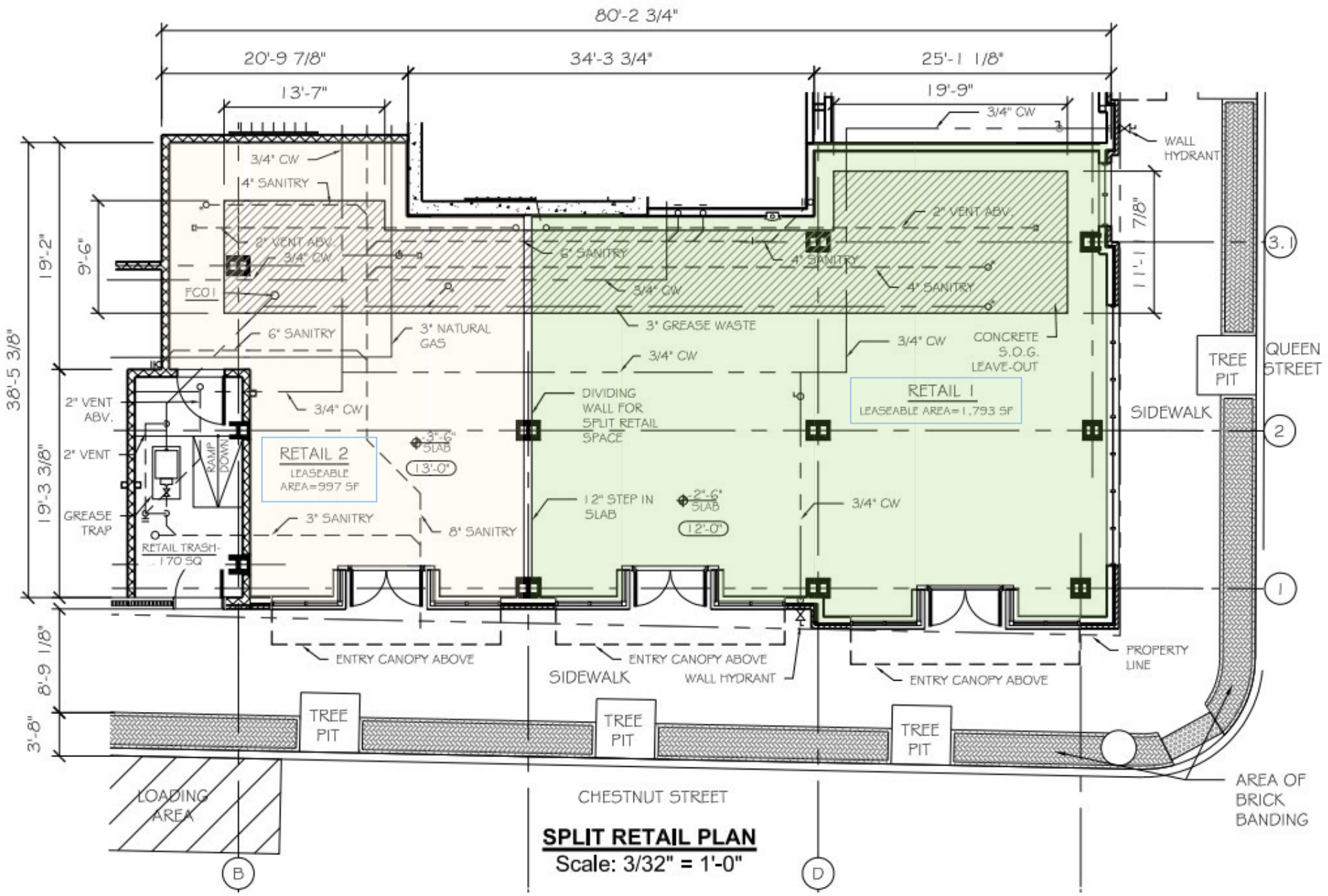


Rendering view from East Chestnut Streets



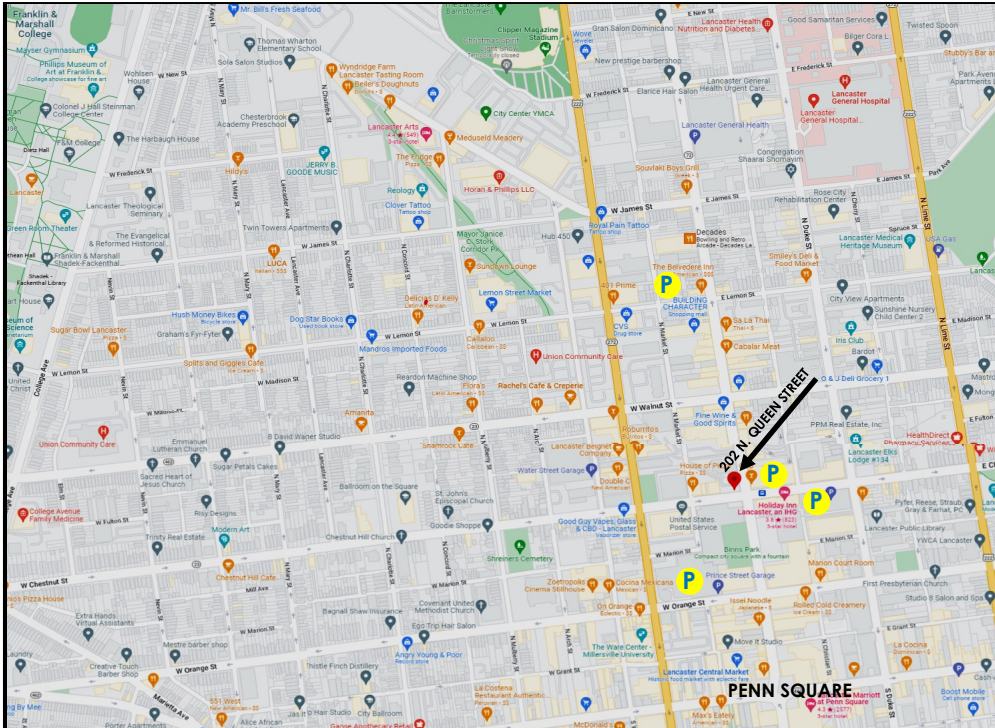
Rendering view from Market Street





**SPLIT RETAIL PLAN**  
Scale: 3/32" = 1'-0"

# 202 North Queen Street Lancaster PA 17602



Information herein and on listing sites is intended to be inclusive and accurate, however, Tenant shall verify any information deemed important by Tenant.

## 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.*

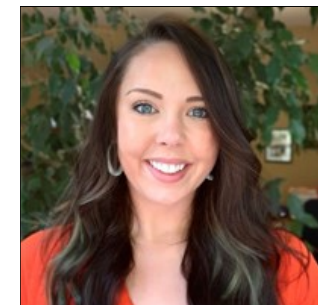
Please visit [www.ppmproperties.com](http://www.ppmproperties.com) to learn more



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