

2124 AMBASSADOR CIRCLE LANCASTER PA 17601



PROPERTY DETAIL

- ±15,277 sq. ft. Building
- 3.2 Acres
- 192 Parking Spaces
- Fully Sprinklered
- Built in 1994
- Regional Commerce Center Zone
Approved use variance for private K-12 school

LEASE DETAIL

- Current Term Expires 6/30/30
- Tenant has (1) 5-Year Option
- Base Rent \$13.73 PSF (as of 7/1/23)
- Annual CPI Increases



INVESTMENT
OPPORTUNITY IN
EAST HEMPFIELD
TOWNSHIP

PPM
real estate

\$3,250,000

6% CAP RATE



PROFORMA SUMMARY

Current Annual Income \$ 209,803.56

Estimated Annual Expenses - \$ 13,500.00

Est. NOI \$196,303.56

CURRENT INCOME DETAIL

Annual Base Rent: \$209,803.56 Annual CPI increase on each July 1st

Tenant pays real estate taxes (\$33,205.72), property insurance (\$7,781), all utilities, snow removal, landscaping, HVAC PMs and routine building maintenance not to exceed \$2,000/lease year. Lease with *River Rock Academy* expires 6/30/30 + 5 yr option.

ANNUAL EXPENSE DETAIL

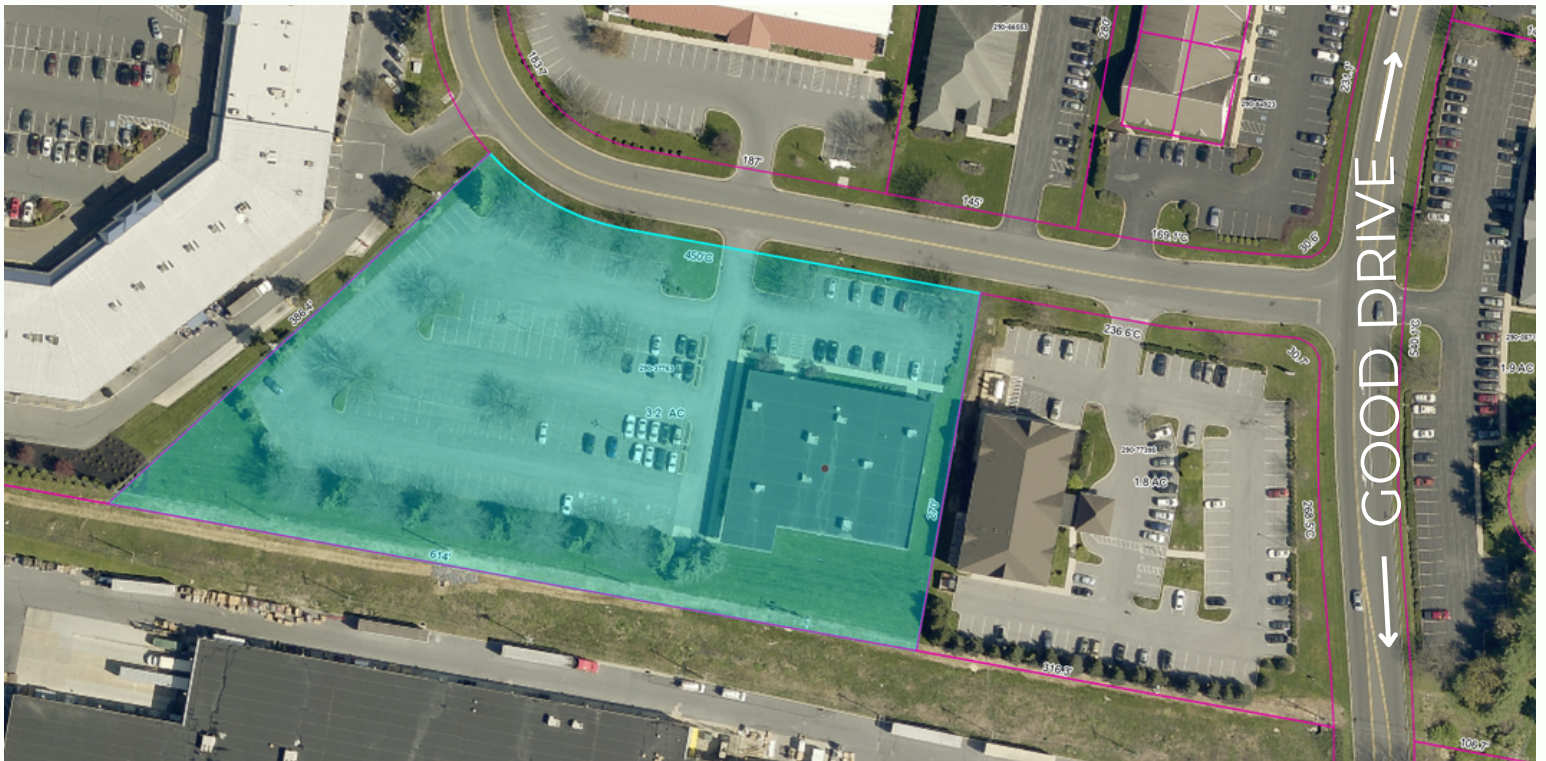
Repairs/Maintenance \$12,500.00 3 Year Average for 2021-2023

Landlord Insurance \$1,000.00 Est. Landlord Liability Coverage Only

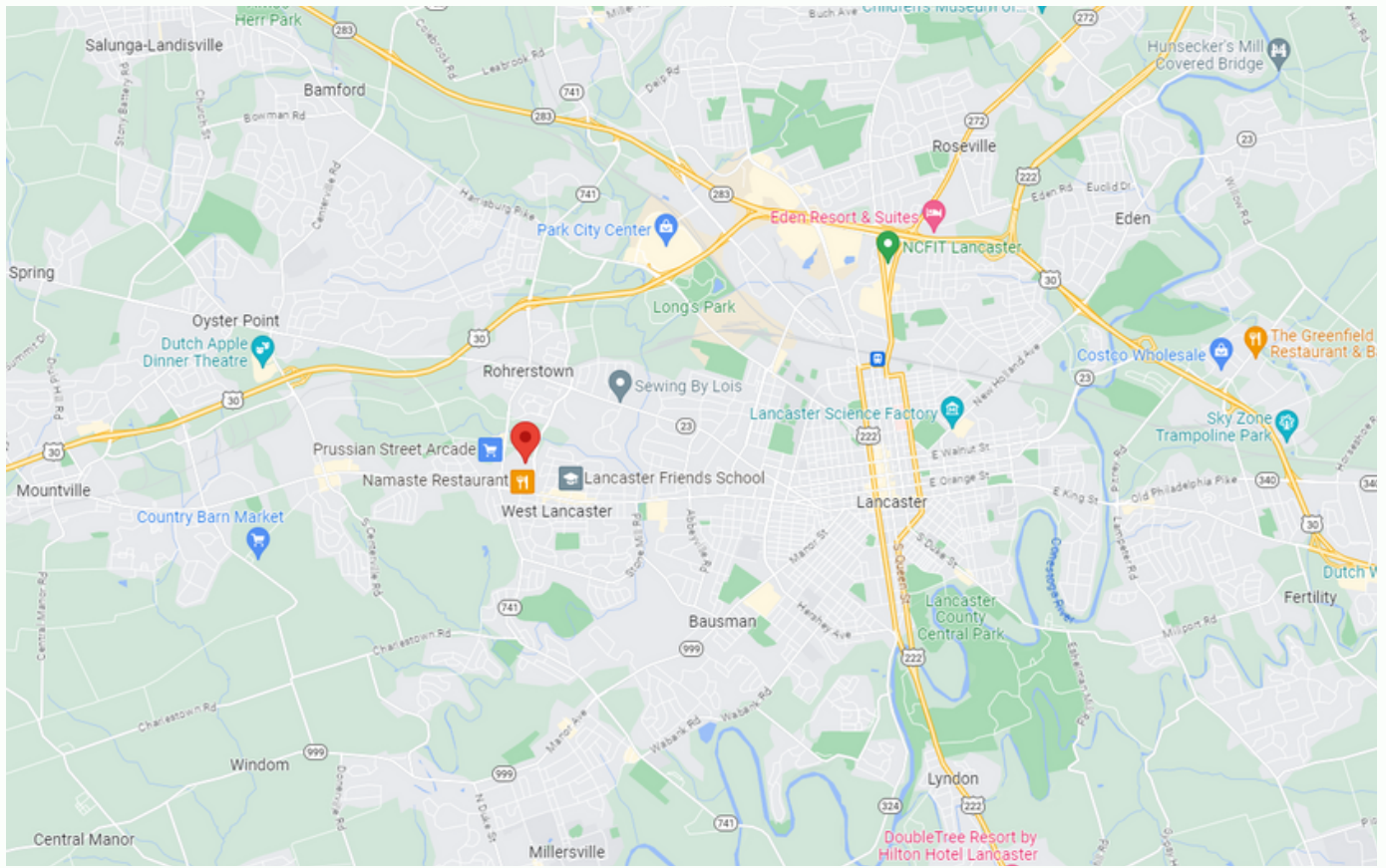






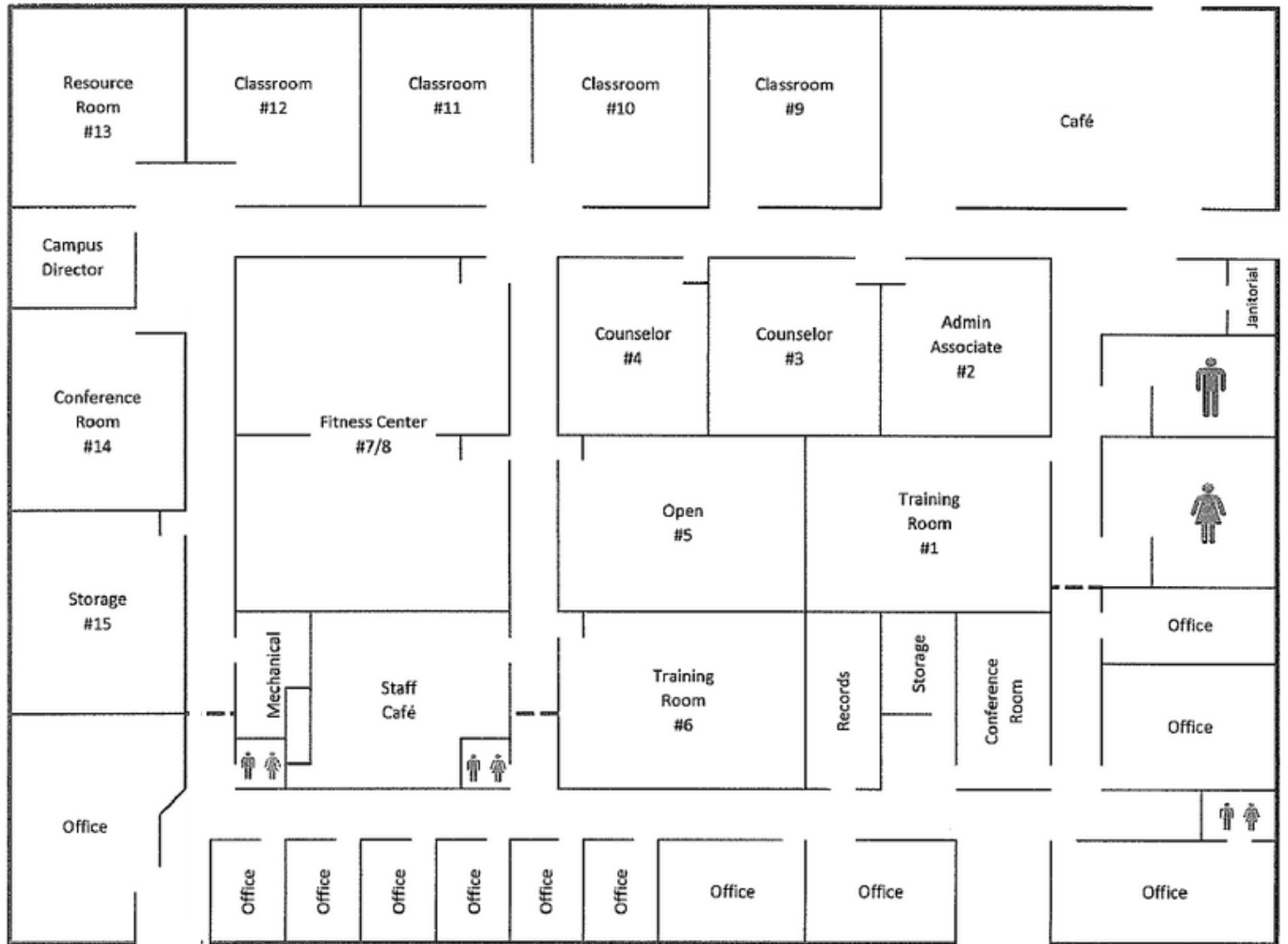


LOCATION



FLOOR PLAN

Not to scale



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
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

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



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