

# LMS

Commercial Real Estate

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Lancaster County

Neighborhood Retail Center

## STATION SQUARE

Total GLA: ± 26,708 SF

Lancaster, PA 17602

Manheim Township

32 McGovern Avenue & North Queen Street



### 2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	20,697	108,990	176,410
Avg. HH Income	\$45,249	\$59,477	\$69,275
Daytime Population	23,034	78,482	117,883

### SPACE AVAILABLE:

- ± 1,609 SF
- ± 1,670 – 3,374 SF
- ± 84 – 634 SF Various Office Suites
- ± 112 – 456 SF Various Office Suites

Managed By: PMA Property Management Alternatives, Inc.

### Station Square

Is a combined total of 26,708 square feet for multiple buildings.

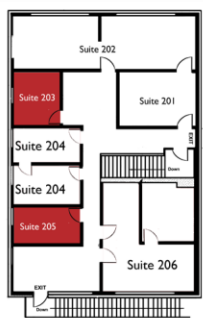
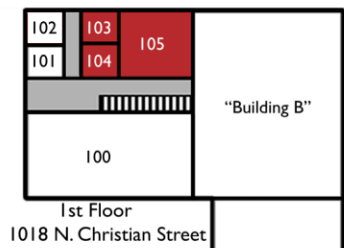
Located along McGovern Avenue & North Queen Street in Lancaster, PA.

This site is directly located across from Lancaster's Train Station. The train station is undergoing major renovations to improve and expand the railways.

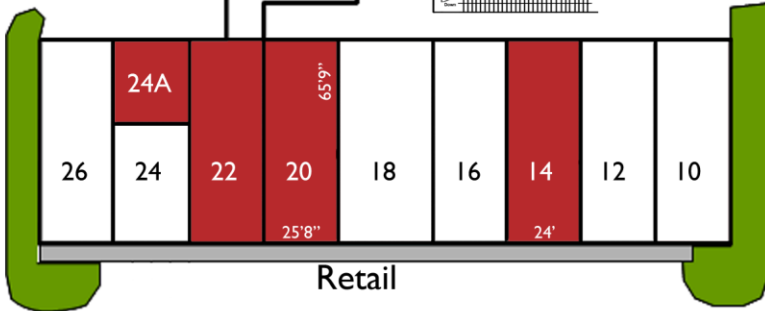
\*See reverse side for **site plan**

Traffic Count: McGovern & Christian: 44,057 v.p.d.





2nd Floor  
1018 N. Christian Street



**STATION SQUARE ~**  
 ± 1,609 SF Retail Space Available  
 ± 1,670 – 3,374 SF Retail Space Available  
 Various Office Suites from ± 84 SF to 634 SF  
 Various Office Suites from ± 112 SF to 456 SF

Subject to Change:

1018 N. Christian Street ~ Mixed Use

First Floor:

100	Air Quality Solutions	816 SF
101	Air Quality Solutions	96 SF
102	Dr. Dennis Bellafiore - ISMS Ltd.	94 SF
103	Available	94 SF
104	Available	84 SF
105	Available	456 SF
107	CTSI	3,200 SF

Second Floor:

201	N.A.L.C. Red Rose	
202	N.A.L.C. Red Rose	575 SF
203	Available	207 SF
204	Cheap Heaps	238 SF
205	Available	112 SF
206	Silverback Towing	462 SF

32 McGovern Avenue ~ Retail

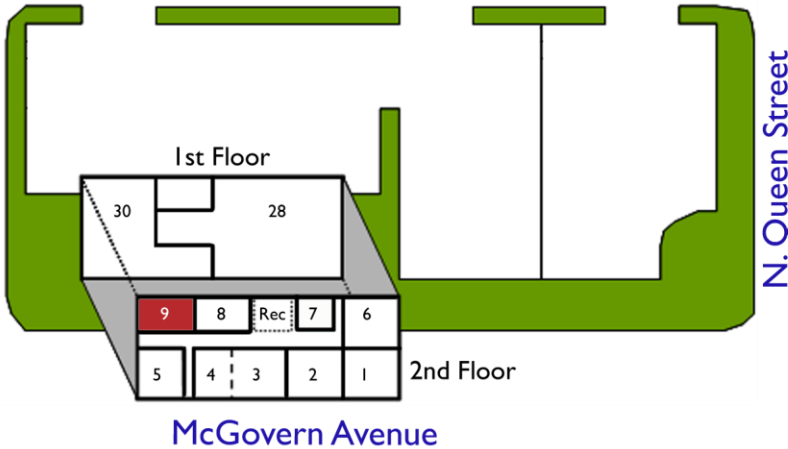
First Floor:

10	Knowledge Is Power	1,000 SF
12	Niko's Pizza & Grill	2,103 SF
14	Available	1,609 SF
16	A Loaf of Bread	1,594 SF
18	Ignes Titus Tattoo	1,980 SF
20	Available	1,704 SF
22	Available	1,670 SF
24	Podiatrist	886 SF
24A	Available	807 SF
26	Salon Bella	1,620 SF
28	Comic Book Store	1,550 SF
30	E-Z Solutions	527 SF
WH	Publisher Circulation Fulfillment	2,400 SF

32 McGovern Avenue ~ Office Suites

Second Floor:

1	Dr. T.J. Paquette	150 SF
2	Lancaster Pastoral C&E	162 SF
3	Lancaster Pastoral C&E	144 SF
4	Lancaster Pastoral C&E	180 SF
5	HM Consulting	
6	Comic Book Store	
7	Dr. T.J. Paquette	132 SF
8	HM Consulting	
9	Comic Book Store	215 SF



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