

53 NORTH DUKE STREET, LANCASTER, PA 17602



Bennett Williams
COMMERCIAL

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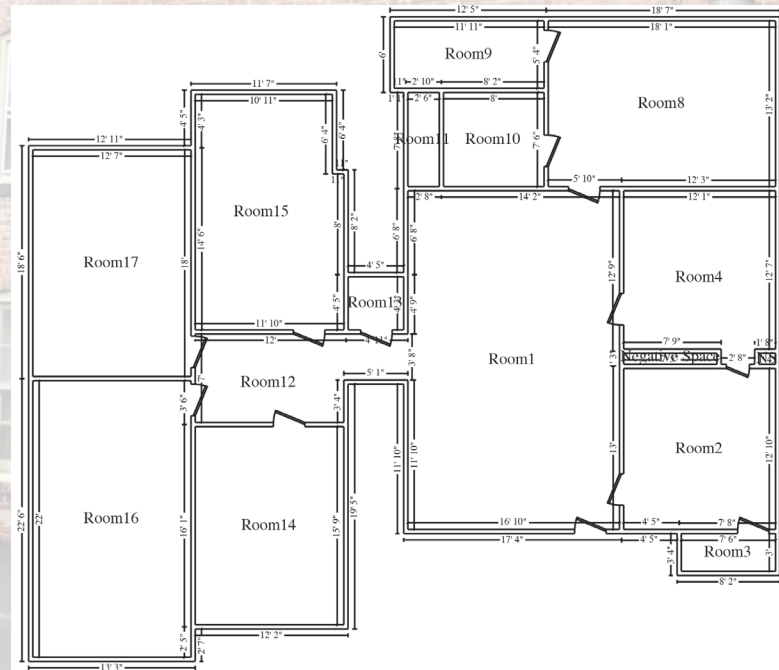
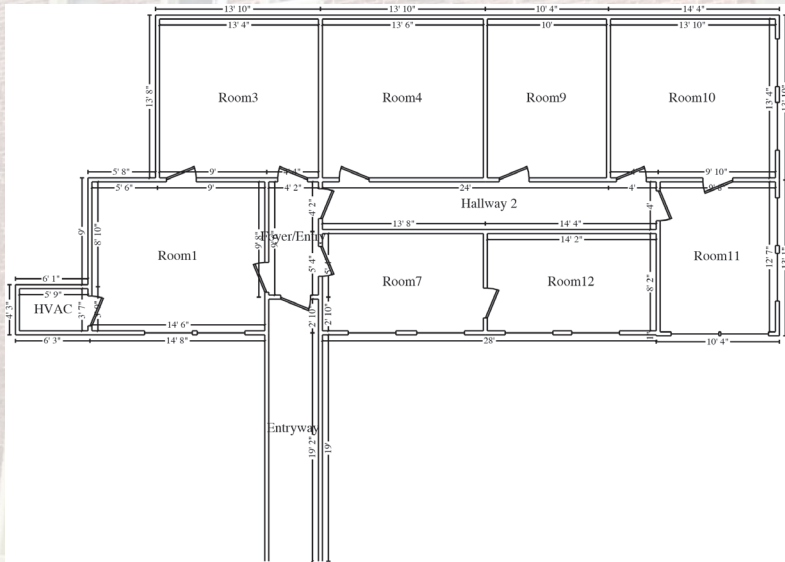
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NETWORK

Bennett Williams Commercial has been engaged by the property owner to market this asset for sale. Information regarding this asset is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions. Any buyer is recommended to conduct their own independent due diligence and rely upon those results.

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PROPERTY OVERVIEW

Office suites from 523 SF to 2,200 SF available for lease in the historic Coho Building in the City of Lancaster. Situated immediately across the street from the Lancaster County Courthouse, the building is ideal for law offices. The location also benefits from the shopping and dining destinations of downtown Lancaster. The building is equipped with an elevator and has a common lobby accessed from the Duke Street entrance. There are common restrooms on each floor and there is file storage available in the basement. The building is one block south of the Duke Street Parking Garage. There is a parking lot and indoor garage on-site that may have spaces available (ask listing agent). Suite 218: 2,200 SF at \$14/SF Gross, Suites 317 & 318: 523 SF at \$14/SF Gross, Suite 401: 1,468 SF at \$16/SF Gross.



POPULATION
239,102



EMPLOYEES
193,754



HH INCOME
\$86,506



HOUSEHOLDS
94,162



TRAFFIC COUNTS
N LIME STREET
7,651 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

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