

# FOR LEASE

10,204 SF  
Storefront Retail Space

Building & Pylon  
Signage Available



1700 Fruitville Pike  
Lancaster, PA 17601

VESTIAN

Bennett Williams  
COMMERCIAL REAL ESTATE

# 1700 Fruitville Pike

## Property Overview

Pep Boys holds these properties under long term ground leases. The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or Plasma centers, day care for children, doggie day care, discount retail, furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.

Cash allowances can be negotiated, provided the rent is commensurate with a reasonable return on the additional investment.

- Highly visible from all directions
- Ample parking
- Typically located among nationally recognized retailers
- Size of space can be flexible

## Nearby Retailers



### CONTACT

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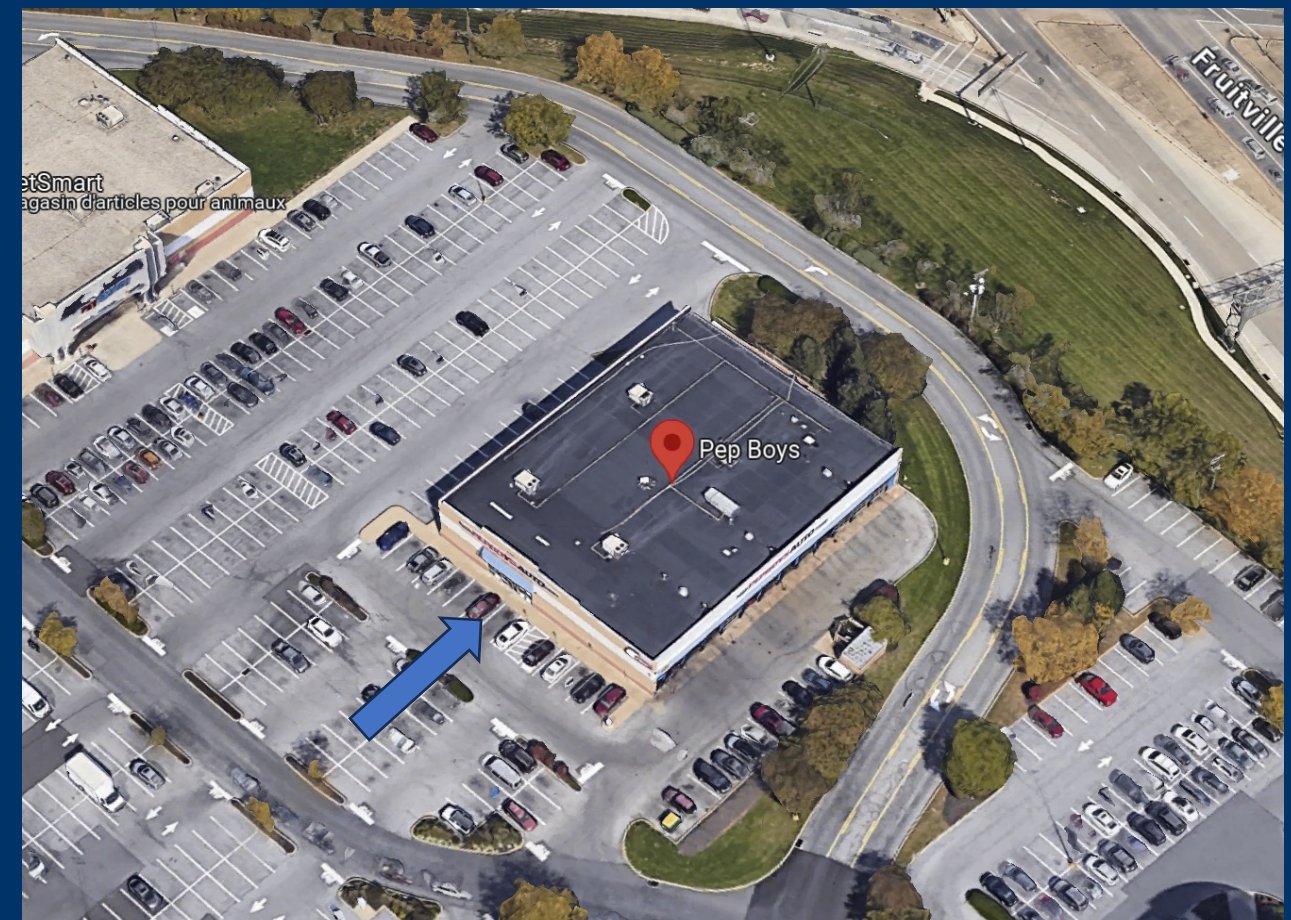
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## PROPERTY OVERVIEW

Address	1700 Fruitville Pike Lancaster, PA 17601
Available SF	10,204 SF Storefront Retail Space
Occupied SF	8,165 SF Auto Service Space
Total Building SF	18,369 SF
Year Built	1998
Possession	Immediate
Signage	Building and Pylon Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"><li>• Dedicated Main Entrance</li><li>• Building Height 22'</li><li>• HVAC throughout</li></ul>



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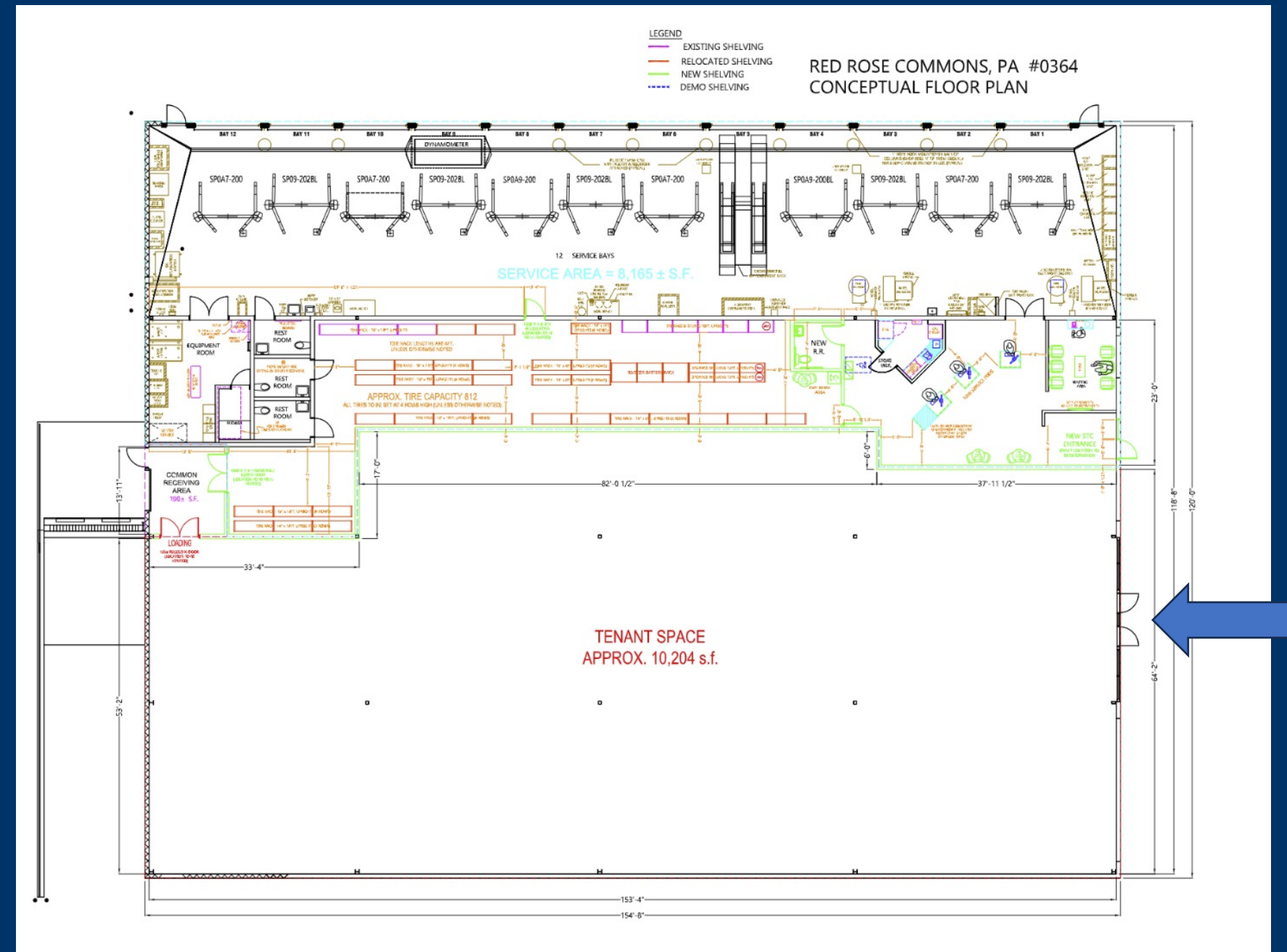
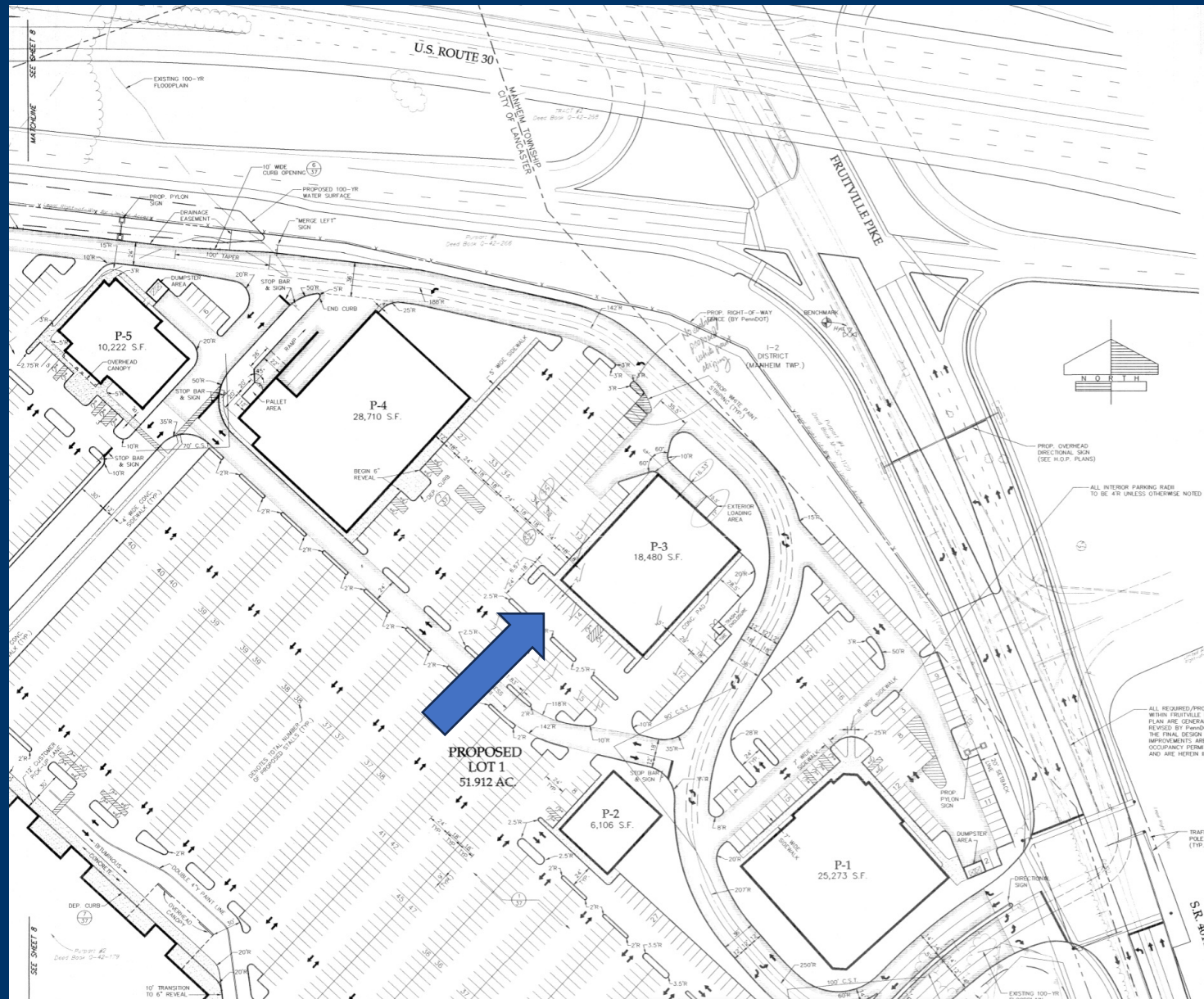
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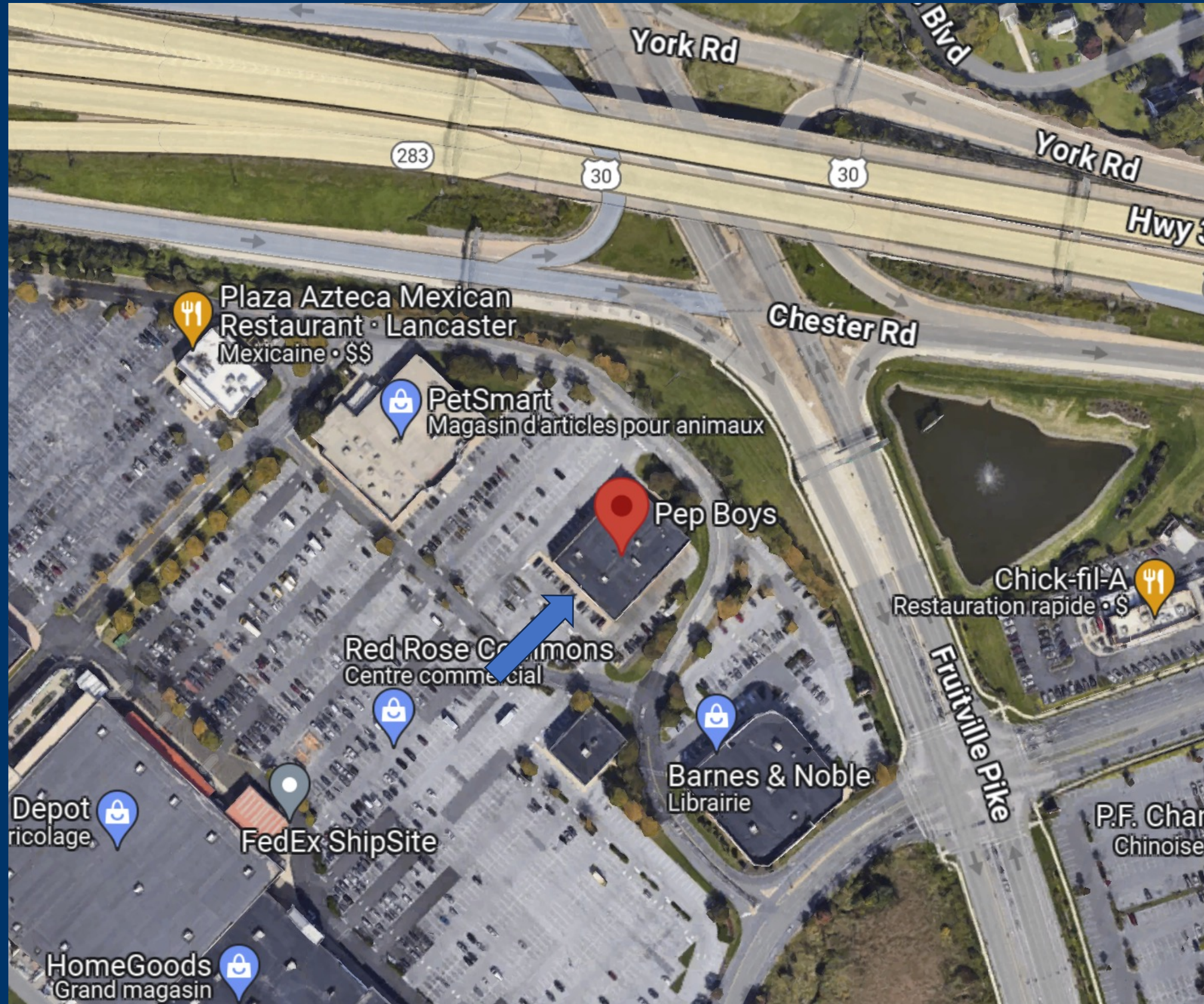
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# Building & Pylon Signage Renderings



*\*Signage renderings provided for illustrative purposes only.  
Actual design and placement may vary based on location and specific property requirements.*

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