

THE KEPPEL BUILDING



233 N. Duke St. | Lancaster, PA 17602
(717) 394-3374 | info@ppmproperties.com
www.ppmproperties.com

ZAMAGIAS
PROPERTIES

PROPERTY DETAILS

325 N QUEEN ST, LANCASTER



HIGHLIGHTS



Beautiful common areas, abundant character, excellent signage on North Queen Street, visible to 13,000+ vehicles per day

ATTRACTIVE LEASE TYPES



Rent includes taxes, CAM, insurance, water/sewer, and trash. Tenants pay separately metered electric and gas if applicable.

WALKABILITY



The Keppel Building boasts a 98% Walkability Score - Extremely Walkable on the [300 Block of North Queen](#)

PARKING



Easy street parking, nearby public garages and bicycle parking in front of the building

ZONING



Central Business Core
View zoning [HERE](#)

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SUITE B-01



SUITE 101



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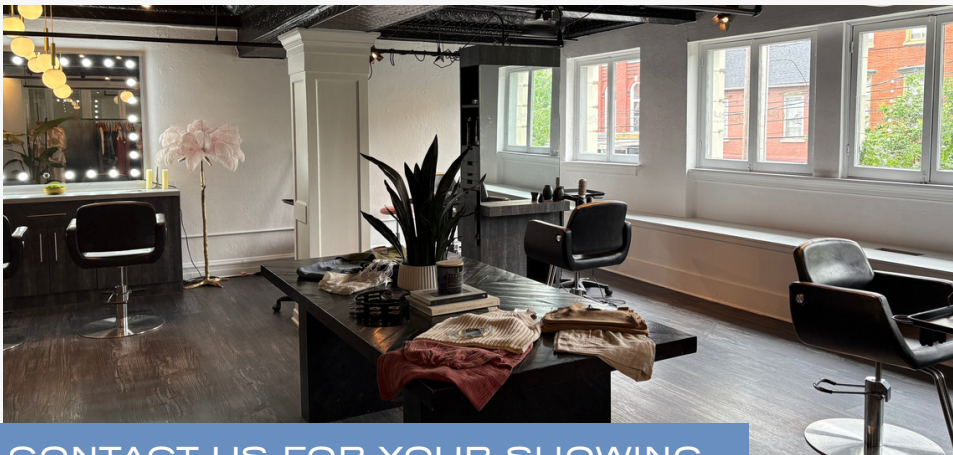
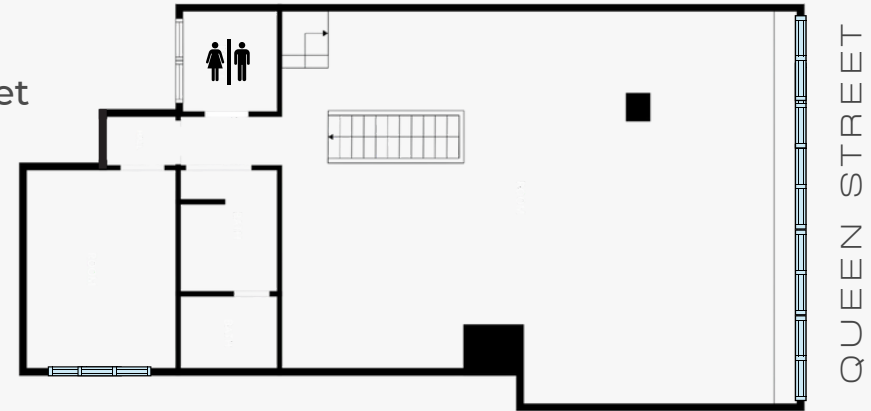
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SUITE 101 ±1,420 SQ. FT.

- Bright, open retail/salon space overlooking North Queen Street
- Pressed tin ceilings with modern lighting throughout
- Private treatment/storage room & restroom

Modified Gross Rent: \$16.00 PSF | \$1,893.33/Month

Tenant pays separately metered electric



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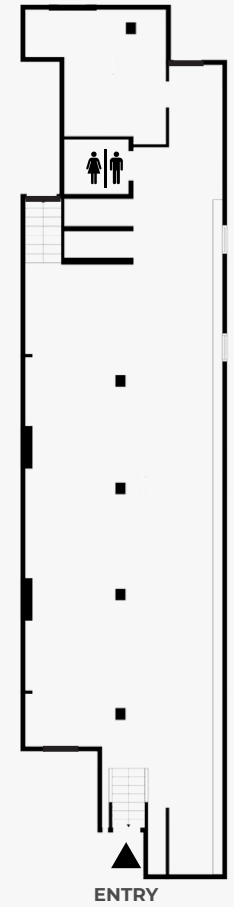
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SUITE B-01 ±2,048 SQ. FT.

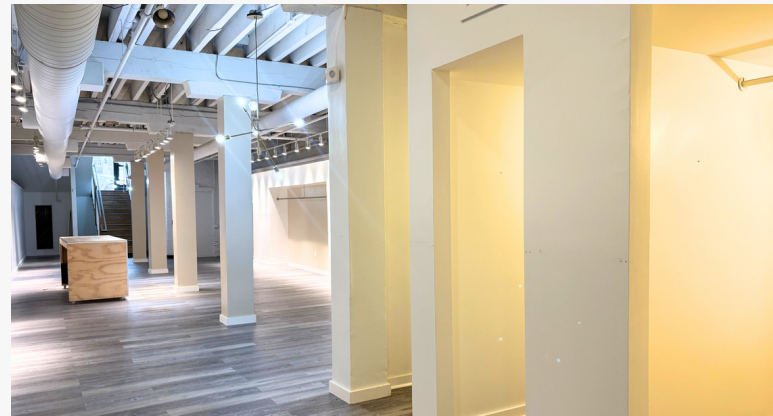
- Open-concept retail space with direct access from North Queen Street
- Built-in merchandising displays and fitting rooms
- Exposed beams and updated modern lighting throughout
- Private restroom plus rear storage/office area

Modified Gross Rent: \$16.00 PSF | \$2,730.67/Month

Tenant pays separately metered electric



QUEEN STREET



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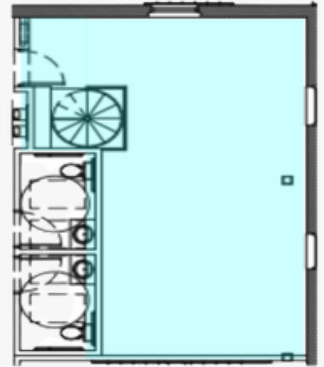
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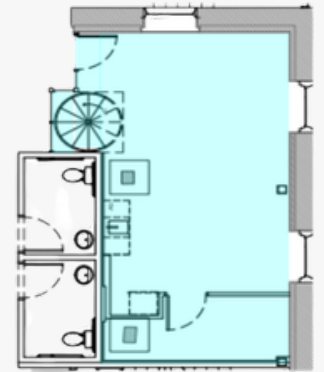
SUITE G-03 ±1,065 SQ. FT.

- Bi-level office/creative space connected via spiral staircase
- Ample open work space with abundant natural light
- Modern lighting & finishes throughout
- In-suite kitchenette + storage

FIRST FLOOR



GROUND FLOOR



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WALKER'S PARADISE
WALK SCORE OF 98%!

LOCATION HIGHLIGHTS

- ON THE BUSY BLOCK OF 300 N QUEEN
- 3 BLOCKS TO PENN SQUARE & THE MARRIOTT
- 1 BLOCK TO LANCASTER CENTRAL MARKET
- 4 BLOCKS TO CONVENTION CENTER
- 4 BLOCKS TO SOUTHERN MARKET
- VISIBLE TO 13,000+ VEHICLES/DAY

DEMOGRAPHICS

1 MILE RADIUS:
POPULATION - 67.2K | MEDIAN AGE - 32 | MEDIAN INCOME - \$65K

3 MILE RADIUS:
POPULATION - 166K | MEDIAN AGE - 37 | MEDIAN INCOME - \$80K

5 MILE RADIUS:
POPULATION - 233K | MEDIAN AGE - 38 | MEDIAN INCOME - \$84K

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Real Estate, Inc.

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

MARKETING TEAM



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