



ZAMAGIAS  
PROPERTIES

**1,140 SF - 8,593 SF OF PROMINENT RETAIL SPACE AVAILABLE IN THE HEART OF DOWNTOWN LANCASTER**

RETAIL | FOR LEASE

# THE ROW AT 101 NORTH QUEEN ST

101 NORTH QUEEN STREET | LANCASTER, PA 17603

## Property Overview

**150K**  
sq foot building

(+128.66% Yo3Y)  
**202K**  
visits per year

**20.7K**  
vehicles per day



- Four-story building made up of approximately 140,000 sq ft of mixed use real estate—retail, office, and residential.
- The Row offers space for retailers, restaurants, and other service-based businesses on the ground floor.
- Other co-tenants include: Cargas Systems, DIYO Restaurant, Orrstown Bank, Blossom Med Spa, Timeless Jewelry & Piercing, Prism Thrift, and Neilly's Pantry & Beyond.
- Opportunity to draw from a large consumer base, including a trade area of 25.21 sq mi / 106,641 people.\*

## Demographics\*

Radius	Population	HH Income
1 mi	48,339	\$78,266
3 mi	109,172	\$97,087
5 mi	188,393	\$108,240

\*Source: Placer.ai, 2025



# The Row at 101NQ Site Plan



Unit	Availability
95	Now
101	Feb 2026
107	Now
109	Now
111	Now
113	Now

Available Space: up to 8,593 SF contiguous



1,405± SF

4,048± SF

1,140± SF

2,000± SF

113

111

109

109

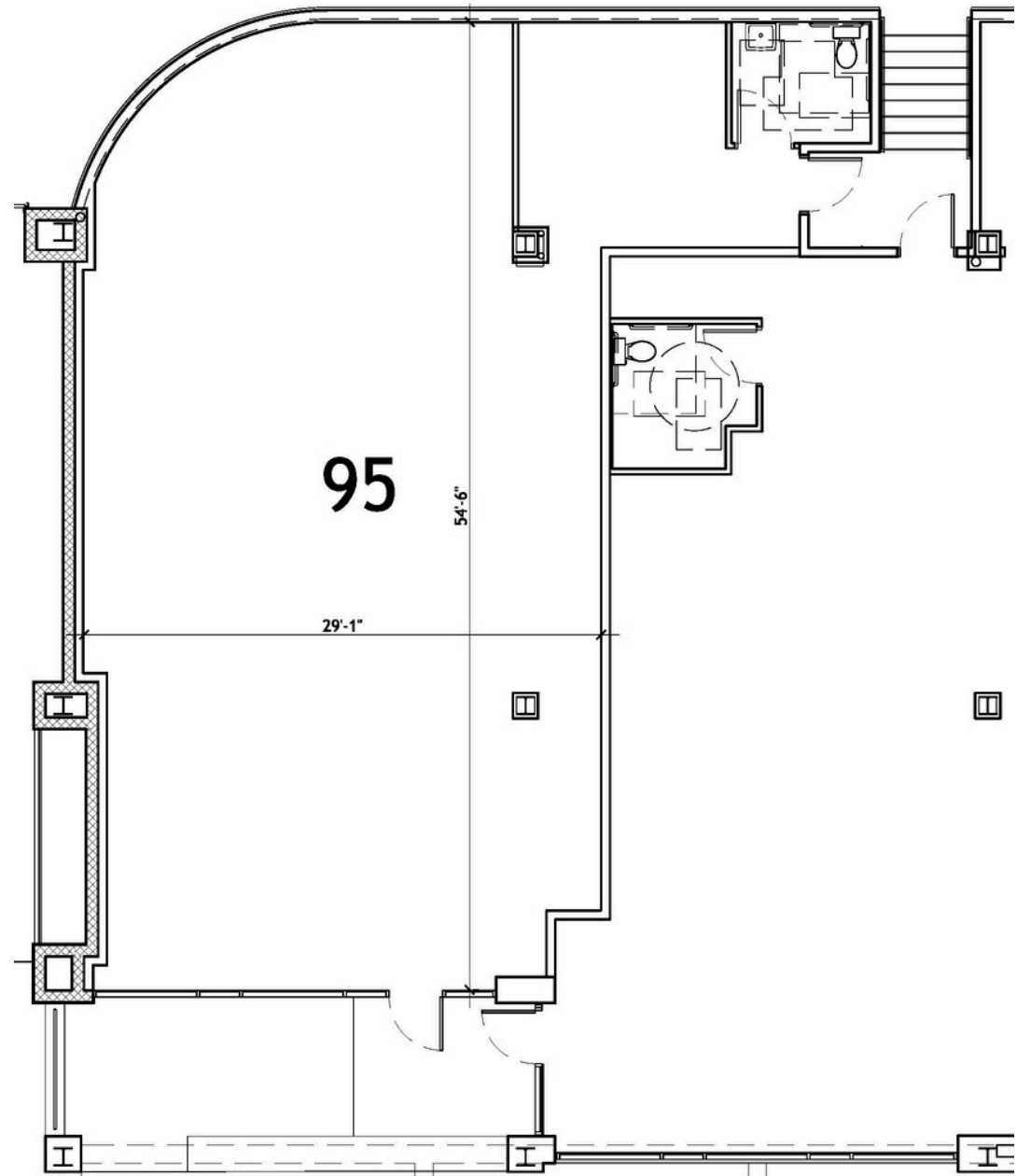
107

# 1,736

SF AVAILABLE

## FEATURES

- Finished ADA restroom
- Prominent Orange St presence (8,190 VPD)
- Dedicated signage



## SUITE 95



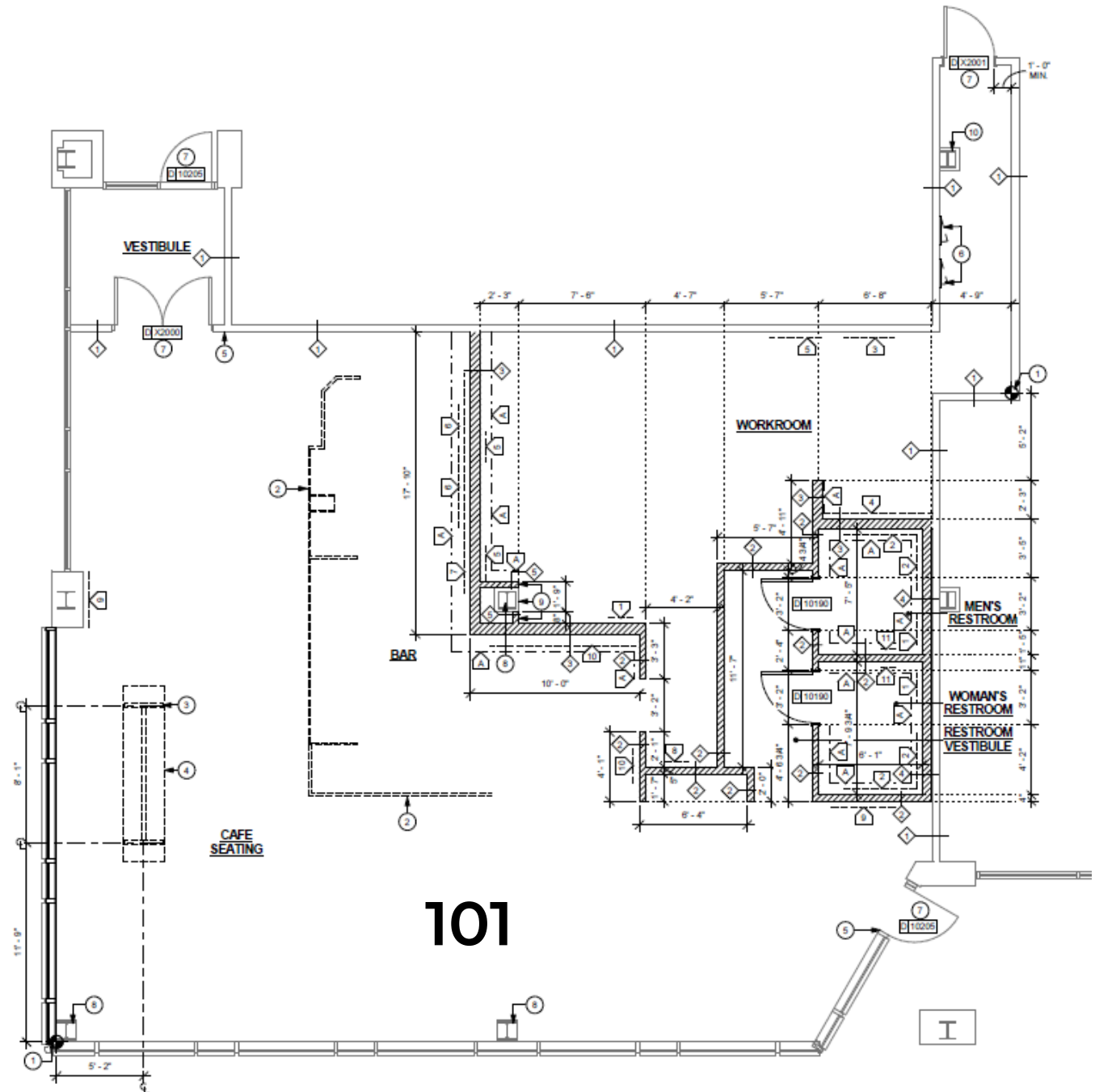
# 2,286

SF AVAILABLE

## SUITE 101

### FEATURES

- 3-compartment sink
- ADA restrooms
- Floor-to-ceiling windows
- Corner location with prominent presence on:
  - N Queen St (12,570 VPD)
  - Orange St (8,190 VPD)
- Dedicated signage



# 2,000

SF AVAILABLE

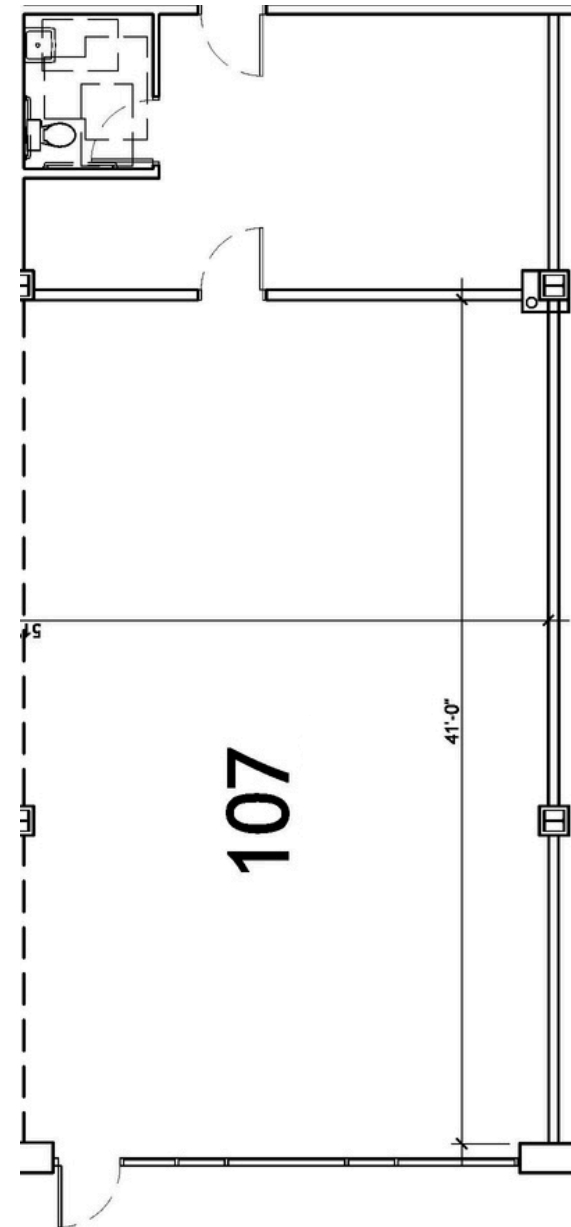
## FEATURES

- Existing duct for hood install
- ADA restroom & storage room
- Prominent N Queen St presence (12,570 VPD)
- Dedicated signage



## SUITE 107

Option to combine suites  
107 & 109 for 3,140 SF



# 1,140

SF AVAILABLE

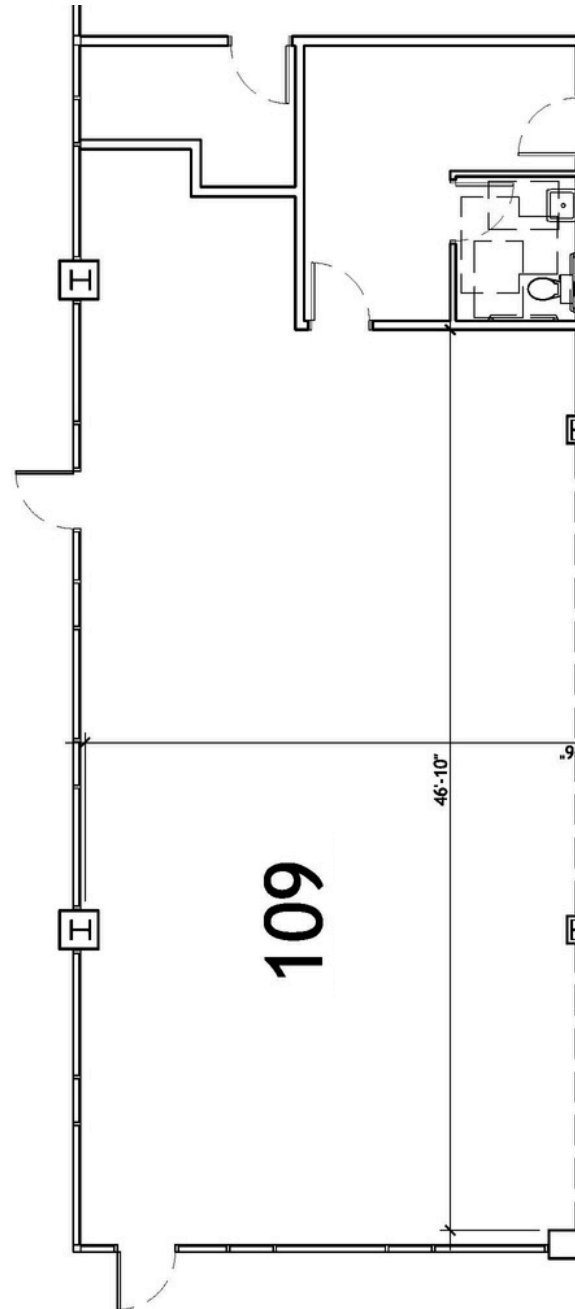
## FEATURES

- ADA restroom & storage room
- Prominent N Queen St presence (12,570 VPD)
- Dedicated signage



## SUITE 109

Option to combine suites  
107 & 109 for 3,140 SF



# 4,048

SF AVAILABLE

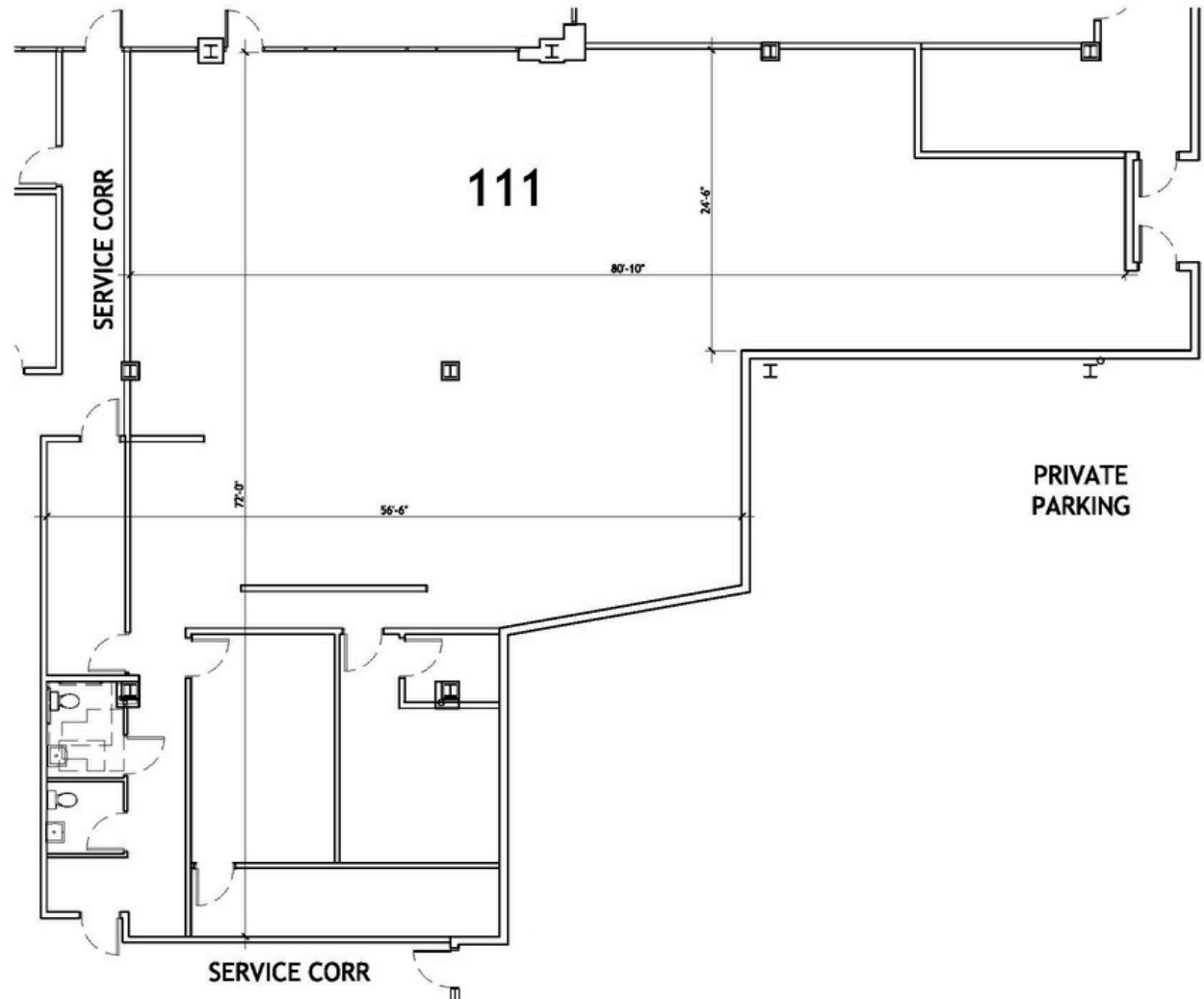
## FEATURES

- Move-in ready
- Luxury tile flooring
- High ceilings
- Stock or meeting rooms
- Dedicated signage
- Break room



## SUITE 111

Option to combine suites  
111 & 113 for 5,453 SF



# 1,405

SF AVAILABLE

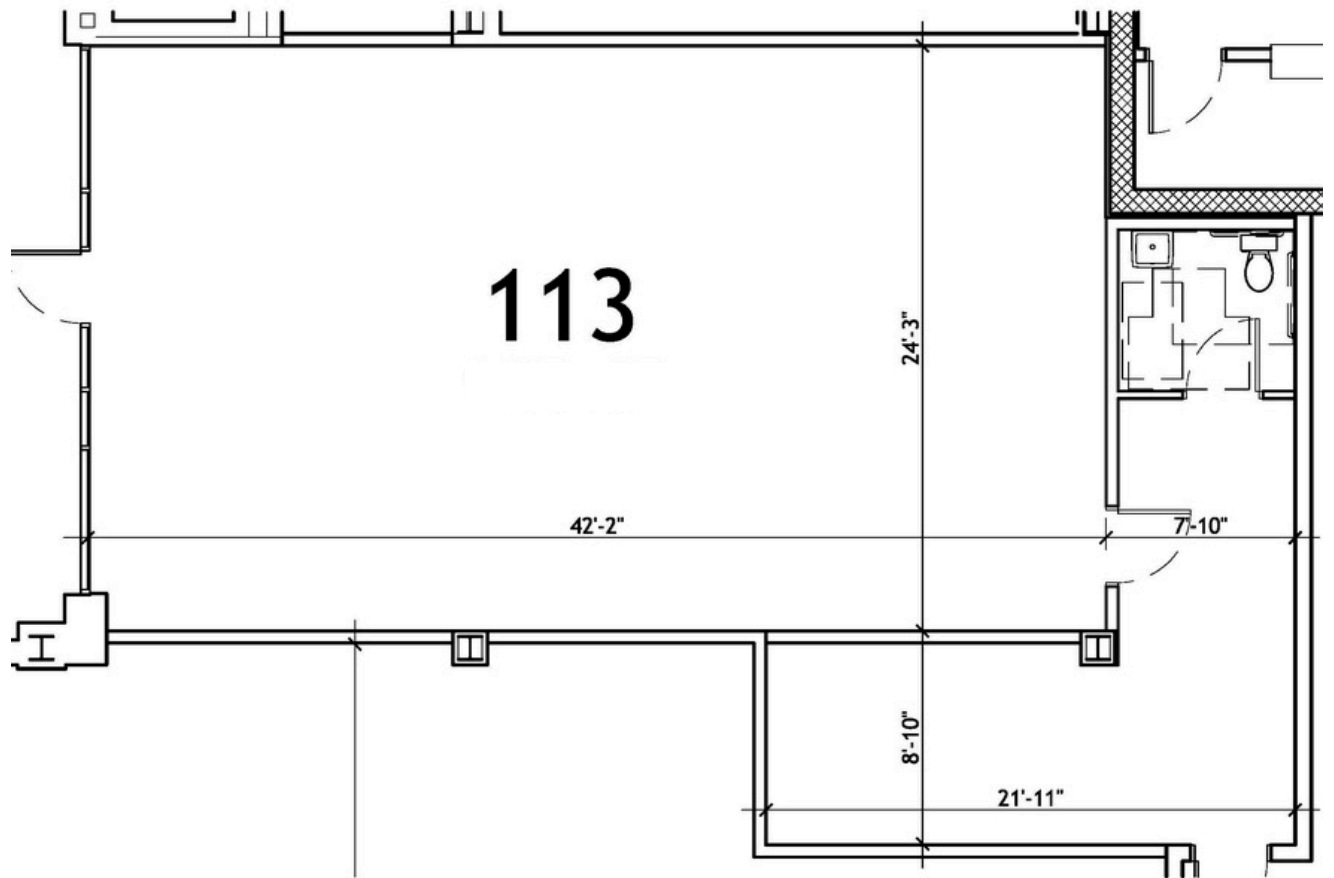
## FEATURES

- Open retail floor area
- High ceilings
- Stock room
- Adjacent to lobby / main entrance
- Dedicated signage



## SUITE 113

Option to combine suites  
111 & 113 for 5,453 SF



**Lancaster Central Market**

365,300 visits / yr

**Lancaster County Convention Center**

206,800 visits / yr

**Marriot at Penn Square**

672,400 visits / yr

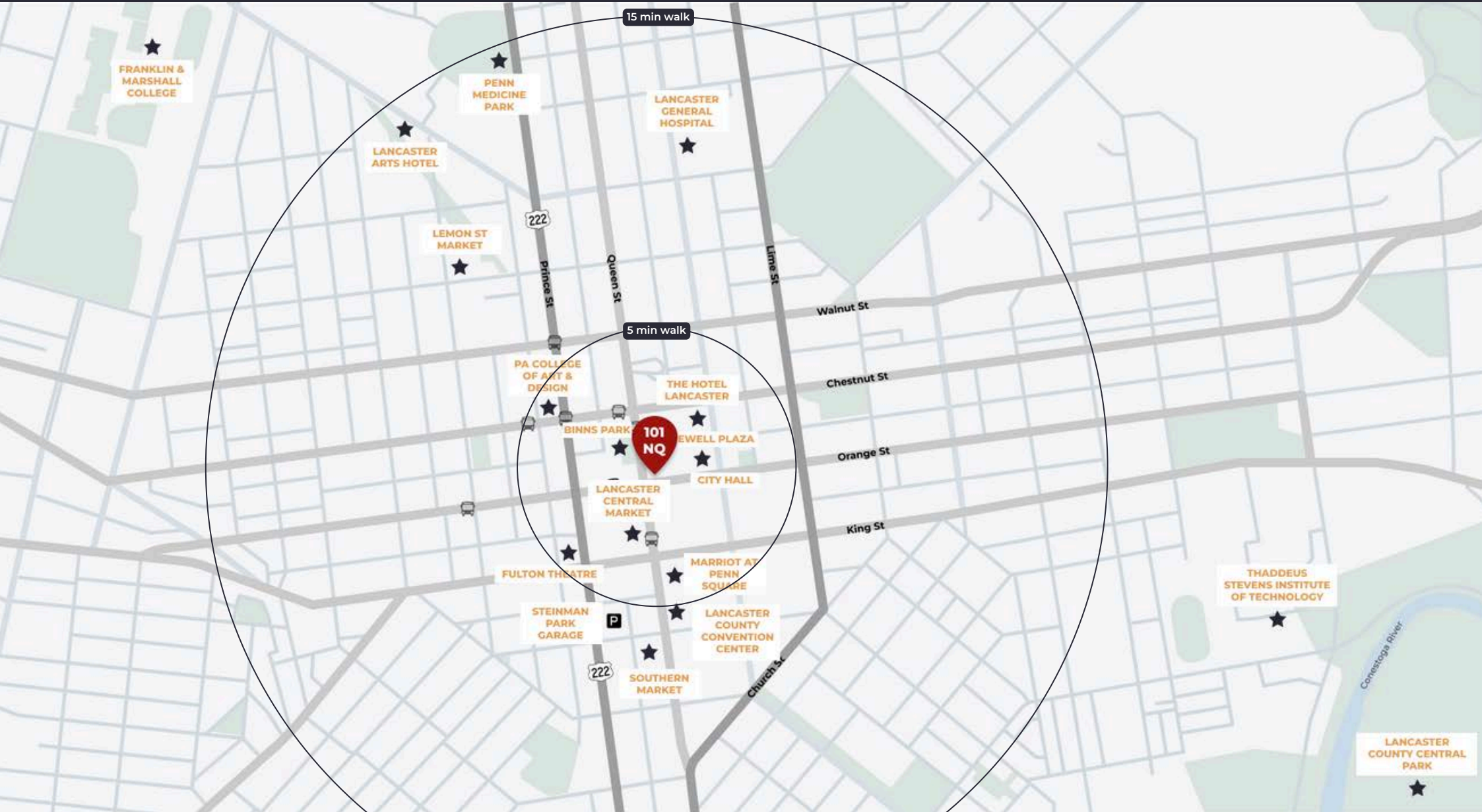
**Ewell Plaza**

457,300 visits / yr

**PA College of Art & Design**

300,200 visits / yr

Source: Placer.ai, 2025



# Contact

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