



For Lease
Office Building
 \$1,500.00 per month

12- 20 Greenfield Rd

12 Greenfield Road
 Lancaster, Pennsylvania 17602

Property Highlights

- High-speed internet access
- Modern amenities and facilities
- Abundant on-site parking
- Prominent visibility for tenants
- Convenient access to major transportation routes
- Flexible leasing options for businesses

Property Description

Several large private offices are available in this private suite located just off of Greenfield Road in Lancaster County. These suites are in fully fit out, with new carpet and have newly renovated shared restrooms. This prime property offers high-speed internet access, modern amenities, and abundant on-site parking, catering to the needs of businesses seeking convenience and efficiency. Its prominent visibility and convenient access to major transportation routes ensure a strategic location for tenants.

OFFERING SUMMARY	
Lease Rate	\$1,500.00 per month (NNN)
Available SF	224- 700 SF
Lot Size	2.8 Acres
Building Size	2,148 SF

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	7,837	\$116,748
5 Miles	151,307	\$103,298
10 Miles	310,987	\$110,123

For more information

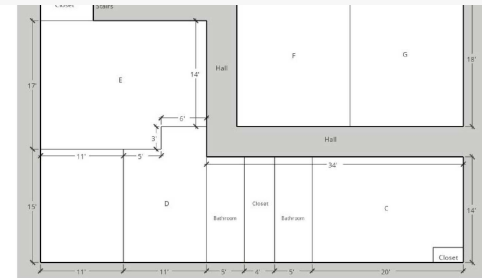
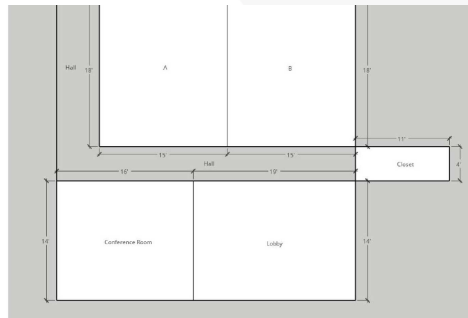
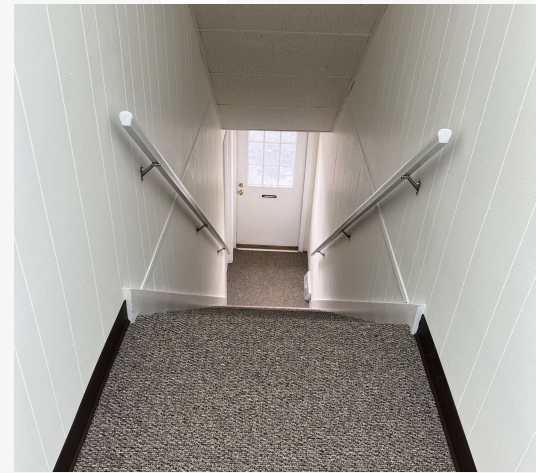
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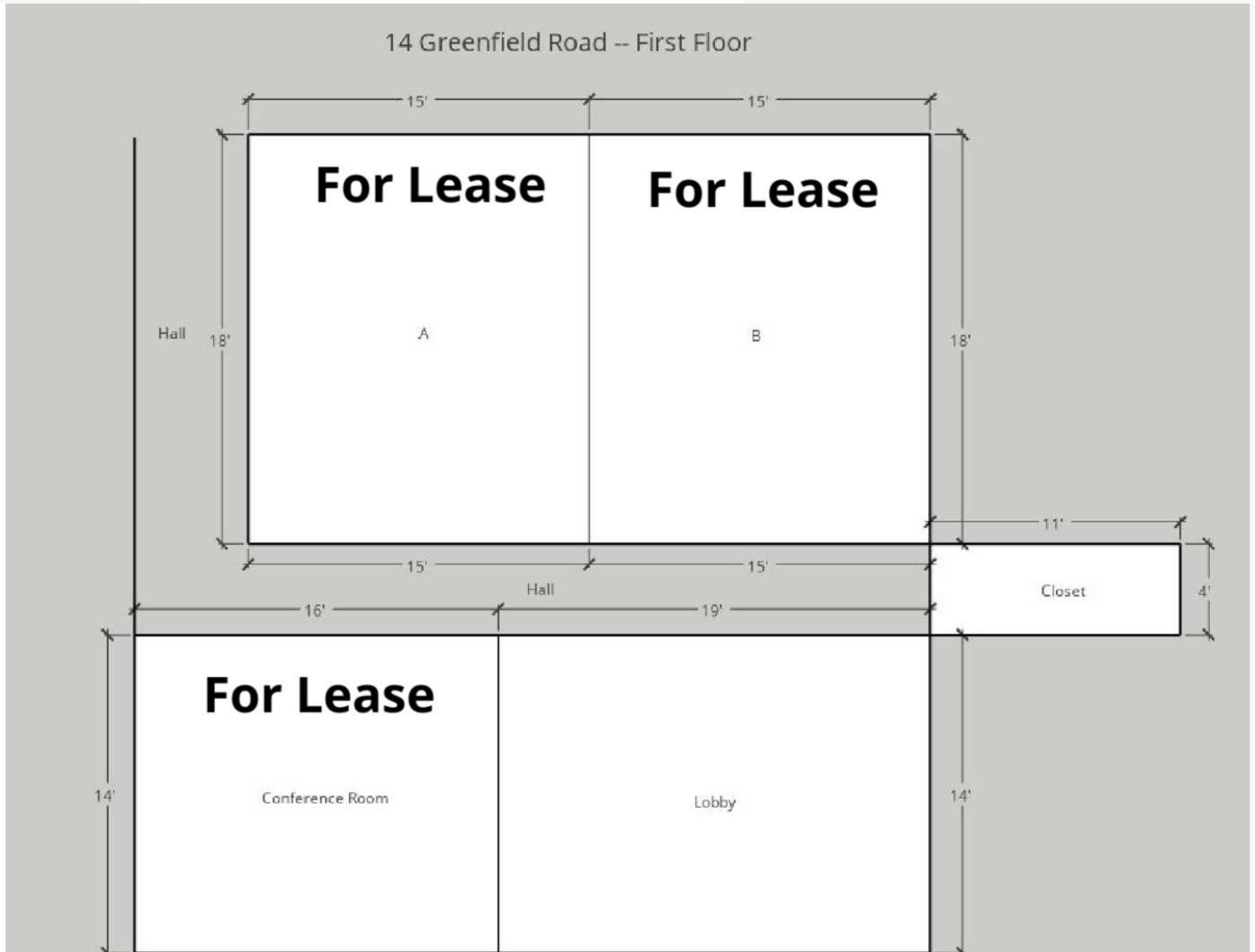
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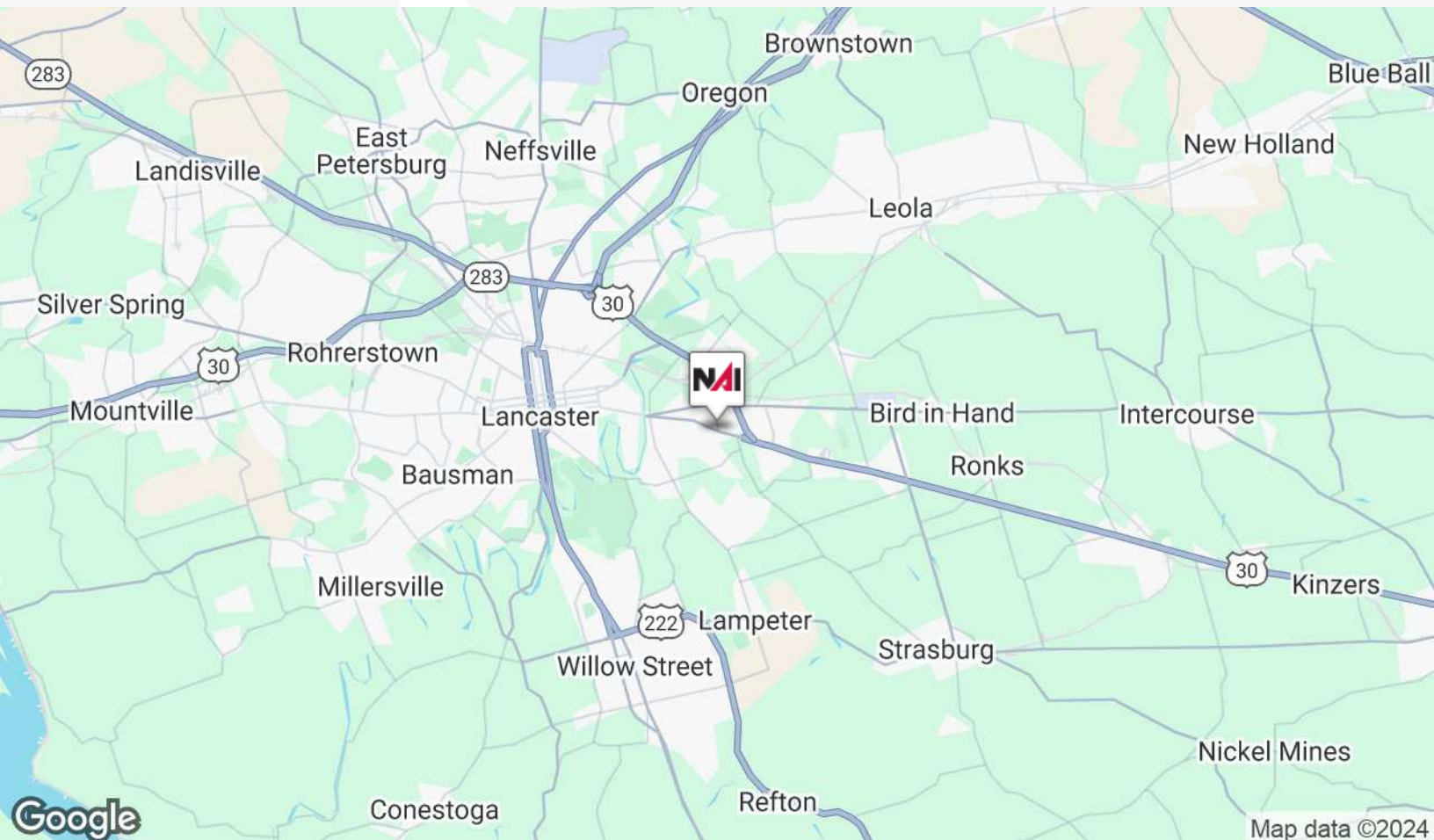
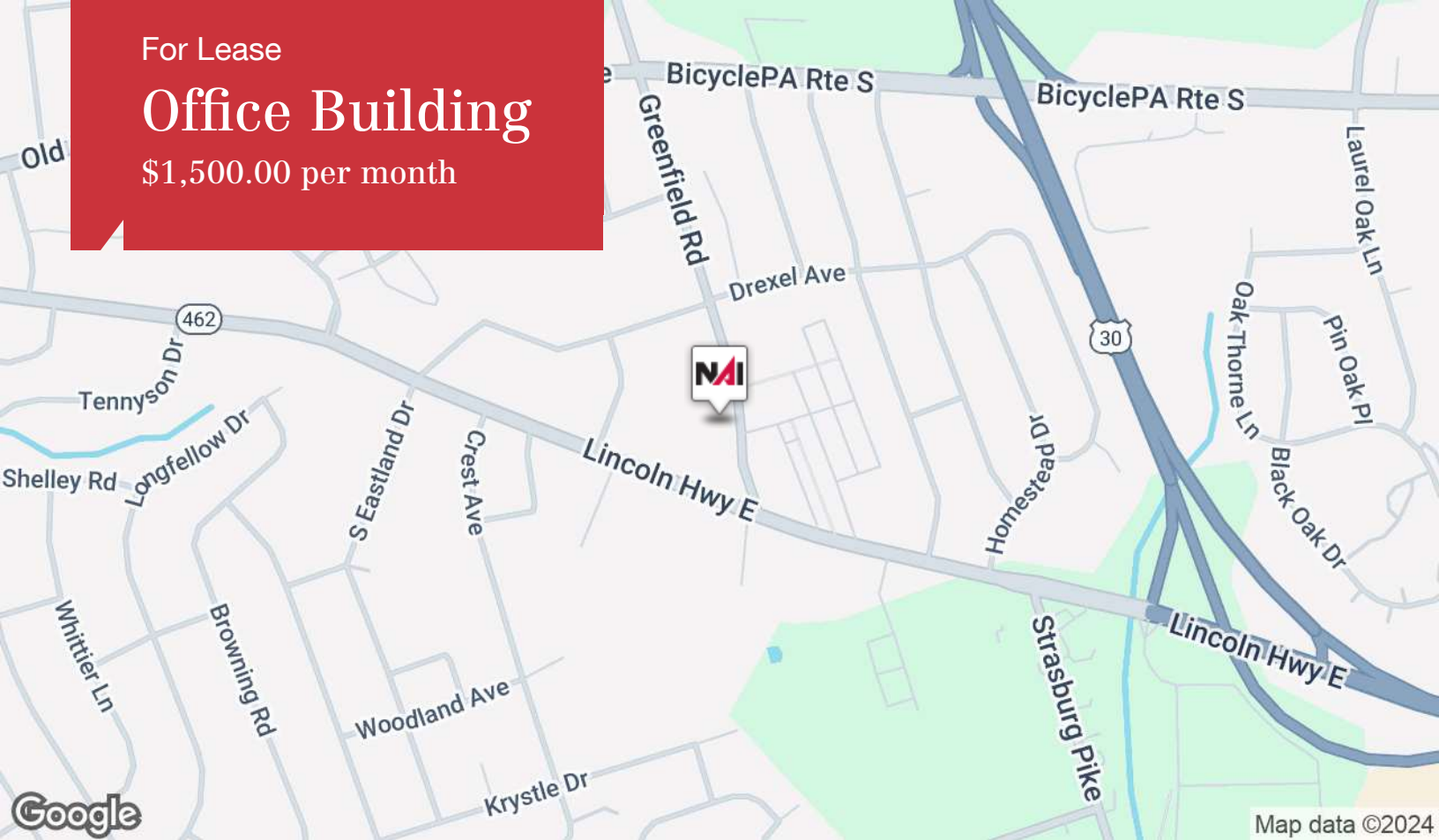
PROPERTY NAME:	12- 20 Greenfield Rd
PROPERTY TYPE:	Office
APN:	310-14094-0-0000
LOT SIZE:	2.8 Acres
BUILDING CLASS:	B
ZONING:	Commercial
PARKING SPACES:	10
NUMBER OF STORIES:	2
NUMBER OF UNITS:	6



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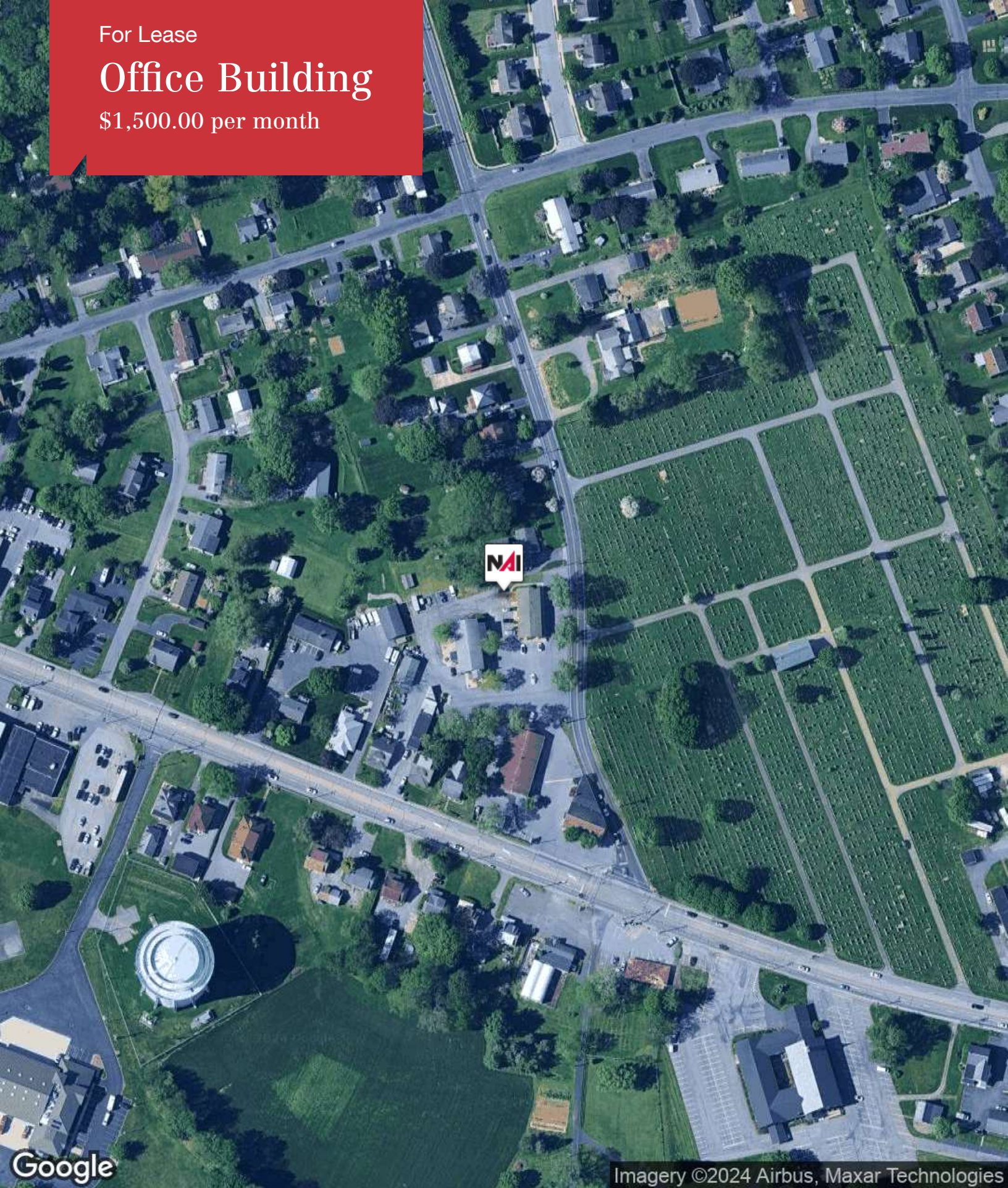
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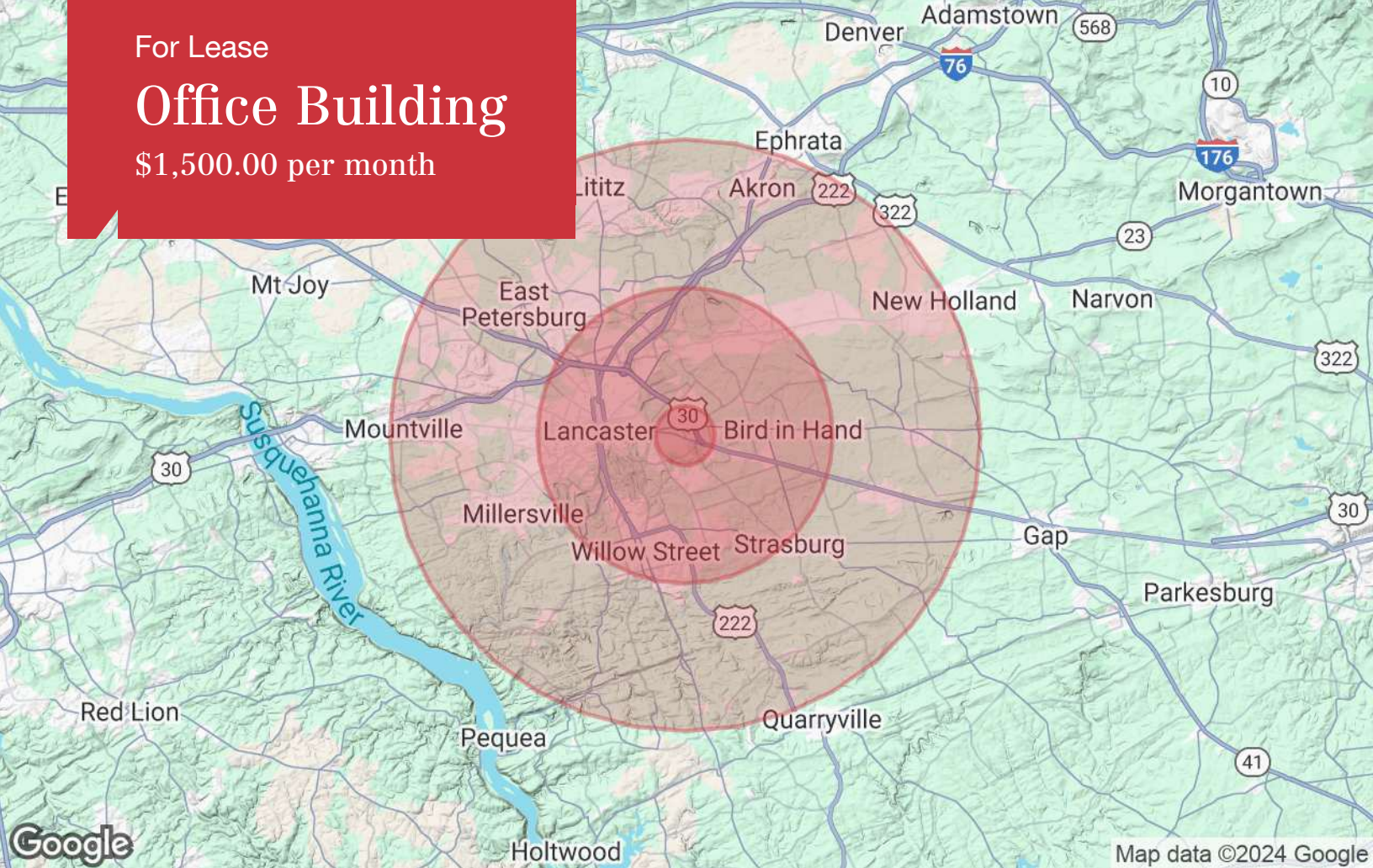
Google

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Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,837	151,307	310,987
MEDIAN AGE	42	41	41
MEDIAN AGE (MALE)	41	39	40
MEDIAN AGE (FEMALE)	43	41	42

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,049	58,217	117,386
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$116,748	\$103,298	\$110,123
AVERAGE HOUSE VALUE	\$344,694	\$313,436	\$340,427

Race

	1 Mile	5 Miles	10 Miles
% WHITE	77.7%	70.4%	80.3%
% BLACK	8.7%	10.5%	6.7%
% ASIAN	6.0%	5.2%	4.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.4%	0.3%
% OTHER	7.4%	13.5%	8.2%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	15.3%	24.9%	16.4%

* Demographic data derived from 2020 ACS - US Census