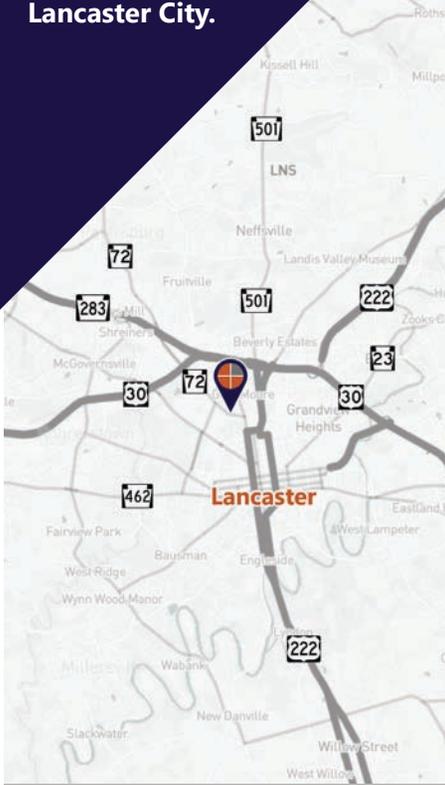


## FOR LEASE

Great office/flex spaces situated along high-volume corridor, Manheim Pike, and easily accessible from major highways and Lancaster City.



**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

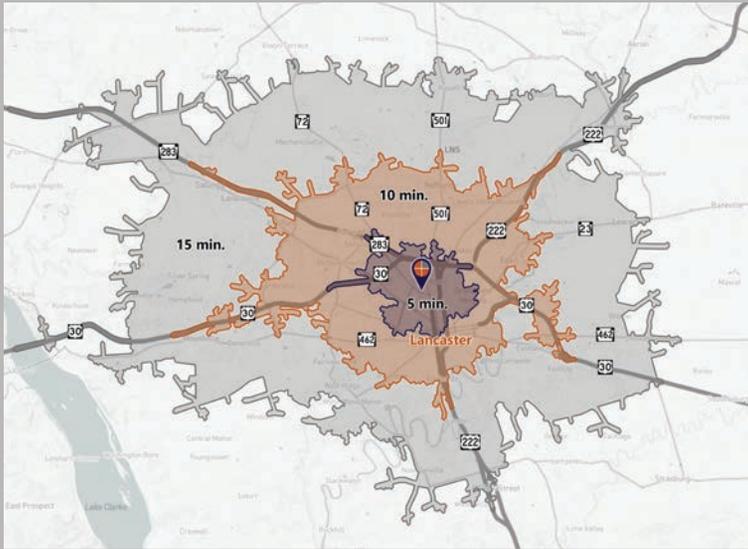
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# GREAT OFFICE / FLEX SPACE

## DEMOGRAPHICS

Variable	1085 Manheim Pike Lancaster, PA 17601		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	20,005	120,740	223,198
Population Density (Pop per Sq. Mile)	3,493.0	3,323.8	1,722.7
Total Daytime Population	37,462	140,634	244,796
Total Households	8,167	47,144	87,814
Per Capita Income	\$31,972	\$31,595	\$34,575
Average Household Income	\$77,756	\$81,006	\$88,264
Average Disposable Income	\$59,744	\$62,146	\$67,441
Aggregate Disposable Income	\$487,925,332	\$2,929,806,436	\$5,922,306,649
Total (SIC01-99) Businesses	1,997	6,223	9,692
Total (SIC01-99) Employees	40,315	102,087	160,071
Total (SIC01-99) Sales (\$000)	\$4,985,239	\$16,253,512	\$31,281,843
Annual Budget Expenditures	\$550,280,523	\$3,283,266,493	\$6,627,210,939
Retail Goods	\$162,259,317	\$974,459,044	\$1,983,232,558

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Outstanding location on Manheim Pike / PA Route 72, situated along this high-volume corridor that offers easy access to US Route 30, Route 283 and is right outside of Lancaster City.

Unit B is a unique flex space with many great possibilities for a variety of potential businesses. There are two entrance options, one along the side of the building and another at the back that can be utilized for deliveries, handicap accessibility or as your main entry. This space contains a private office, two large open flex rooms, a bathroom, and a room with a commercial kitchen hood system and walk-in units. This a great space for a contractor, office professional, catering business, event space, the possibilities are endless.

## PROPERTY DETAILS

- Total Building Size:..... 7,820 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:..... Central Manufacturing (CM)
- Land/Lot Size:.....0.6 Acres
- Parking:..... Shared, On-Site
- Year Built:..... 1980
- Heating:..... Broiler
- Cooling:.....HVAC
- Water/Sewer:.....Public

## SPACE AVAILABLE

- Unit B:..... 2,747 SF

## TRAFFIC COUNTS

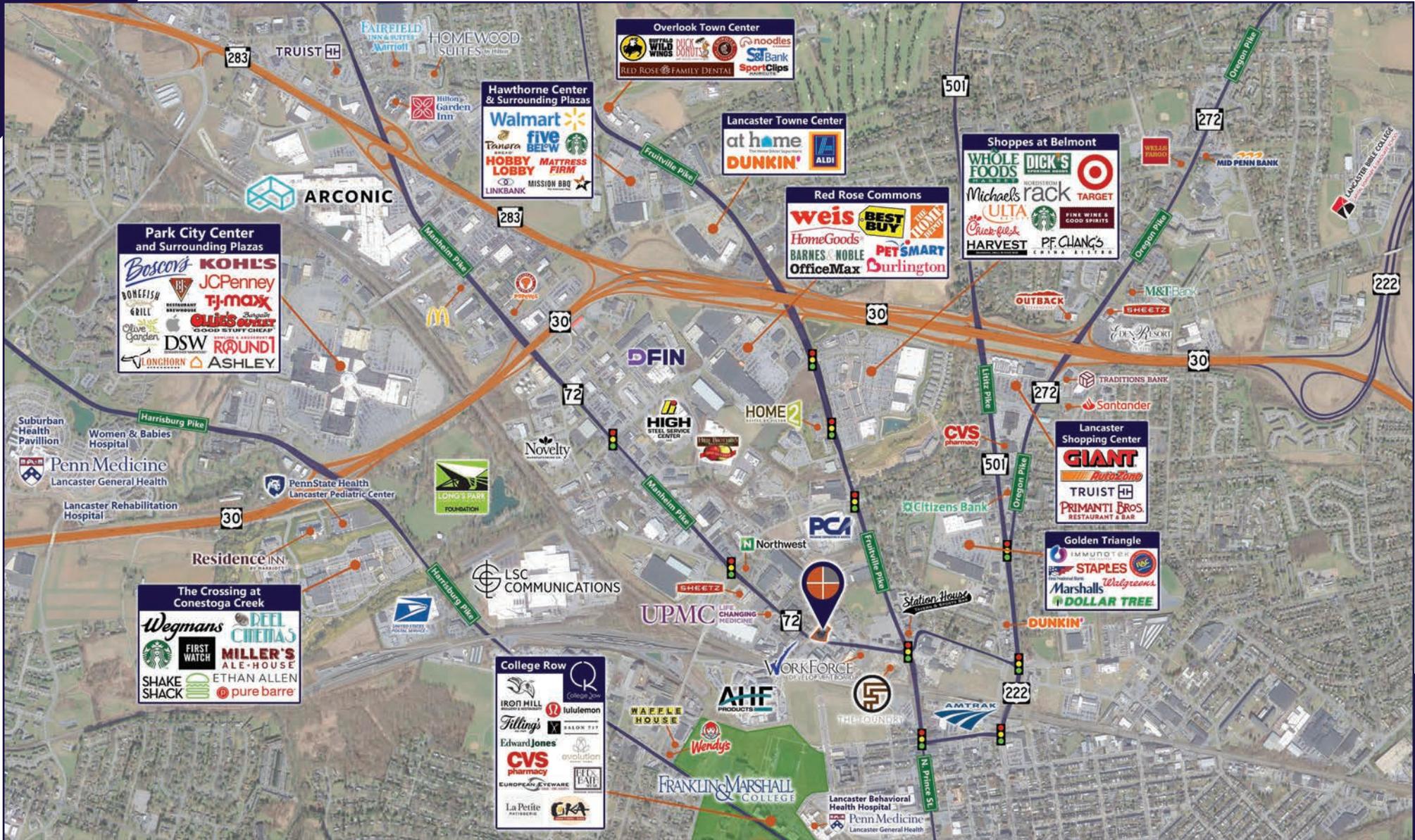
- Manheim Pike/Route 72:..... 11,020 VPD
- Fruitville Pike:..... 14,849 VPD

**Brand New Construction**  
**33,000 SF Home Improvement**  
**Store & Donation Center**  
**Directly Adjacent to Property**



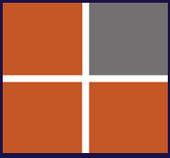
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# ESTABLISHED REGIONAL AREA MAP

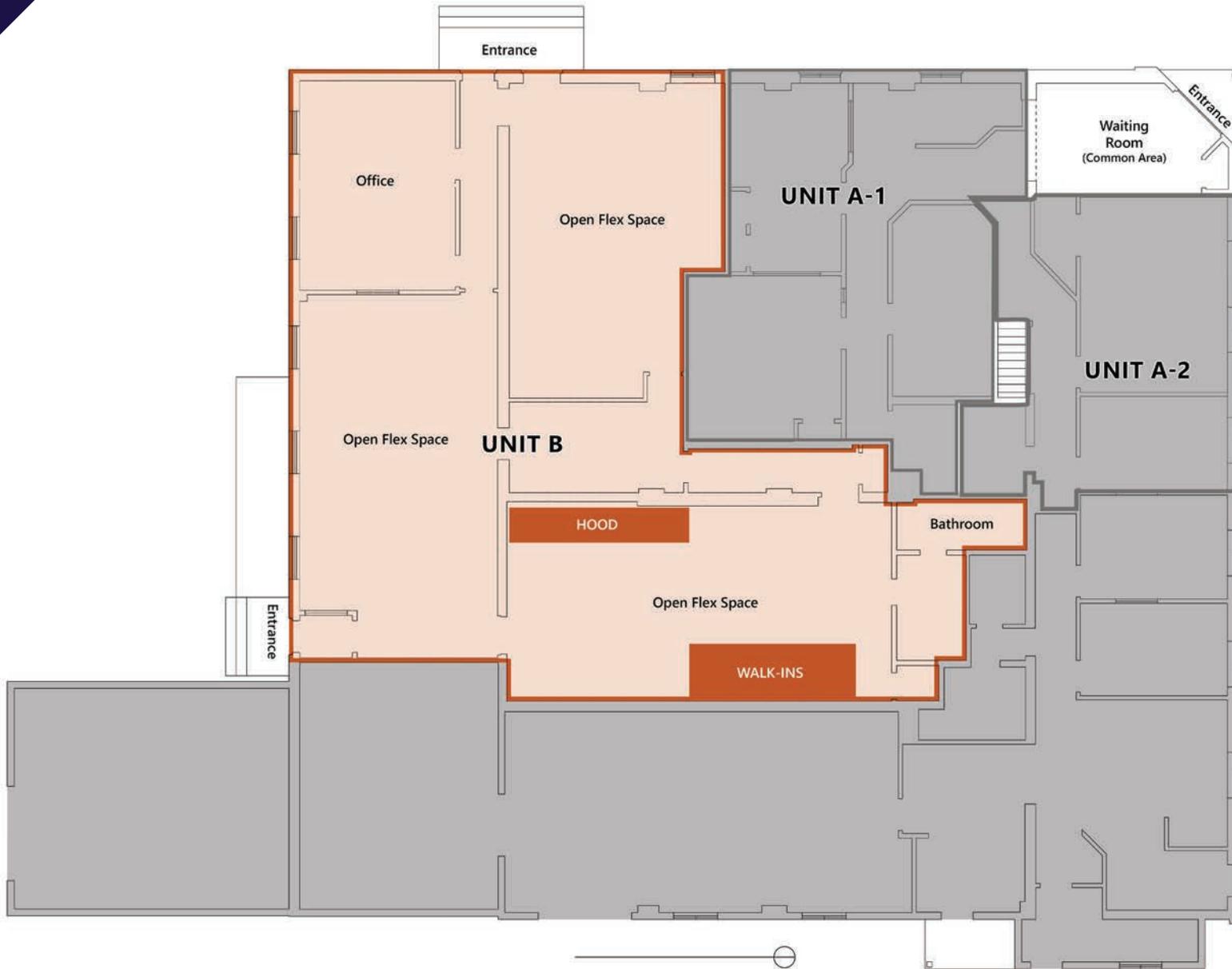


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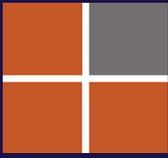
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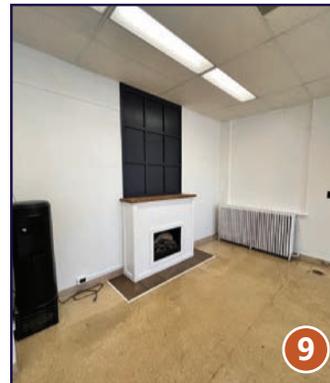
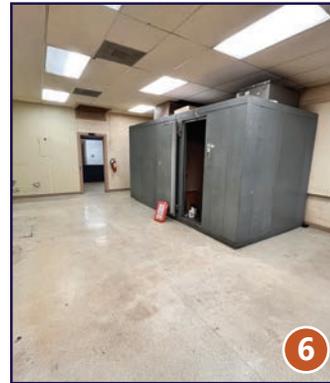
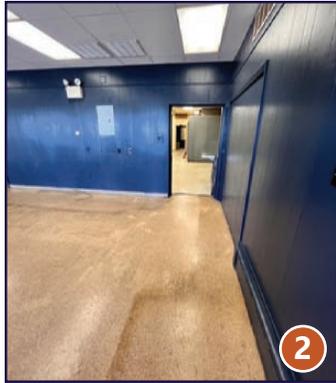
# FLOOR PLAN | 1085 MANHEIM PIKE



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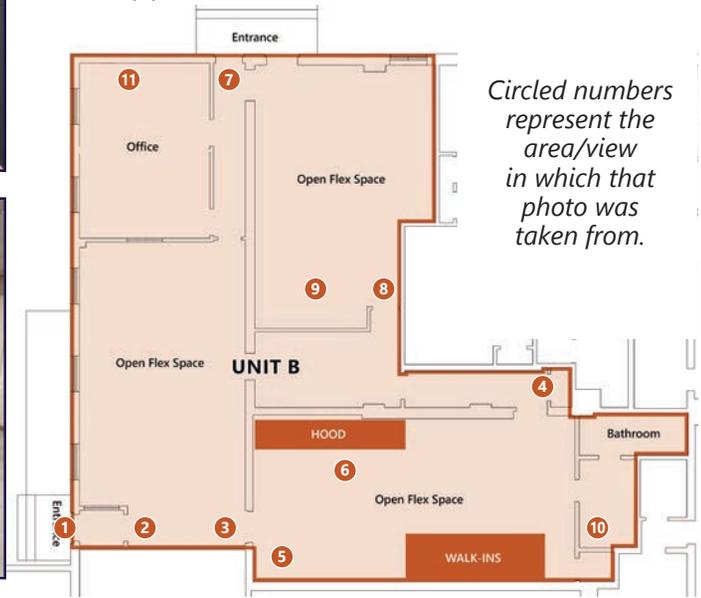


# UNIT B | SPACE OVERVIEW & PHOTOS

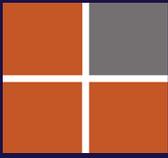


## SPACE OVERVIEW

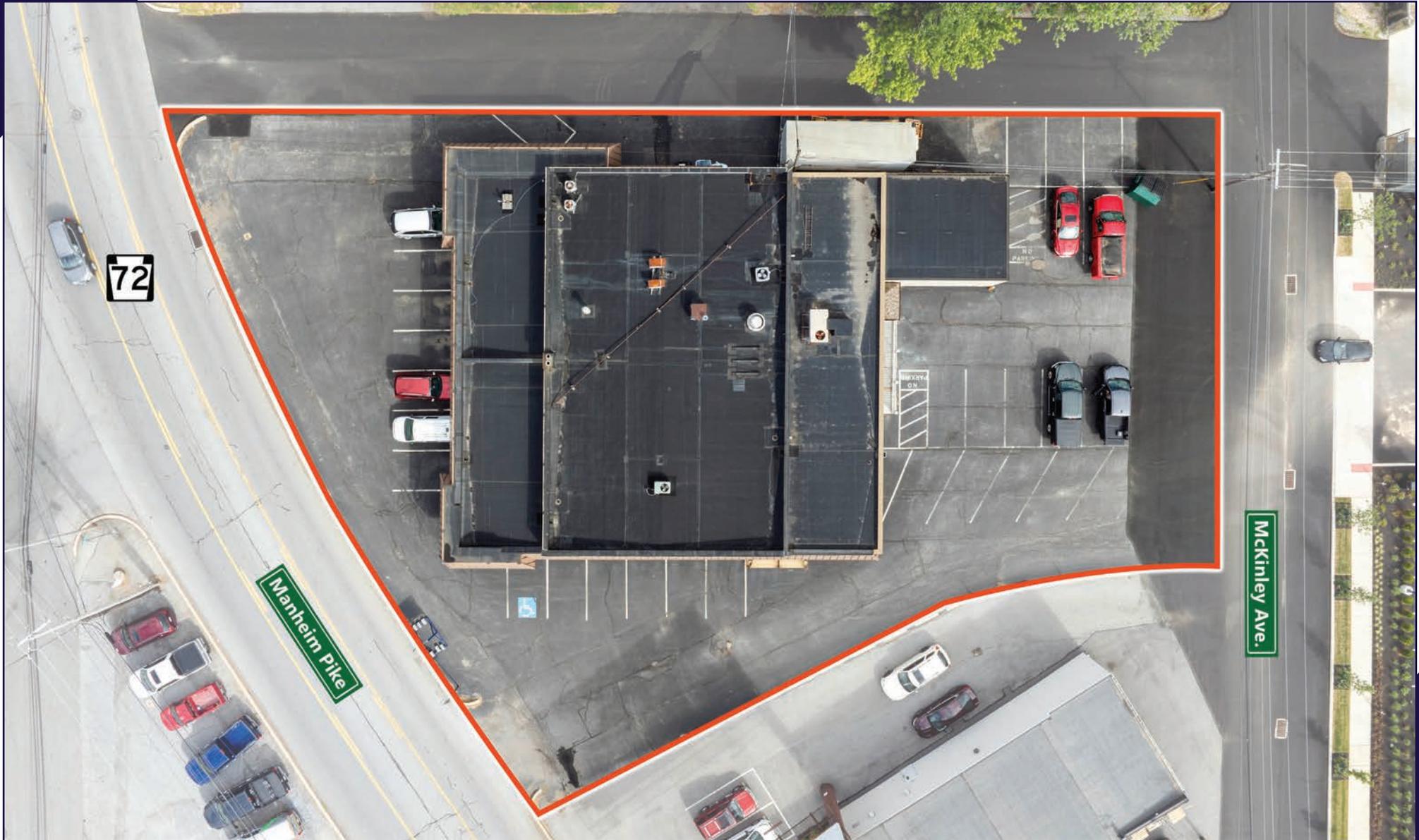
- 2,747 SF - First Floor, Rear Space
- Two (2) Large Open Flex Spaces
- One (1) Bathroom and One (1) Private Office
- One (1) Room with Hood & Walk-Ins



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# AERIAL DRONE PHOTO



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# AERIAL DRONE PHOTO



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