



FOR

Lease

**930 RED ROSE COURT
SUITE #102
LANCASTER, PA**

PPM
Real Estate, Inc.

233 N. Duke St.
Lancaster, PA 17602
(717) 394-3374

info@ppmproperties.com
www.ppmproperties.com

930 RED ROSE COURT #102

±2,685 sq. ft.

LOCATION Located immediately off of Route 30 & Rohrerstown Rd

FEATURES Excellent signage along Rohrerstown Road
Ample parking in unreserved, shared lot
Wheelchair accessible ramp
Full glass direct entrance from exterior
Welcoming reception area
Large windows supplying abundant natural light
4 Offices/ training rooms
Kitchenette & 2 private restrooms

ZONING RCC - Regional Commerce in East Hempfield Twp

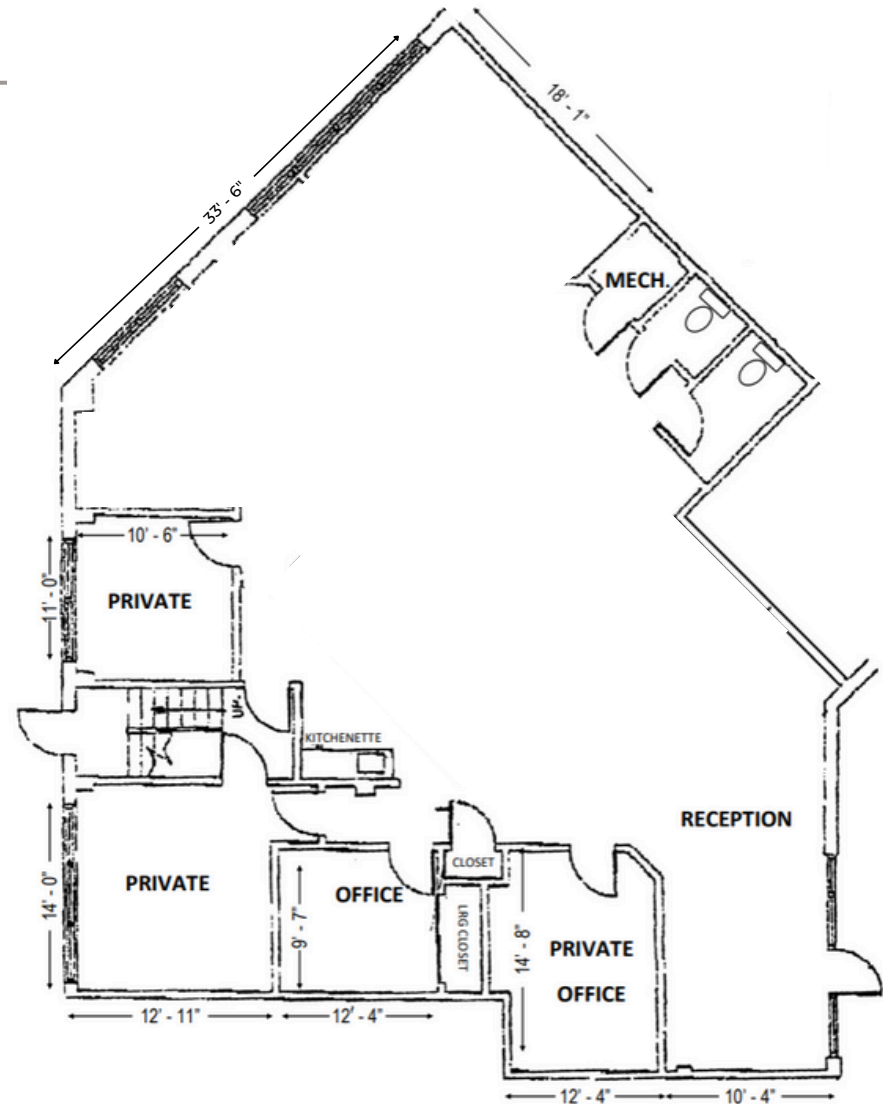
RENT

Base Rent	\$12.62 PSF	\$2,823.17/mo.
Condo Fee	\$4.05 PSF	\$906.65/mo.
Taxes	\$2.29 PSF	\$511.61/mo.
Total Monthly:		\$4,241.43/mo.

Condo Fee Includes: Water/sewer/trash, snow removal, window cleaning, parking/building maintenance, and property insurance

SUBLET/ASSIGNMENT

- Existing Lease expires October, 2034
- Landlord open to a longer term

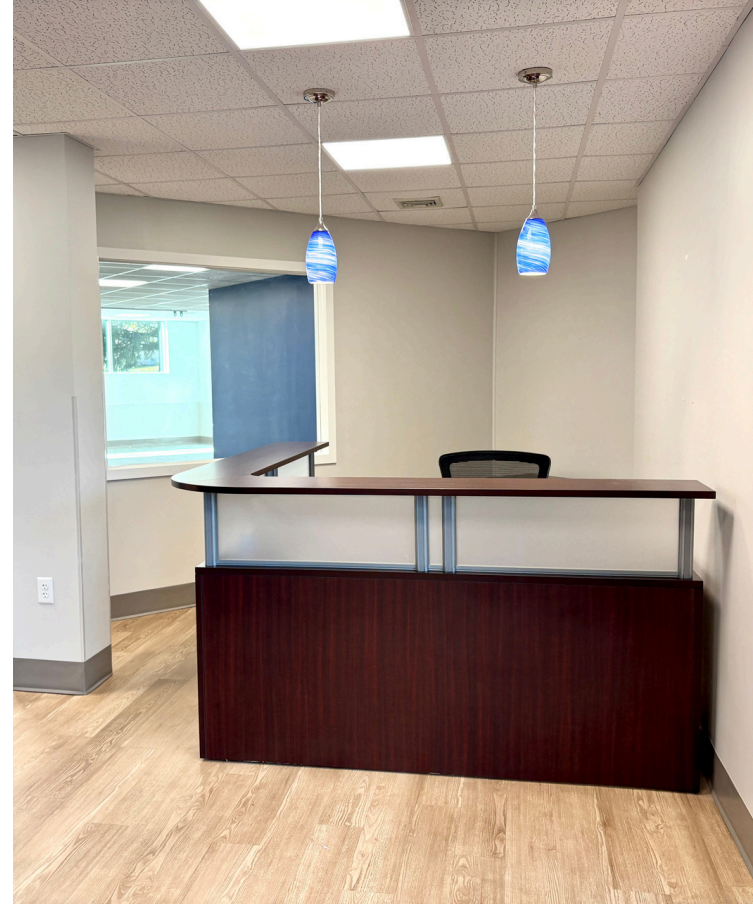


CONTACT US FOR YOUR SHOWING

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YOUR SIGN HERE

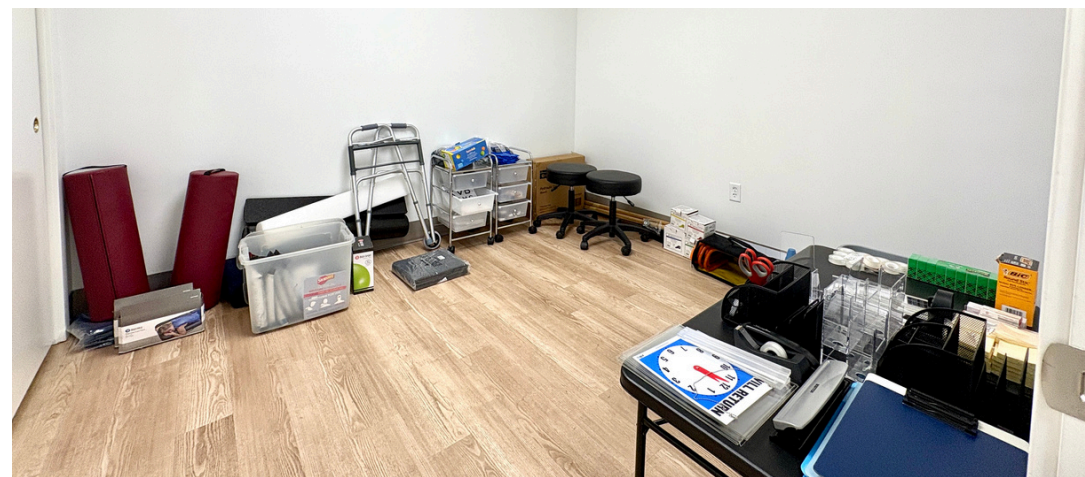
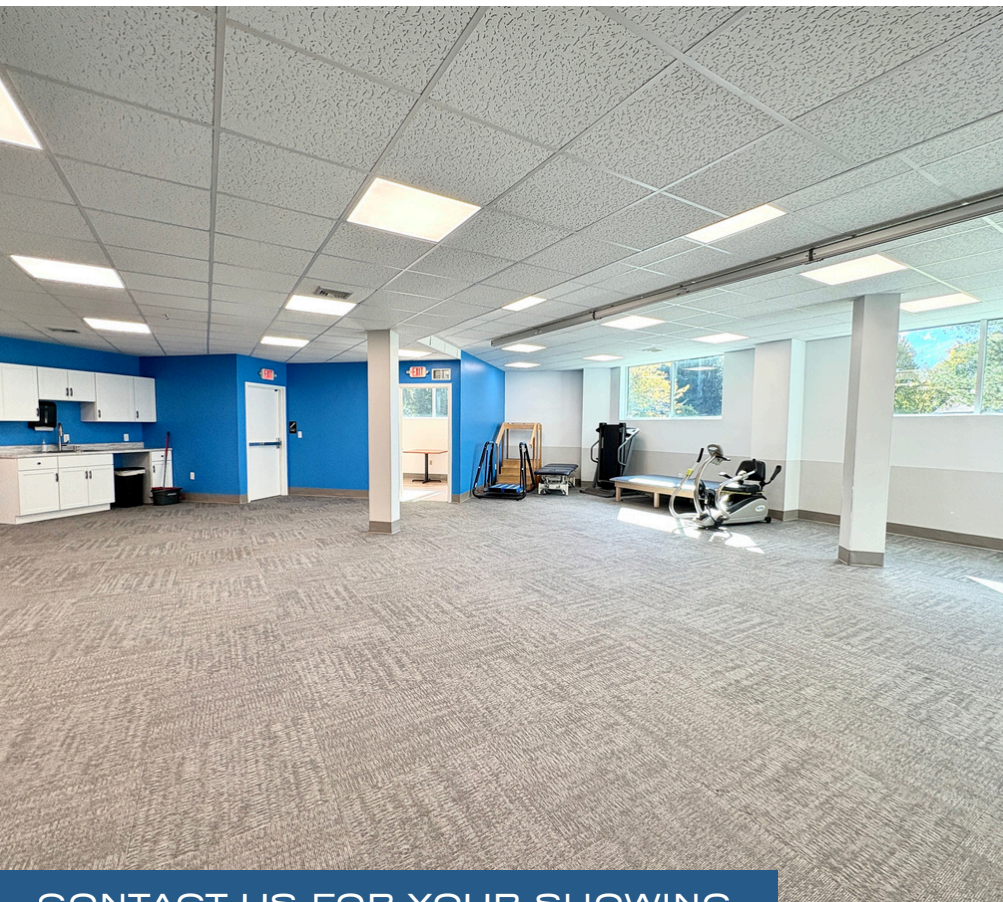


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LOCATION HIGHLIGHTS

- JUST OFF ROUTE 30
- 1 MILE TO HARRISBURG PIKE
- 1.5 MILES TO COLUMBIA AVE
- 2 MILES TO ROUTE 283
- 3.5 MILES TO DOWNTOWN LANCASTER
- VISIBLE TO 19,000+ VEHICLES/DAY

DEMOGRAPHICS

1 MILE RADIUS:
POPULATION - 19.5K | MEDIAN AGE - 41 | MEDIAN INCOME - \$92.5K

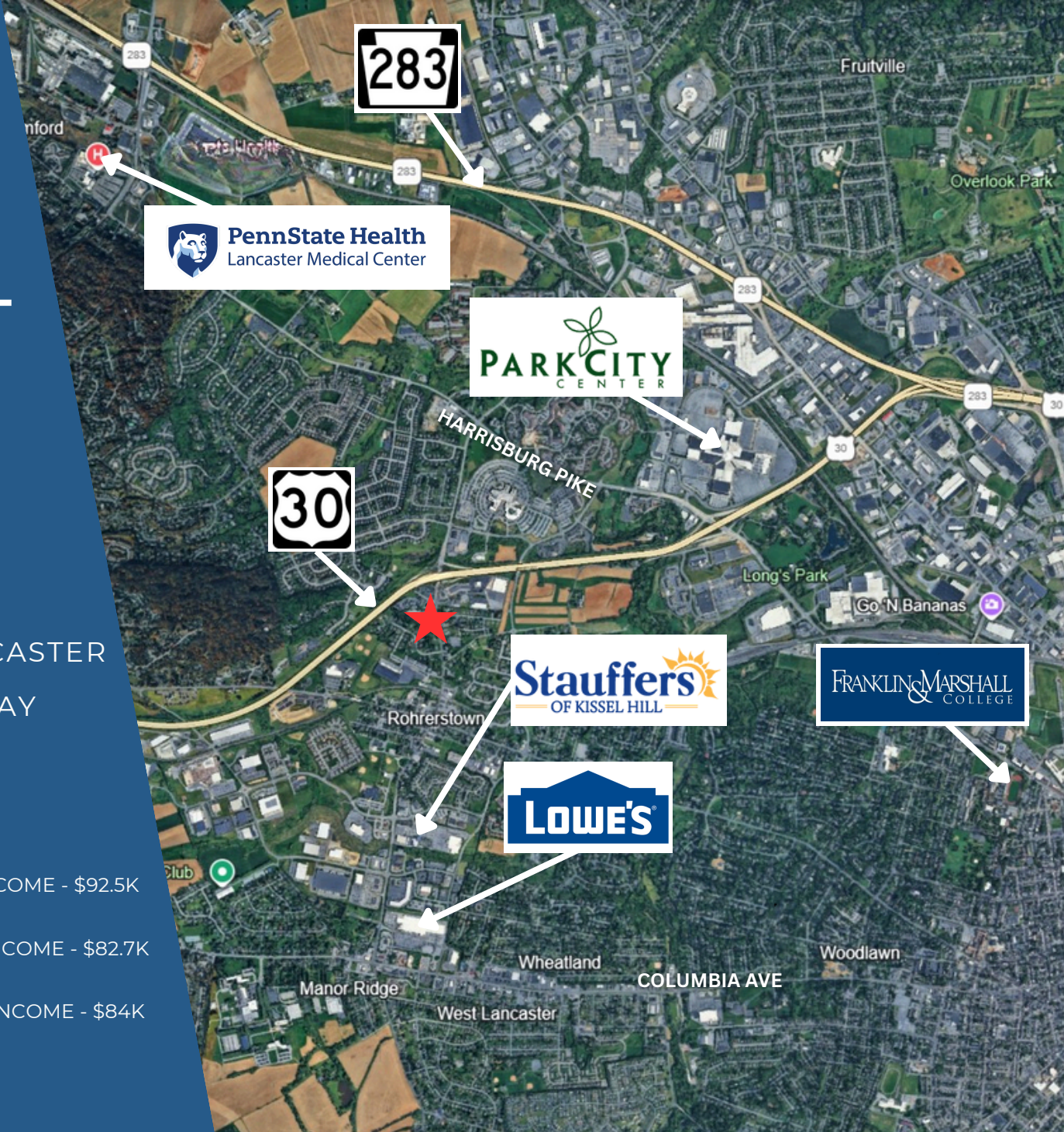
3 MILE RADIUS:
POPULATION - 129K | MEDIAN AGE - 37 | MEDIAN INCOME - \$82.7K

5 MILE RADIUS:
POPULATION - 221.2K | MEDIAN AGE - 39 | MEDIAN INCOME - \$84K

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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



Alex (Alexandra) Ebert
Real Estate Agent
Alex@ppmproperties.com



Corinn Kirchner
Owner | Broker of Record
Corinn@ppmproperties.com



Shade Foreman
Client Care Specialist
Shade@ppmproperties.com

