

# MEADOWBROOK BUSINESS CENTER

Amazing opportunity to avail a beautiful office space surrounded by major businesses.

**918 SQFT AVAILABLE  
ON SEPTEMBER 1ST**

## >> PROPERTY DETAILS



**Property Type:**

Strip Center



**Price:**

\$ 15.00 SQFT



**Traffic Counts:**

Rt 23: 15,000 VPD



**Population:**

3 Mile: 20,358

5 Mile: 81,110

10 Mile: 350,910



**Building Status:**

Existing

SEHAR 717-312-4478

BRIGHT HORIZON GROUP

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## OVERVIEW

Meadowbrook Business Center, situated along Route 23 in Leola, PA, features 22,852 leasable square feet within a well-established commercial property. Anchored by reputable tenants like DaVita and WellSpan, this space spans 20 units, offering a stable and diverse tenant mix. With its prime location, high visibility, and strong accessibility, this property presents an **EXCELLENT BUSINESS OPPORTUNITY** in the thriving commercial landscape of Lancaster County.



# Market Aerial



Walmart **GIANT** ALDI  
Tropical Smoothie Cafe TACO BELL Arby's Starbucks McDonald's  
CHIPOTLE Jersey Mike's SHEETZ

New Holland SC  
FINE WINE & GOOD SPIRITS GROCERY OUTLET Pizza Hut  
FAMILY DOLLAR T-Mobile

**SITE**



# AMAZING OPPORTUNITY

