

FOR LEASE

141 Locust Street



COLUMBIA, PA 17512

CLOSE TO RAIL TRAIL

GREAT FOR A VARIETY OF USES:

- *SPORTING ENTHUSIAST SHOP
- *RESTAURANT
- *CAFE
- *EVENT LOCATION



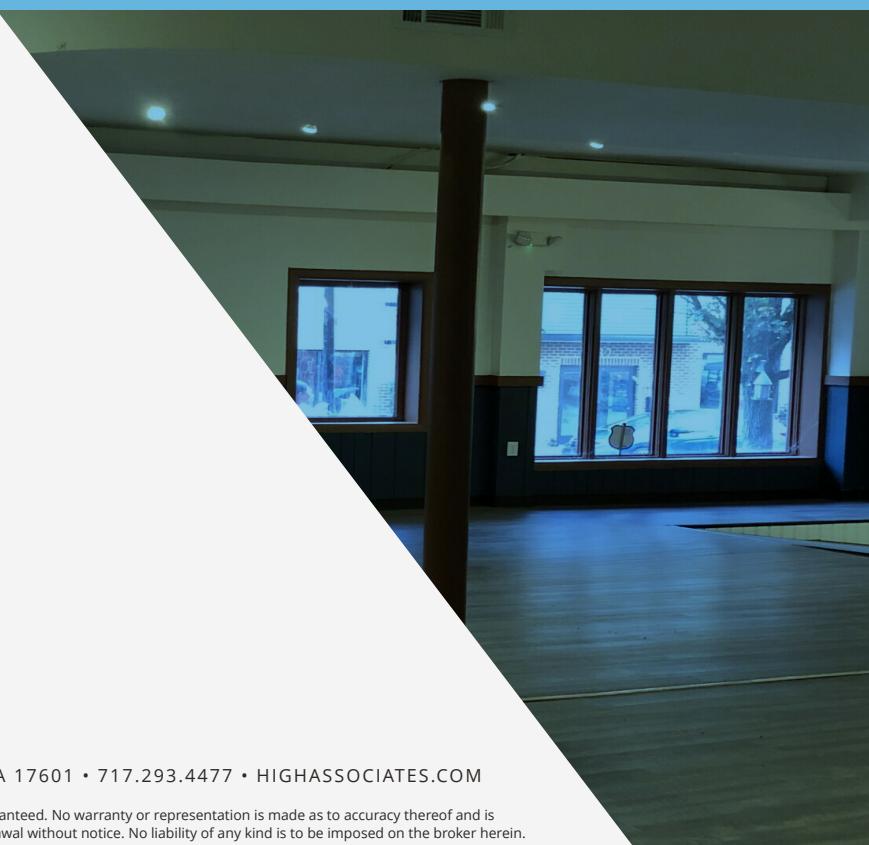
ALTHEA RAMSAY CARRIGAN

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aramsay@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Lease Rate:	\$12.00 SF/yr (NN)
County:	Lancaster
Municipality:	Columbia
Available SF:	3,700 SF

PROPERTY OVERVIEW

Perfect location for retail use related to the Rail trail such as a sporting enthusiast shop, restaurant, cafe, event location and so much more! 3,700 SF recently updated with real hardwood floors, electrical, 2 ADA bathrooms, nice lighting all making use of the original bar. Lots of windows and street frontage plus and a New Orleans style patio with unlimited potential. Former home of the Common Wheel. Located on the main Columbia Retail Corridor and on the same block as the coming Hampton by Hilton Chip Factory Hotel, My Haunted Mansion and the First National Bank Museum. Only \$12.00 per square foot per year +electric make this an affordable dream come true for a creative use in a great location.

OFFERING SUMMARY

HVAC:	Ductless/Mini-Split, Central A/C, Heat Pump(s)
Sprinklers:	-
Parking:	-
Water:	Public
Sewer:	Public/Public Sewer
Zoning:	DC DOWNTOWN COMMERCIAL

Lighting:

Number of Floors:

Flooring: Wood, Luxury Vinyl Plank, Vinyl

ADDITIONAL COMMENTS



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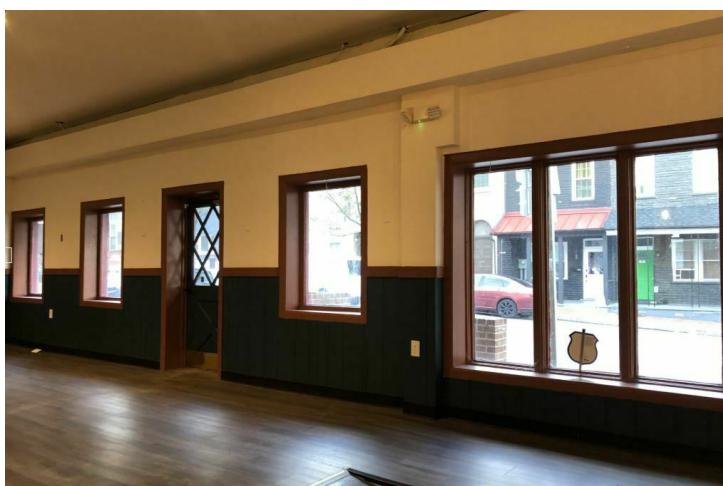
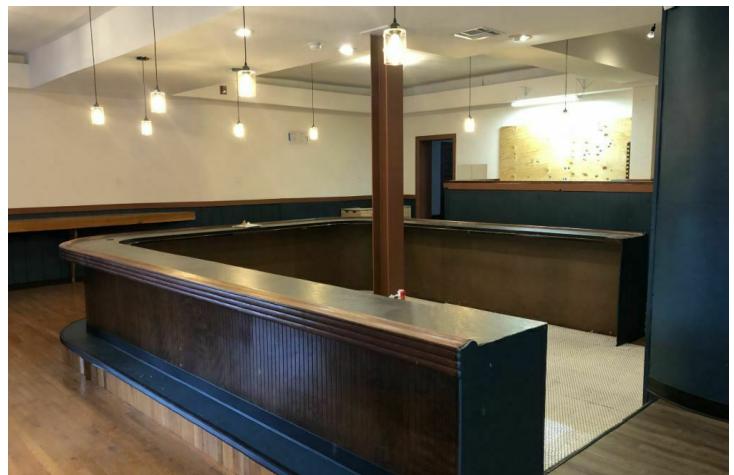
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An Affiliate of High Real Estate Group LLC



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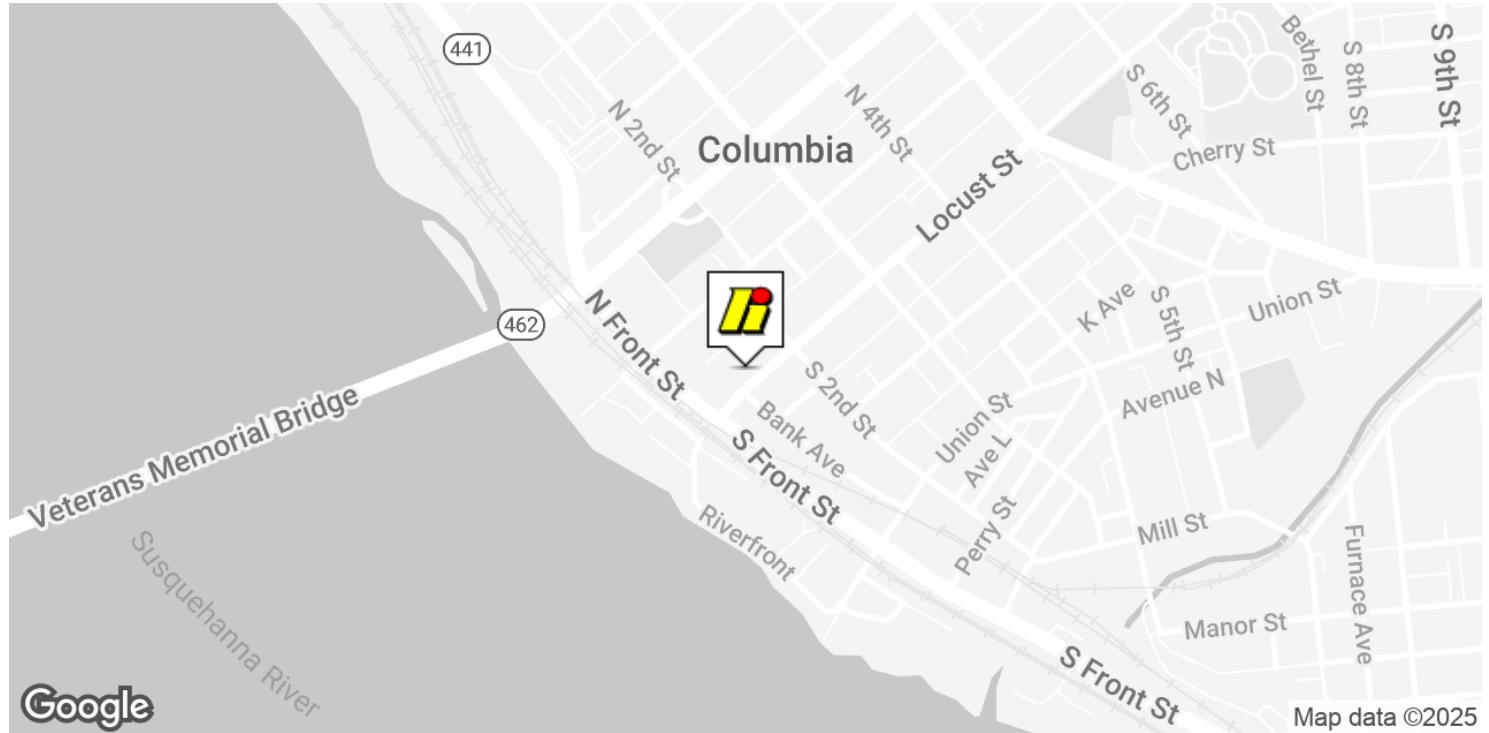
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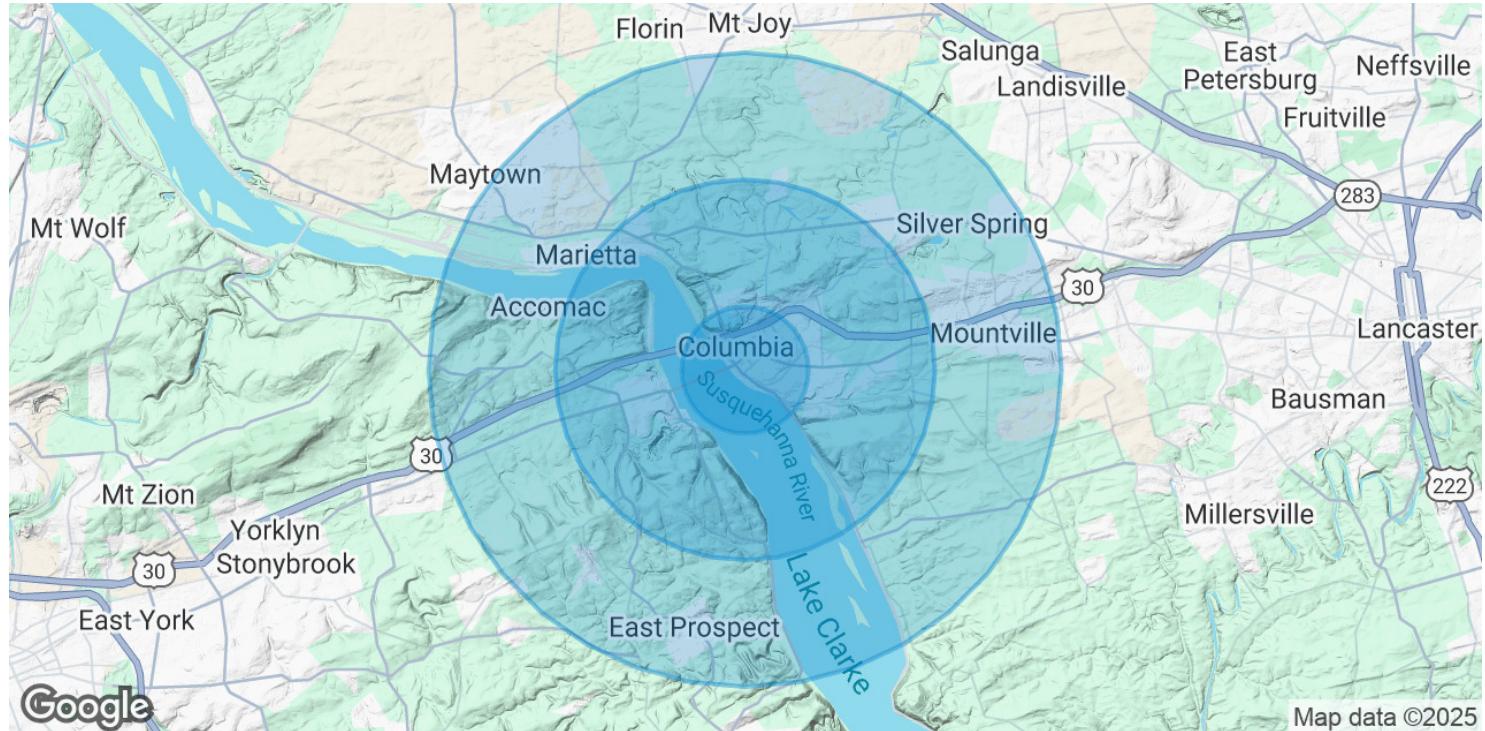
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,710	21,869	48,813
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,707	8,992	19,350
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$64,454	\$81,505	\$97,767
Average House Value	\$209,391	\$268,917	\$307,799

Demographics data derived from AlphaMap

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*Every Company dreams its dreams and sets its standards
These are ours . . .*

We are committed to two great tasks:

1. BUILDING TRUSTWORTHY RELATIONSHIPS.

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

2. BEING INNOVATIVE LEADERS.

- Creating an environment for innovation since 1931.
- Right the first time" - High quality products and services.
- Investing profits to secure our future.

WE GIVE GOOD MEASURE.

1853 WILLIAM PENN WAY

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

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