

FOR LEASE

104-106 East Main Street



LITITZ, PA 17543

**PRIME DOWNTOWN LITITZ
LOCATION**

TURNKEY OFFICE

**PRIVATE WELL-LIT PARKING WITH
ADA ACCESS**



F. JEFFREY KURTZ, CCIM, SIOR
717.293.4554
jkurtz@high.net



ALTHEA RAMSAY CARRIGAN
717.669.8861
aramsay@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR LEASE

104-106 East Main Street



LEASE INFORMATION

Available SF:	2,322 SF
Lease Rate:	\$12.00 SF/yr
CAM:	\$4.23
County:	Lancaster
Municipality:	Lititz Borough

PROPERTY OVERVIEW

Rare downtown Lititz Main Street business location opportunity. 2,322 square feet of turnkey office in lovely condition with private, well-lit surface parking with ADA access. Finished as medical office, well suited for all manner of professional operations in a fantastic, sought after location in the heart of Lancaster County's most adorable downtown.

OFFERING SUMMARY

HVAC:	Hot Water and Heating Fuel: Natural Gas Central A/C	Zoning:	R-2
Sprinklers:	No	Lighting:	Fluorescent
Parking:	Parking Lot	Flooring:	Carpet, Wood, and Vinyl
Water:	Public		
Sewer:	Public		



F. JEFFREY KURTZ, CCIM, SIOR
717.293.4554
jkurtz@high.net

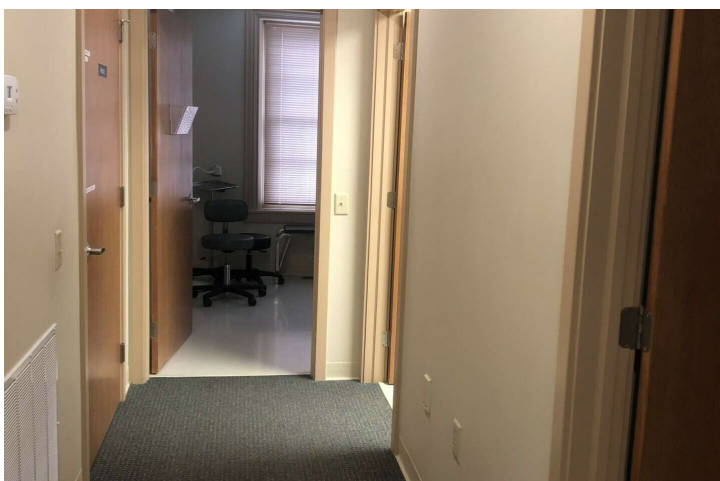
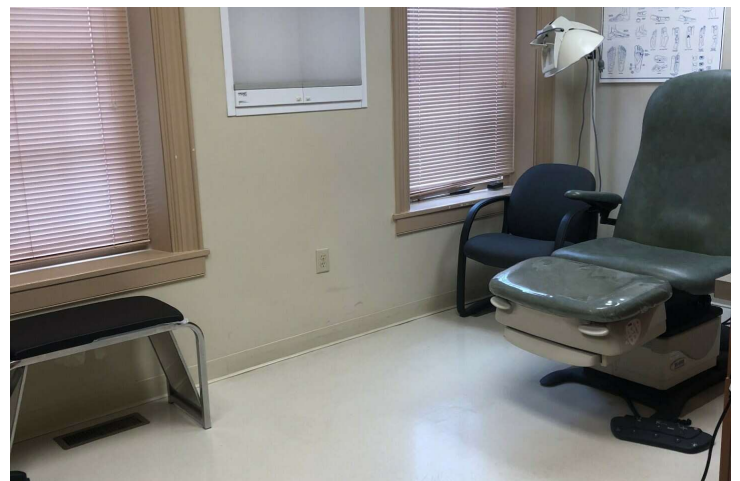


ALTHEA RAMSAY CARRIGAN
717.669.8861
aramsay@high.net

FOR LEASE

104 East Main Street

High ASSOCIATES LTD.
An Affiliate of High Real Estate Group LLC



F. JEFFREY KURTZ, CCIM, SIOR ALTHEA RAMSAY CARRIGAN

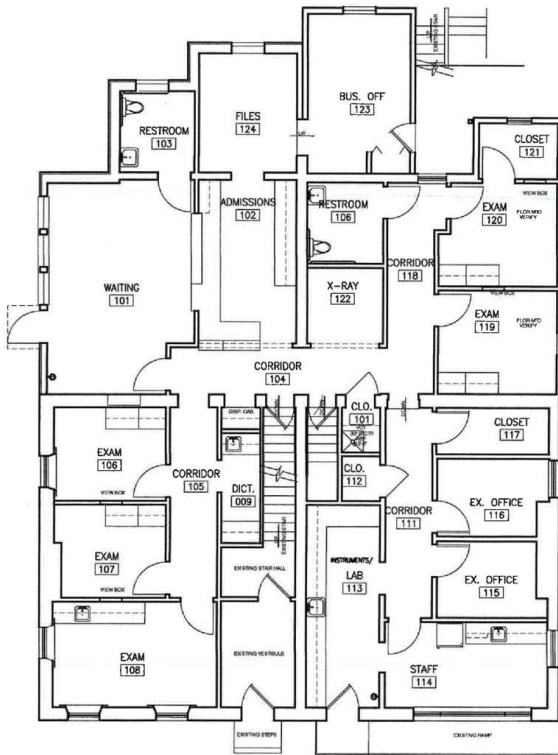
717.293.4554
jkurtz@high.net

717.669.8861
aramsay@high.net

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

FOR LEASE

104 East Main Street



Lancaster Co. Podiatry Litzitz Office 104-106 Main St. LANCASTER, PA	
Floor Plan	
SCALE: 1/8" = 1'-0"	APPROVED BY: A.W.
DATE: 11/2007	DRAWN BY:
REVISIONS:	
1-11/2007	
Interior Planning Group NCIDQ Certified 102 Rolling Way Lancaster, PA 17601 Phone (717) 858-7283	
ID-1	

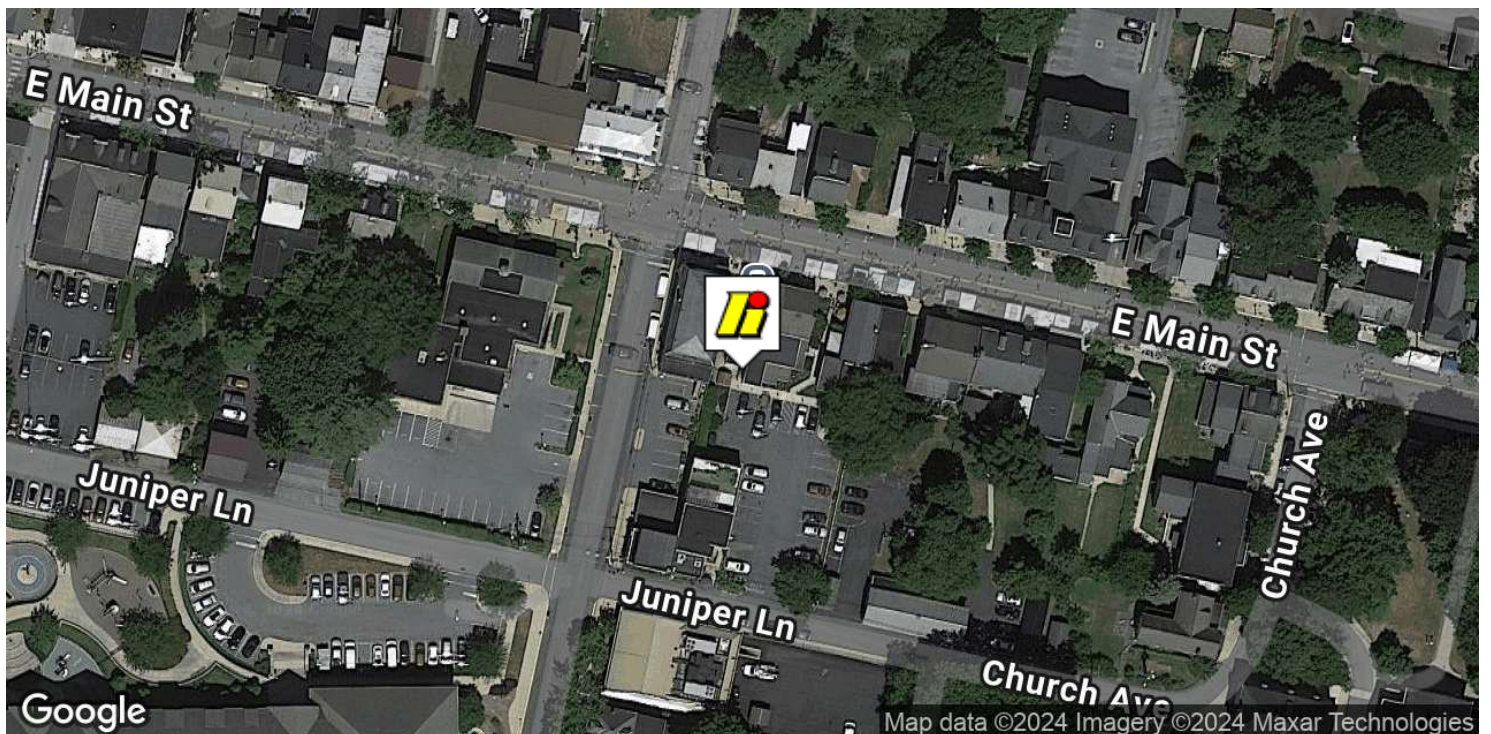
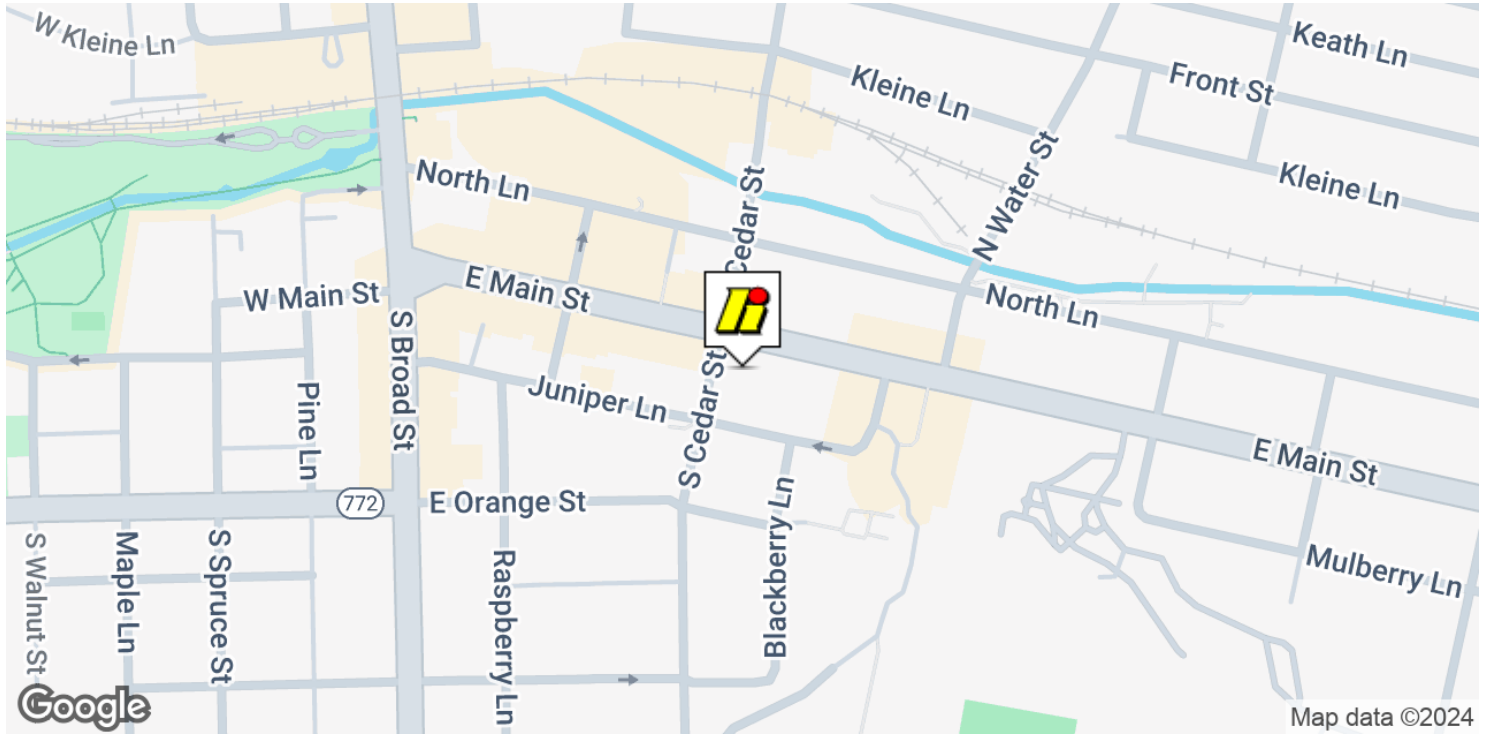
F. JEFFREY KURTZ, CCIM, SIOR ALTHEA RAMSAY CARRIGAN

717.293.4554
jkurtz@high.net

717.669.8861
aramsay@high.net

FOR LEASE

104-106 East Main Street



F. JEFFREY KURTZ, CCIM, SIOR

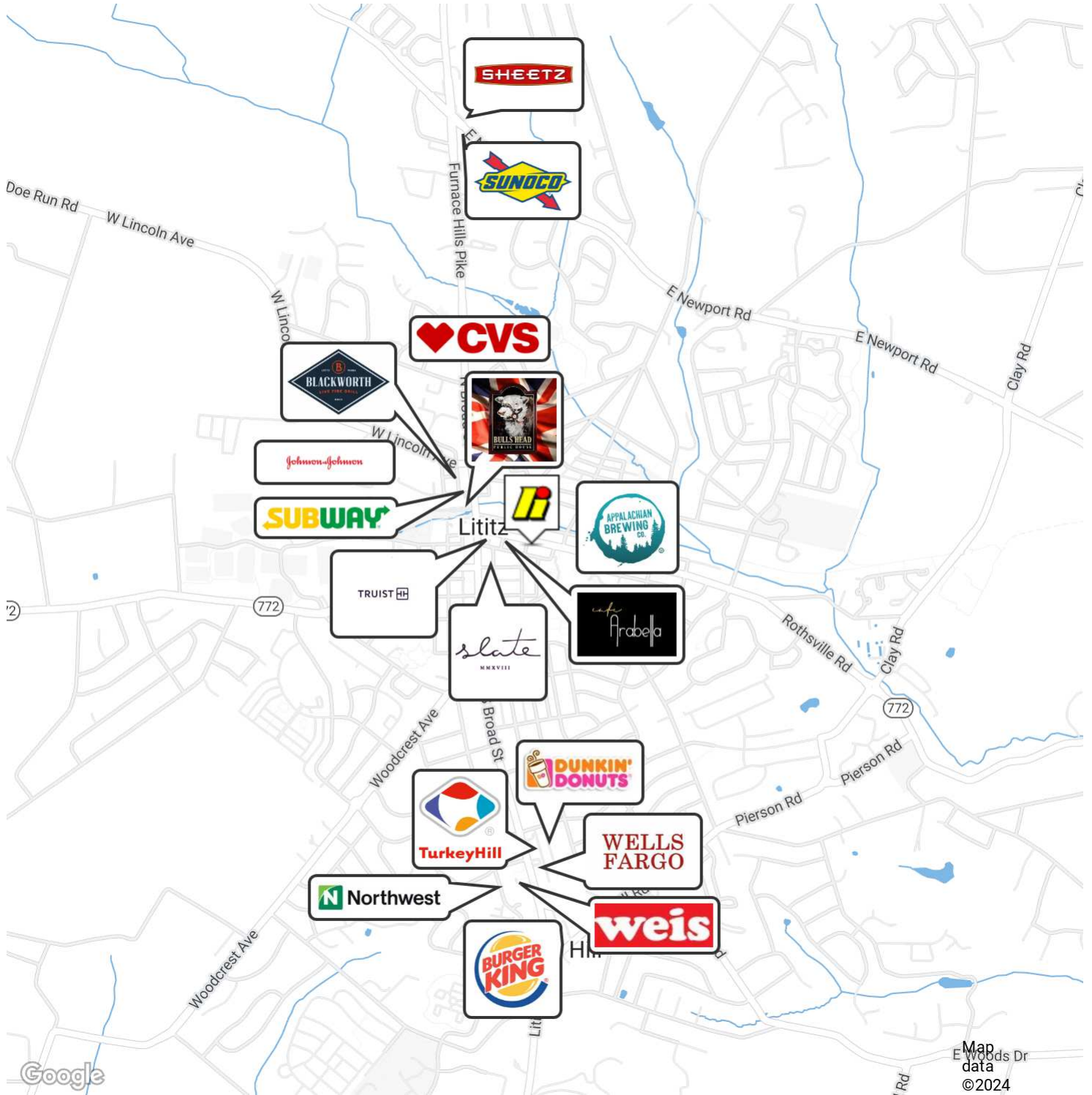
717.293.4554
jkurtz@high.net

ALTHEA RAMSAY CARRIGAN

717.669.8861
aramsay@high.net

FOR LEASE

104-106 East Main Street



F. JEFFREY KURTZ, CCIM, SIOR

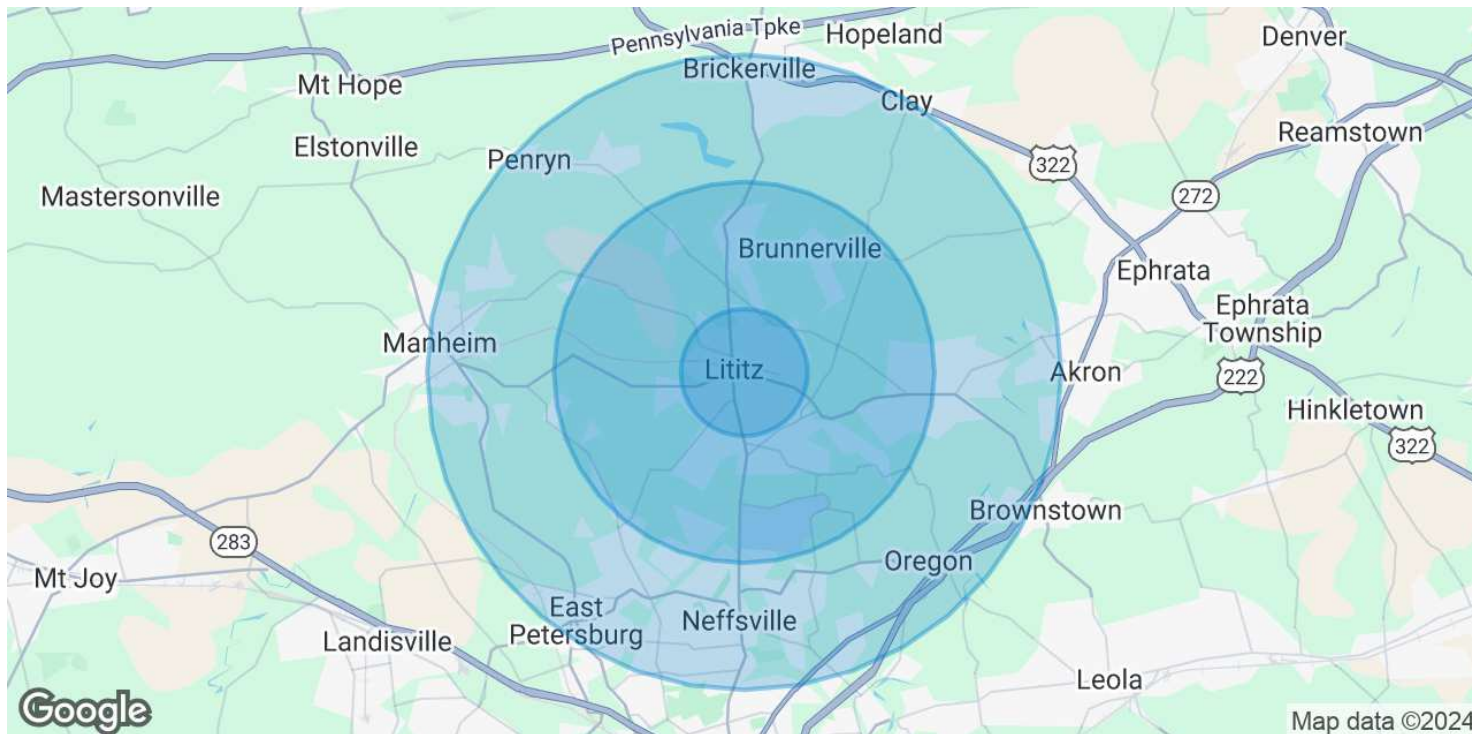
717.293.4554
jkurtz@high.net

ALTHEA RAMSAY CARRIGAN

717.669.8861
aramsay@high.net

FOR LEASE

104-106 East Main Street



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,973	29,786	75,437
Average Age	45	45	44
Average Age (Male)	44	44	43
Average Age (Female)	47	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,060	11,802	28,644
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$112,334	\$125,955	\$124,102
Average House Value	\$303,643	\$365,088	\$371,091

Demographics data derived from AlphaMap

F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554

jkurtz@high.net

ALTHEA RAMSAY CARRIGAN

717.669.8861

aramsay@high.net

FOR LEASE

104-106 East Main Street



An Affiliate of High Real Estate Group LLC

*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
Mechanicsburg, PA 17055
717.697.2422