



Retail For Lease

1285 Manheim Pike (Route 72)
Lancaster, Pennsylvania 17601

PROPERTY DESCRIPTION

Existing three building 31,000 square foot, neighborhood community center, strategically located along Manheim Pike in the densely populated County of Lancaster, PA. This neighborhood community center features an array of national and local tenants while offering strong visibility and access. Nearby retailers include Home Depot, Weis Markets, Best Buy and Home Goods among others. Additionally, the development is within two miles of Franklin and Marshall College and Lancaster General Health.

AVAILABLE SPACE

3,000 SF (+/- 30' x 100')
1,500 SF (+/- 15' x 100')

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

\$2.75 psf projected 2025

ZONING

Retail-Commercial

PARKING

On-site parking 2.85/1000

TRAFFIC COUNTS

ADT 16,214 along Manheim Pike/Route 72

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING & MANAGING AGENT**

Brian S. Silbert
President & CEO
908.604.6900
Info@silbertrealestate.com

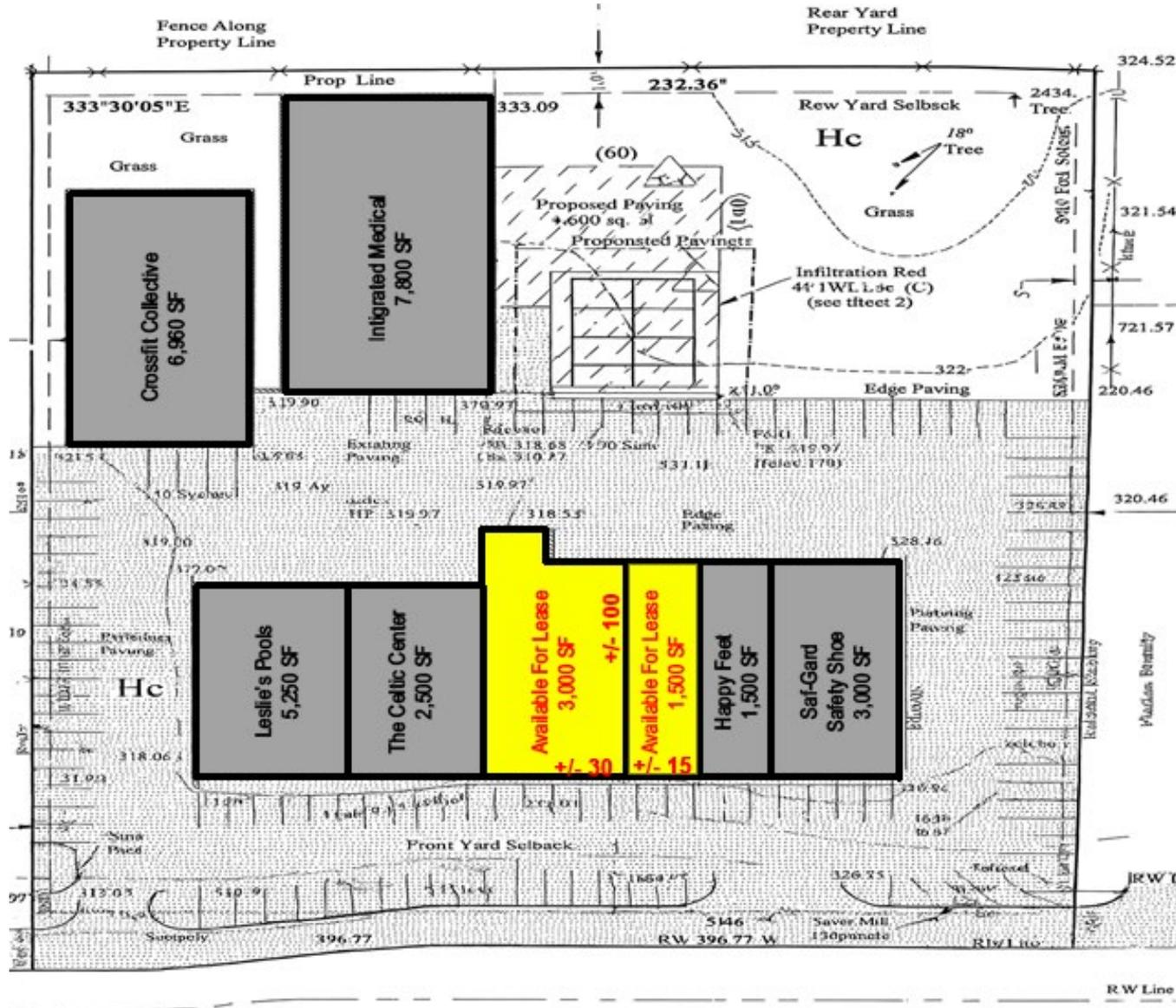
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

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Visit Our Website: WWW.SilbertRealEstate.com

Leasing Plan



Manheim Pike S.R. 072

Regional Aerial



AREA DEMOGRAPHICS

2 Mile Radius

| | |
|--------------------|-----------|
| Population | 47,851 |
| Median HH Income | \$80,691 |
| Average HH Income | \$109,068 |
| Median Age | 36.5 |
| Total Households | 20,181 |
| Daytime Population | 50,889 |

3 Mile Radius

| | |
|--------------------|-----------|
| Population | 116,292 |
| Median HH Income | \$82,824 |
| Average HH Income | \$110,587 |
| Median Age | 36.2 |
| Total Households | 46,083 |
| Daytime Population | 100,226 |

5 Mile Radius

| | |
|--------------------|-----------|
| Population | 191,516 |
| Median HH Income | \$88,105 |
| Average HH Income | \$120,229 |
| Median Age | 38.3 |
| Total Households | 73,990 |
| Daytime Population | 160,700 |

