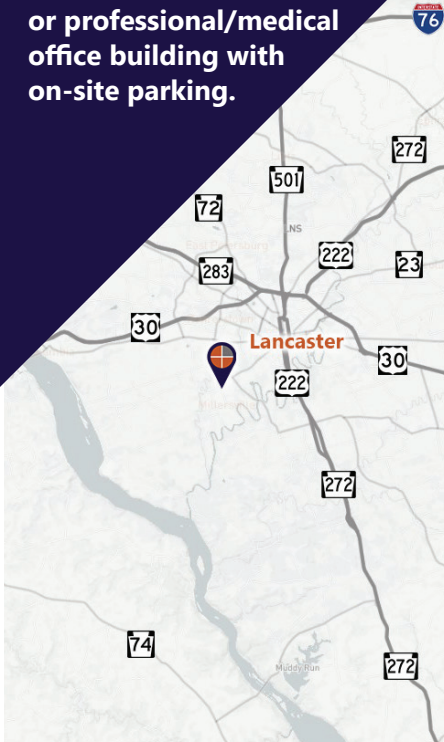


## FOR SALE OR FOR LEASE

2,855± SF retail/restaurant  
or professional/medical  
office building with  
on-site parking.



**Marisa Benjamin**  
Cell: 717.615.1665  
marisa@truecommercial.com

**Blaze Cambruzzi**  
Cell: 717.850.8702  
blaze@truecommercial.com

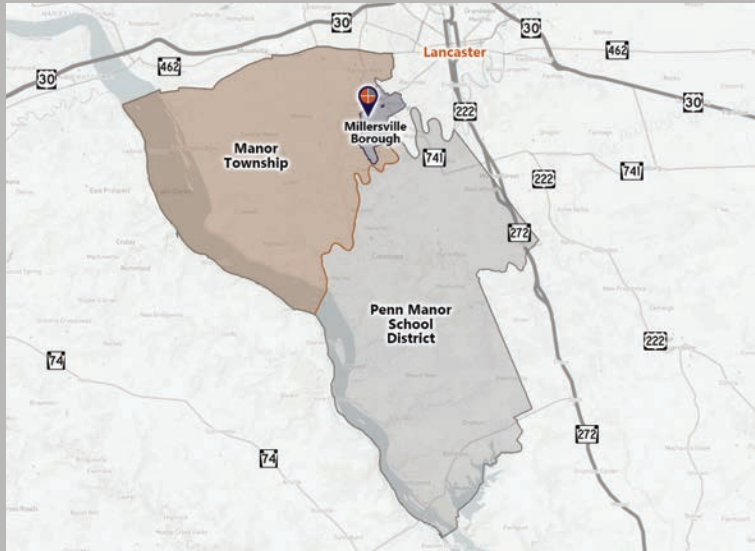
For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

# RETAIL/RESTAURANT OR OFFICE/MEDICAL SPACE

## DEMOGRAPHICS

| Variable                          | 14 Blue Rock Rd. Millersville, PA |                 |                         |
|-----------------------------------|-----------------------------------|-----------------|-------------------------|
| Demographic Area                  | Millersville Borough              | Manor Township  | Penn Manor School Dist. |
| Total Population                  | 8,086                             | 21,927          | 44,702                  |
| Population Density (Per Sq. Mile) | 4,182.3                           | 572.0           | 459.1                   |
| Total Daytime Population          | 7,039                             | 15,746          | 32,038                  |
| Total Households                  | 2,547                             | 8,663           | 16,764                  |
| Per Capita Income                 | \$32,505                          | \$42,300        | \$42,214                |
| Average Household Income          | \$95,157                          | \$107,050       | \$111,336               |
| Average Disposable Income         | \$74,150                          | \$82,766        | \$85,477                |
| Aggregate Disposable Income       | \$188,861,292                     | \$717,001,457   | \$1,432,934,721         |
| Total (SIC01-99) Businesses       | 162                               | 465             | 956                     |
| Total (SIC01-99) Employees        | 2,535                             | 6,750           | 11,966                  |
| Total (SIC01-99) Sales            | \$117,467,000                     | \$1,450,719,000 | \$2,019,587,000         |
| Annual Budget Expenditures        | \$212,493,738                     | \$808,113,004   | \$1,630,840,239         |
| Retail Goods                      | \$69,101,428                      | \$268,093,092   | \$543,988,263           |

## Demographic Area



## PROPERTY & MARKET OVERVIEW

We are pleased to present a unique opportunity for sale or lease: a 2,855± SF retail or restaurant space, or professional/medical office building, situated on 0.42± acres in Millersville, PA. Most recently occupied by Conrad's Deli, this building is well-suited for a variety of uses including retail, restaurant/café, or it can be easily converted into a medical or professional office, such as a family practice, urgent care, dental clinic, counseling service, or other professional uses.

The building features a fully equipped kitchen that is only a few years old, along with a walk-in cooler. In 2022, a floor heating system was installed. In 2020, all electrical systems were updated, and in 2019, a 1,000-gallon grease trap was installed, with plumbing updates also completed.

Entry from the parking lot leads into a spacious room before accessing the main space. Inside the main room, you will find beautiful wood ceilings, beams, and walls throughout. The layout includes two single restrooms and a large open area currently configured with display cases, café tables, and a counter for coffee service.

Behind the retail counter is a supply room that connects to the kitchen, dishwasher room, and walk-in cooler, along with a backdoor entrance. Additionally, there is one large private office located at the front of the building, adjacent to the main room and near an exit that leads to an exterior patio, where guests can sit and enjoy the outdoors.

## PROPERTY DETAILS

- Total Building Size:..... 2,855± SF
- Sale Price: ..... Negotiable
- Lease Rate/Terms: ..... Negotiable
- Zoning: ..... NC - Neighborhood Commercial
- Parking:..... On-Site, Paved, 25 spaces
- Year Built/Renovated: ..... 1971/2019
- Land/Lot Size: ..... 0.42 acres
- APN:..... 440-05520-0-0000; 440-00554-0-0000
- Roof Type: ..... Flat
- Construction:..... Masonry
- Heating:..... Radiant Heat
- Cooling:..... Window Units
- Electric: ..... PP&L
- Water/Sewer:..... Public

## TRAFFIC COUNTS

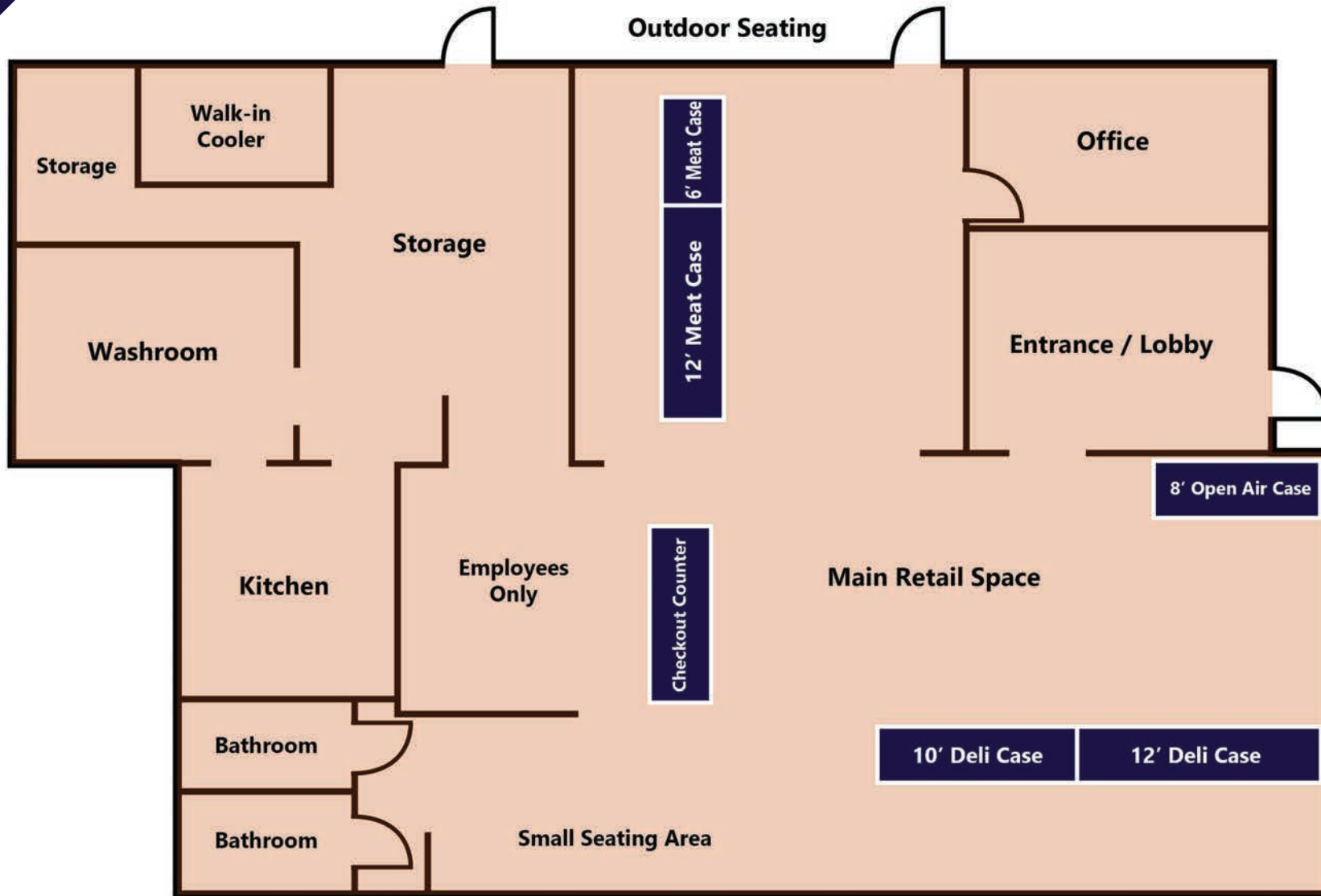
- Blue Rock Rd.: ..... 5,434 VPD
- Manor Ave./Route 999: ..... 10,250 VPD
- N. George St.: ..... 6,937 VPD

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# FLOOR PLAN | 14 BLUE ROCK RD.



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# INTERIOR PHOTOS



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# ESTABLISHED REGIONAL AREA MAP



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# ABOUT MILLERSVILLE UNIVERSITY



## HISTORY

Millersville University of Pennsylvania is a public institution located in rural Millersville, PA, approximately 75 miles west of Philadelphia and 3 miles southwest of Lancaster. Established in 1855 as the first state-owned normal school in Pennsylvania, the 250-acre campus features a mix of historic limestone buildings and modern academic facilities arranged around a central quad. The university maintains a selective admission process and offers undergraduate and graduate programs with particular strengths in education, business, and science disciplines, continuing its legacy as a teacher preparation institution. Students can choose from traditional residence halls or suite-style campus housing, with most first-year students required to live on campus. The university competes in NCAA Division II athletics as the Marauders, primarily in the Pennsylvania State Athletic Conference.



## AWARDS OFFERED

- Less than one year certificate
- Associate's degree
- Bachelor's degree
- Post-baccalaureate certificate
- Master's degree
- Post-master's certificate
- Doctor's degree - professional practice



## STATISTICS

- Total Enrollment:..... 6,732
  - Undergraduate Enrollment: ..... 5,724
  - Graduate Enrollment:..... 1,008
- Total Faculty:..... 383
  - Full-Time:..... 252
  - Part-Time:..... 131
- Campus Housing Available: .....Yes
- Student to Faculty Ratio:..... 19 to 1

## EXPENSES

|                                    | <u>PA Resident</u> | <u>Out of State</u> |
|------------------------------------|--------------------|---------------------|
| ▪ Tuition & Fees: .....            | \$12,262           | \$16,232            |
| ▪ Books & Supplies: .....          | \$1,000            | \$1,000             |
| ▪ Room & Board - On Campus: .....  | \$12,600           | \$12,600            |
| ▪ Budget for Random Expenses:..... | \$3,400            | \$3,400             |
| ▪ Total One Year Cost:.....        | \$29,262           | \$33,232            |



# Millersville University

For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)





# BUILDING & DRONE PHOTOS



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# AERIAL DRONE PHOTO



**Penn Manor  
High School**



**Manor Ave.**

**N. George St.**

**Blue Rock Rd.**

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# AERIAL DRONE PHOTO



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