

FOR LEASE

903 Nissley Rd, Suite B



LANCASTER, PA 17601

**OPEN FLOOR PLAN WITH
PLENTY OF NATURAL LIGHT**

**RECOGNIZABLE RETAIL
LOCATION**

19,150 ADT



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LEASE INFORMATION

Available SF:	3,696 SF
Lease Rate:	\$14.95 SF/yr
CAM:	\$1.50
County:	Lancaster
Municipality:	East Hempfield

PROPERTY OVERVIEW

Well located office/retail space located in the center of East Hempfield Township. This space is close to Rt.30, Rt. 283 and several high income neighborhoods. Space offers open floor plan, storefront windows, office area, storage, and restroom.

OFFERING SUMMARY

HVAC:	Heating: Forced Air/Central Air Heating Fuel: Gas	Lighting:	Fluorescent
Sprinklers:	No	Signage:	Lit, On-Suite Signage, Pylon
Parking:	Parking Lot	Traffic Counts:	19,150 ADT
Water:	Public		
Sewer:	Public		
Zoning:	Community Business Center		



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An Affiliate of High Real Estate Group LLC



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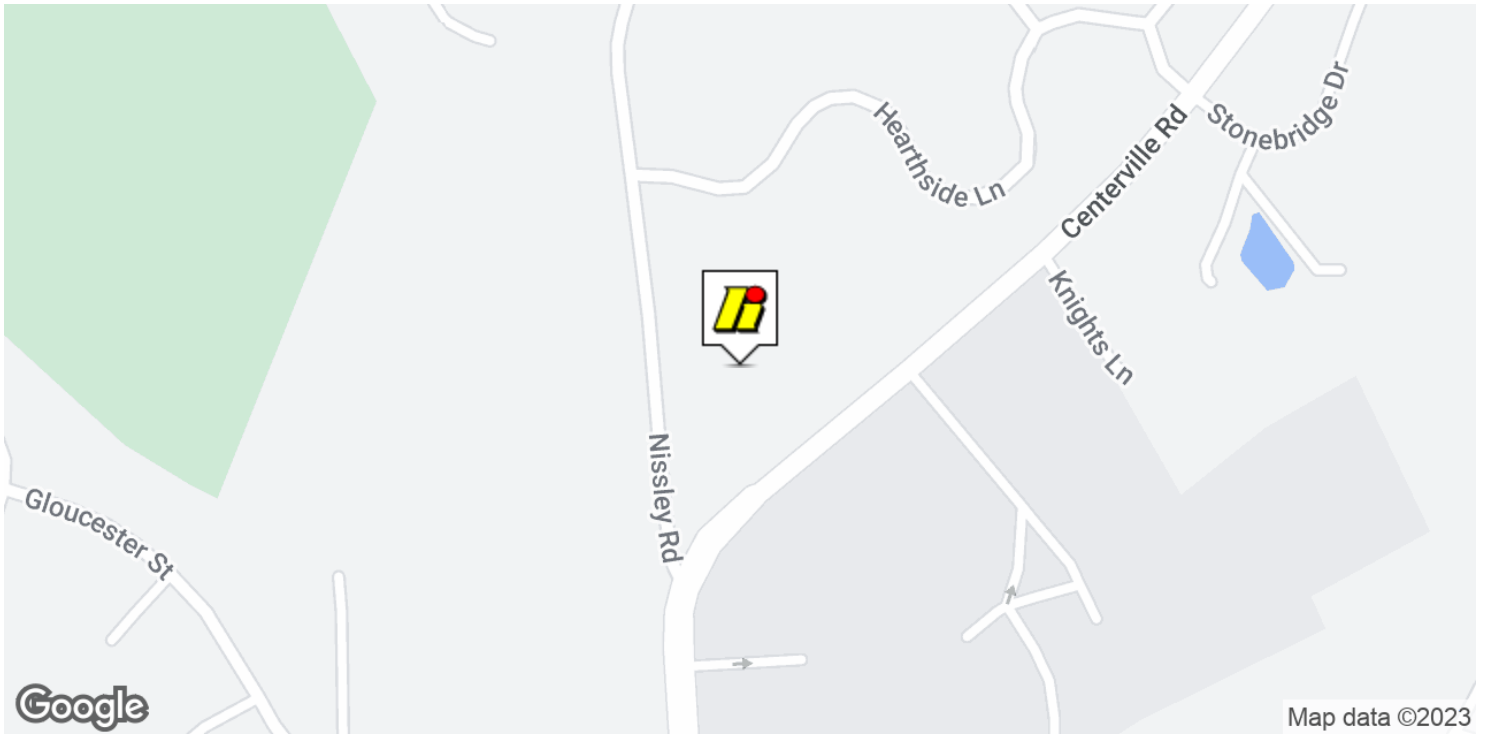
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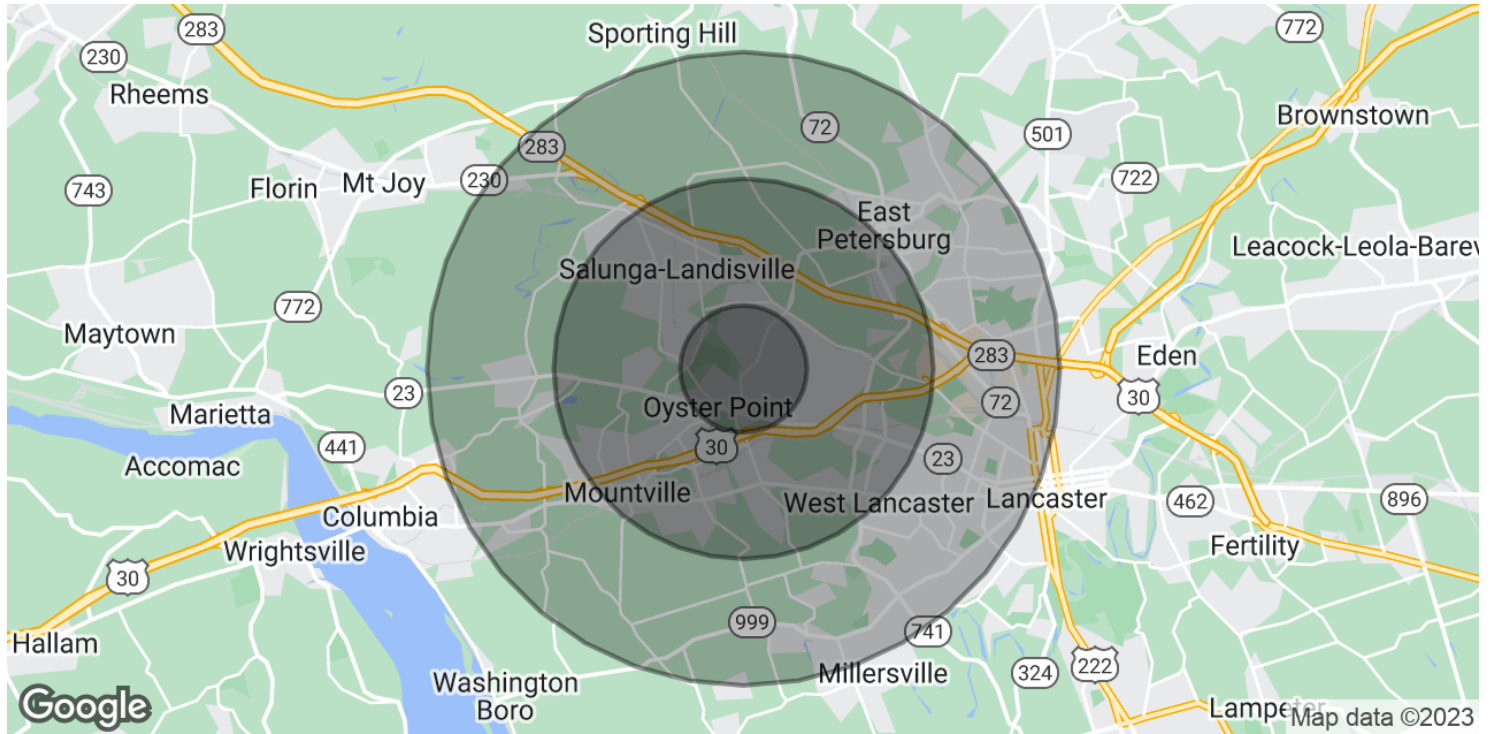
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,706	38,603	116,499
Average Age	50.7	46.8	42.0
Average Age (Male)	49.1	46.2	41.4
Average Age (Female)	53.5	47.3	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,452	16,626	48,564
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$119,691	\$92,230	\$88,570
Average House Value	\$278,375	\$229,479	\$217,619

* Demographic data derived from 2020 ACS - US Census

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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
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