



**LEASE**

# 2969 Old Tree Drive

**2969 OLD TREE DRIVE**

Lancaster, PA 17603

**PRESENTED BY:**

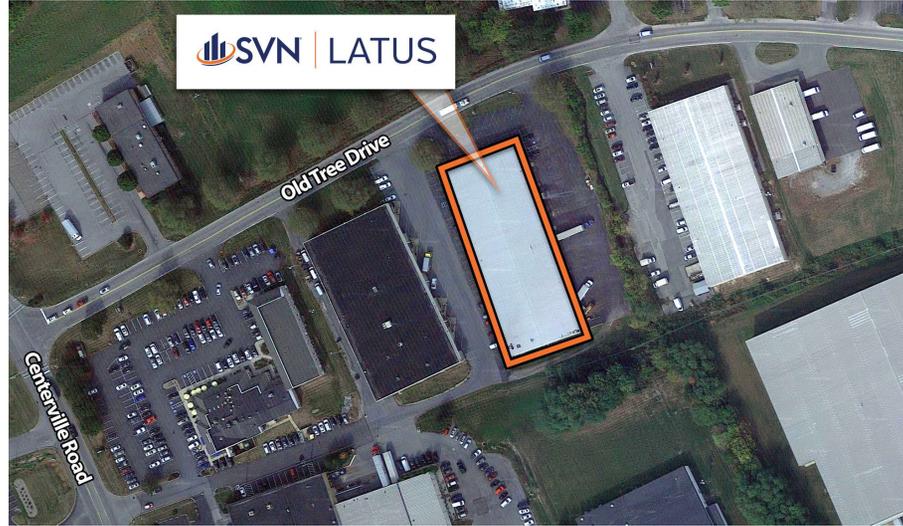
**LAURA MARTIN, CCIM, CPM**

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PA #RM419784

# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                           |
|-----------------------|---------------------------|
| <b>LEASE RATE:</b>    | \$3,500.00 per month (MG) |
| <b>AVAILABLE SF:</b>  | 3,000 SF                  |
| <b>LOT SIZE:</b>      | 2.03 Acres                |
| <b>BUILDING SIZE:</b> | 36,000 SF                 |
| <b>ZONING:</b>        | I-2 General Industrial    |
| <b>TOWNSHIP:</b>      | East Hempfield            |
| <b>COUNTY:</b>        | Lancaster                 |

## PROPERTY DESCRIPTION

3,000 SF office space available for lease. Available office space is situated among national and local retailers, with quick access to Route 30.

## PROPERTY HIGHLIGHTS

- 3,000 SF office space
- Just off of Route 30
- Ample parking
- Potential for warehouse space if needed – ask listing agent for details

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# RETAIL MAP



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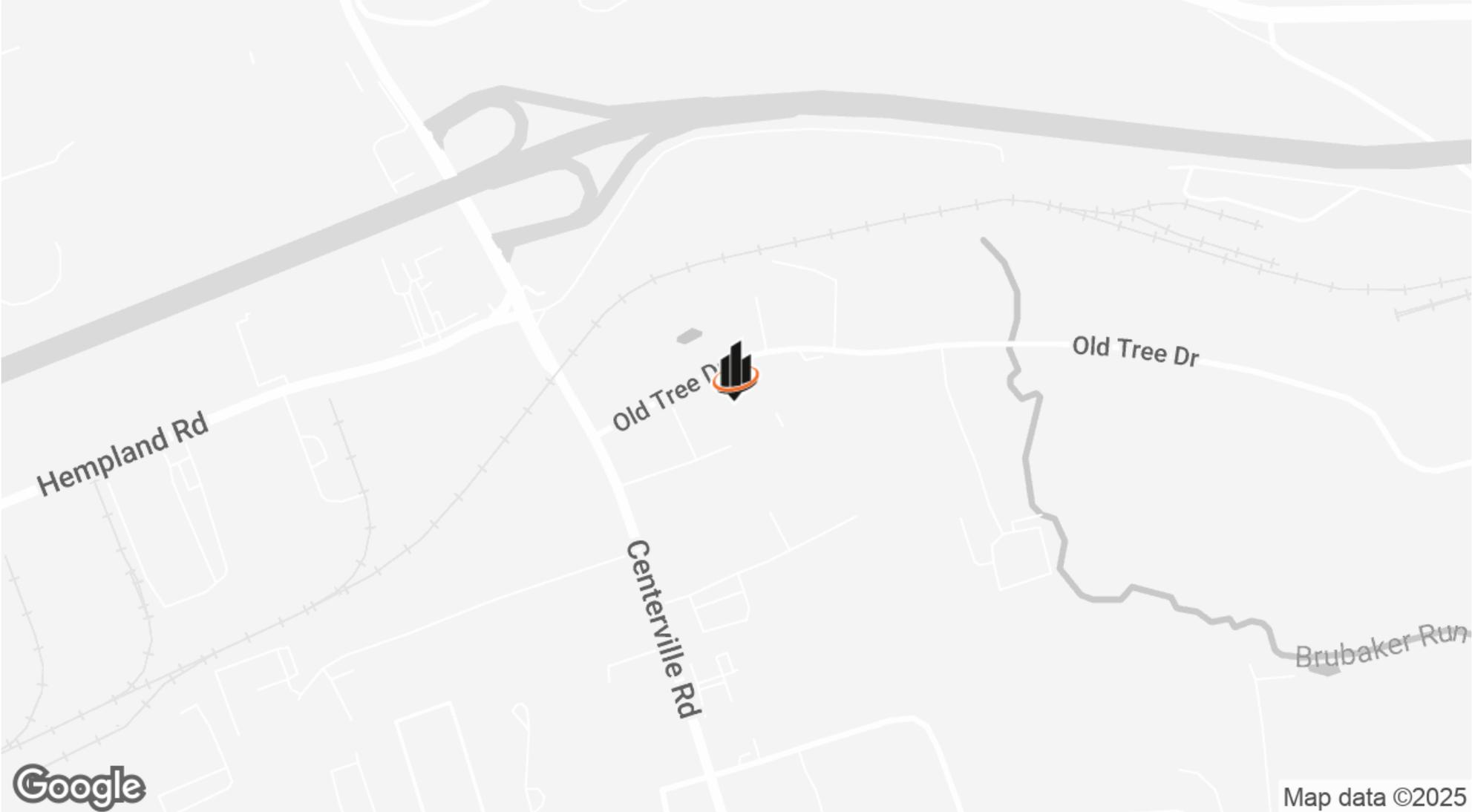
ADDITIONAL PHOTOS



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**LOCATION MAP**



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# AREA ANALYTICS

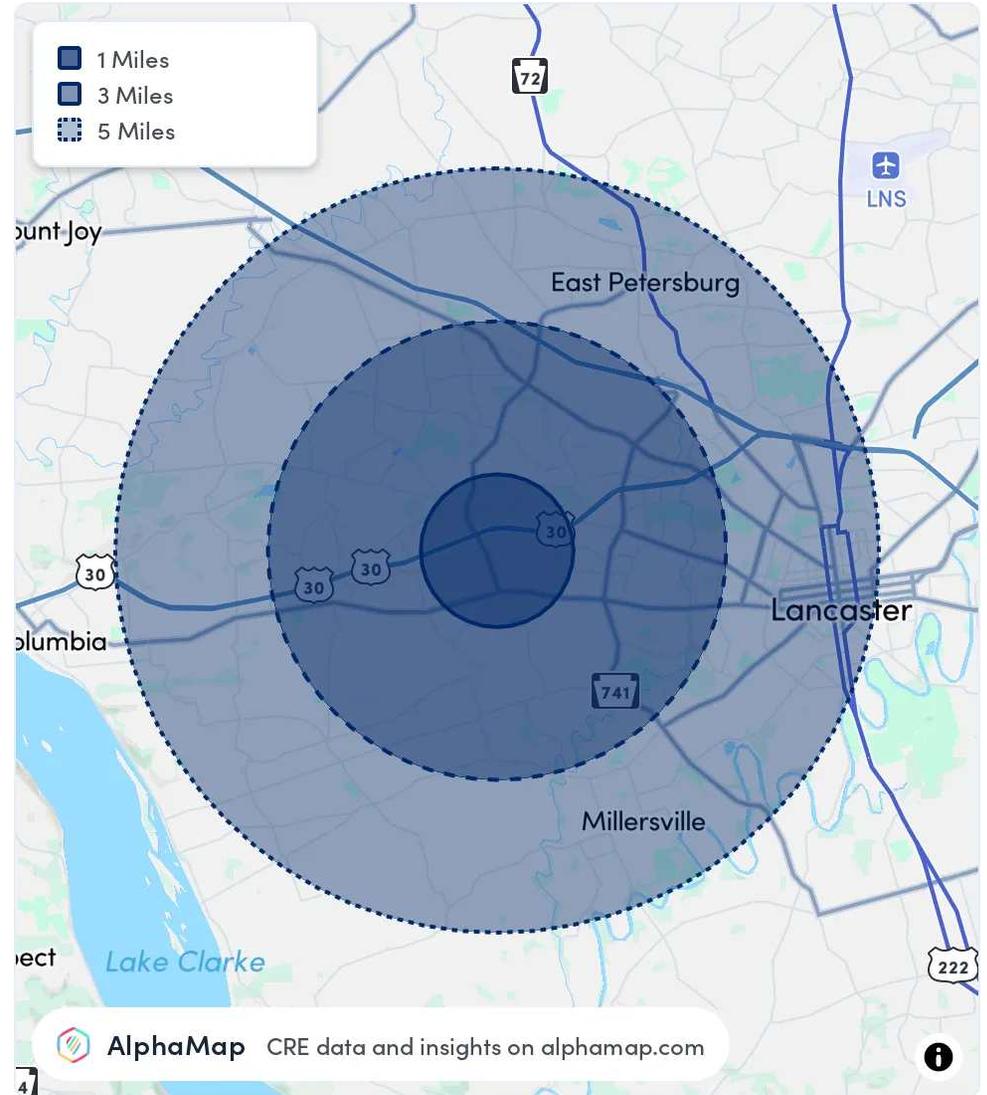
## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 4,335  | 48,107  | 137,003 |
| AVERAGE AGE          | 43     | 43      | 40      |
| AVERAGE AGE (MALE)   | 42     | 42      | 40      |
| AVERAGE AGE (FEMALE) | 45     | 44      | 41      |

## HOUSEHOLD & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 1,809     | 19,178    | 53,344    |
| PERSONS PER HH      | 2.4       | 2.5       | 2.6       |
| AVERAGE HH INCOME   | \$103,896 | \$118,745 | \$106,118 |
| AVERAGE HOUSE VALUE | \$323,997 | \$339,099 | \$318,390 |
| PER CAPITA INCOME   | \$43,290  | \$47,498  | \$40,814  |

Map and demographics data derived from AlphaMap



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