

FOR LEASE

1185 Division Hwy



EPHRATA, PA 17522

FLEXIBLE LAYOUT

**GREAT LOCATION AND VISIBILITY
OFF DIVISION HWY**

**MIX OF OPEN SPACE AND PRIVATE
OFFICES**



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

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LEASE INFORMATION

Available SF:	4,112 SF
Lease Rate:	\$10.95 SF/yr
CAM:	\$1.90/SF
County:	Lancaster
Municipality:	Earl Township

PROPERTY OVERVIEW

Located only a quarter mile from Rt. 222 along Division Hwy in Ephrata. This space offers a flexible layout for standard office needs, studio or creative space, inventory storage and more.

OFFERING SUMMARY

HVAC:	1st Floor: Minisplit 2nd Floor: Electric Central Air
Parking:	On-site
Water:	Well
Sewer:	Septic
Zoning:	Commercial

Lighting:	Fluorescent
Flooring:	LVT
Number of Floors:	2

ADDITIONAL COMMENTS

All Tenants are responsible for confirming acceptance of their intended use with Earl Township.



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2nd Floor Office



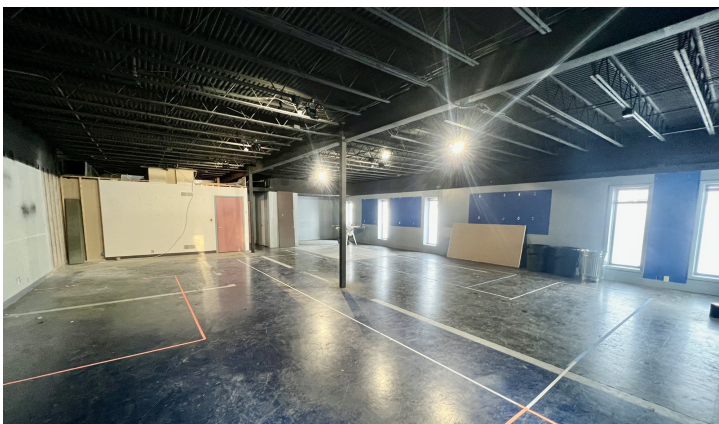
2nd Floor Office



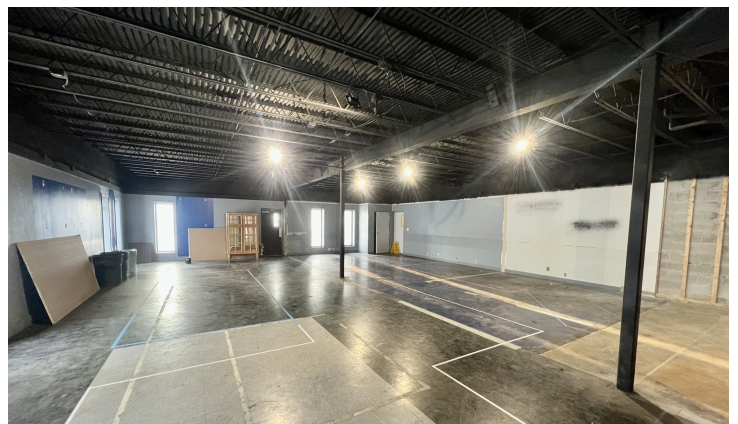
2nd Floor Office



2nd Floor Office



1st Floor Open Space



1st Floor Open Space

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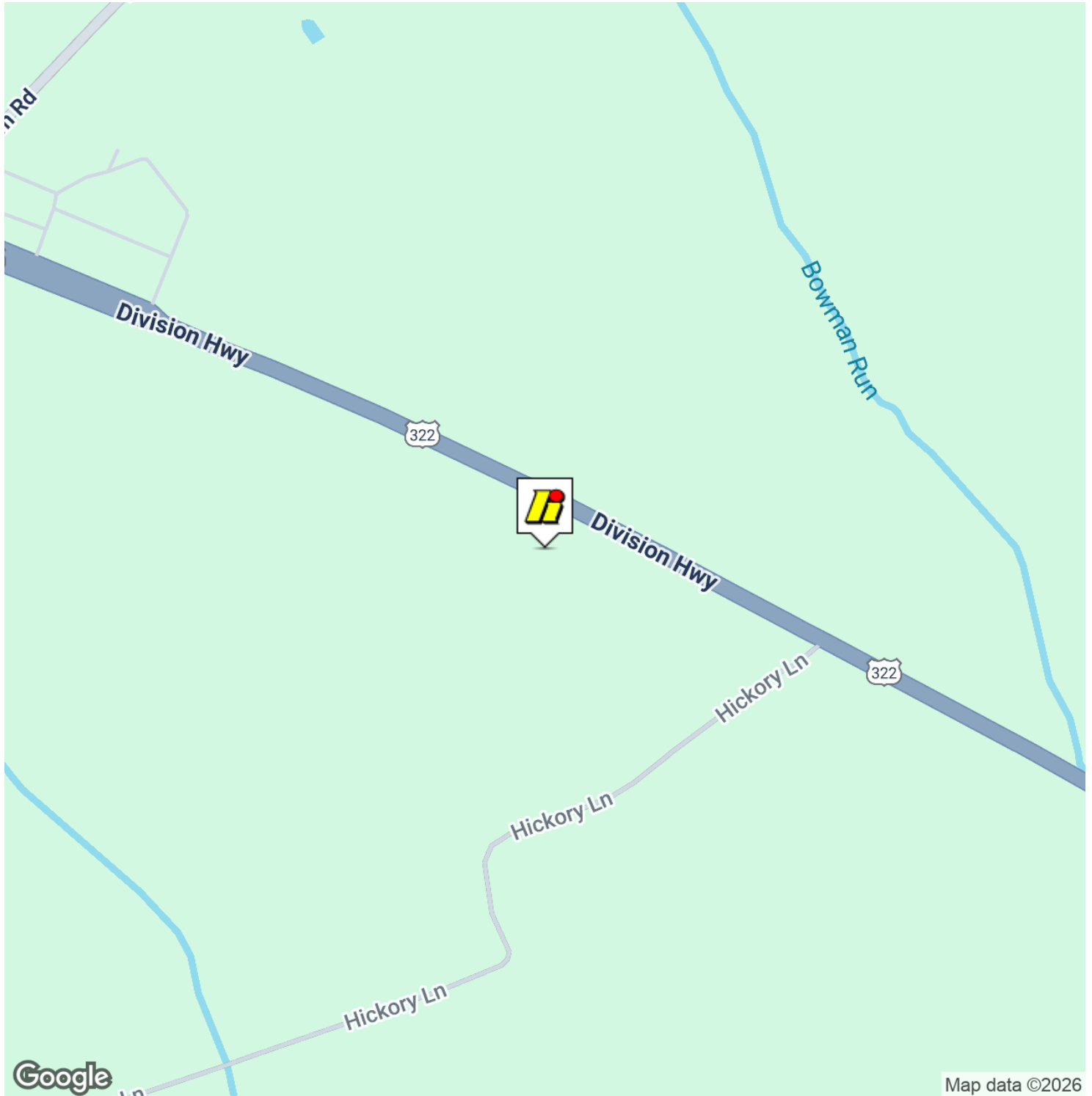
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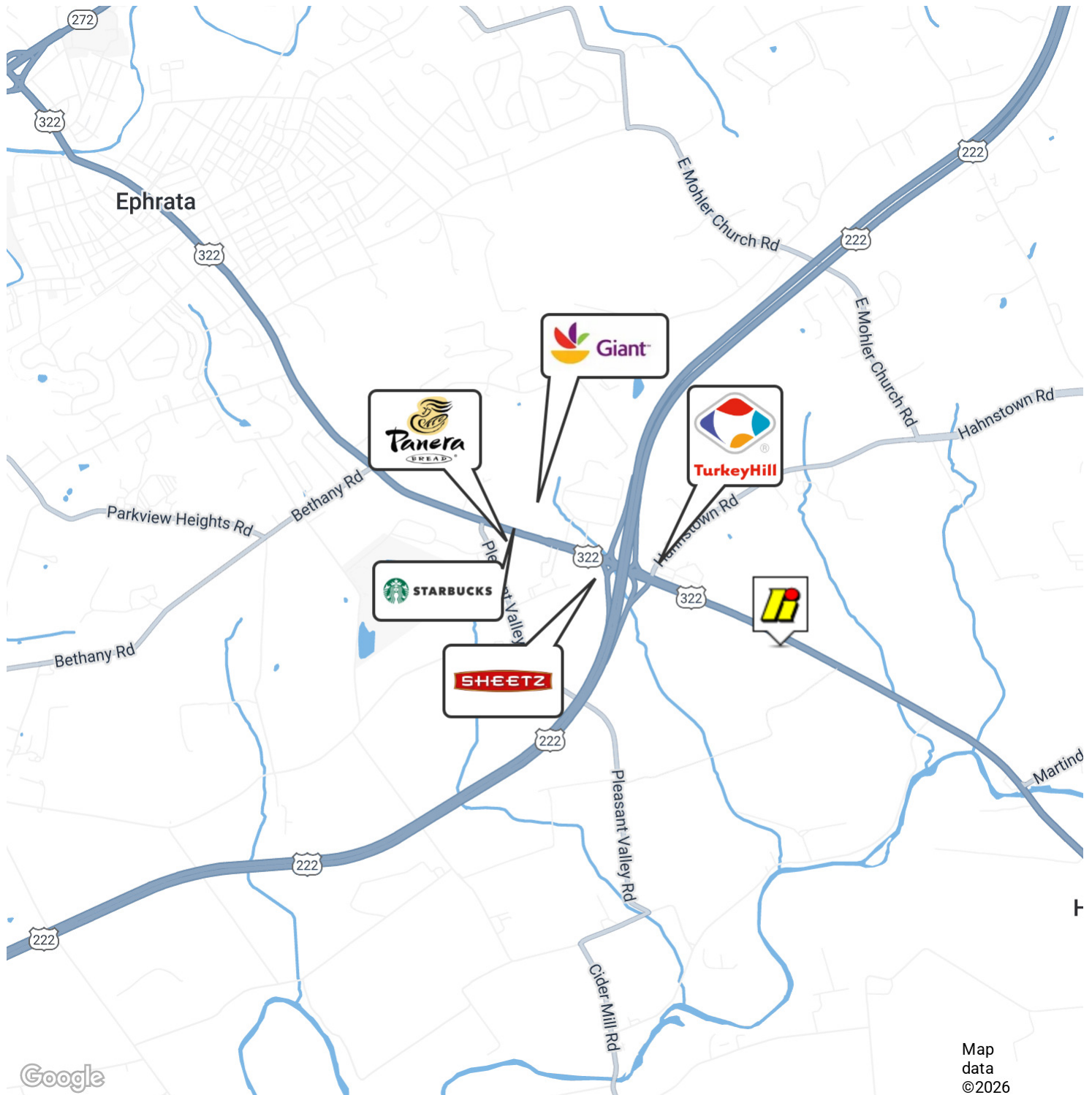
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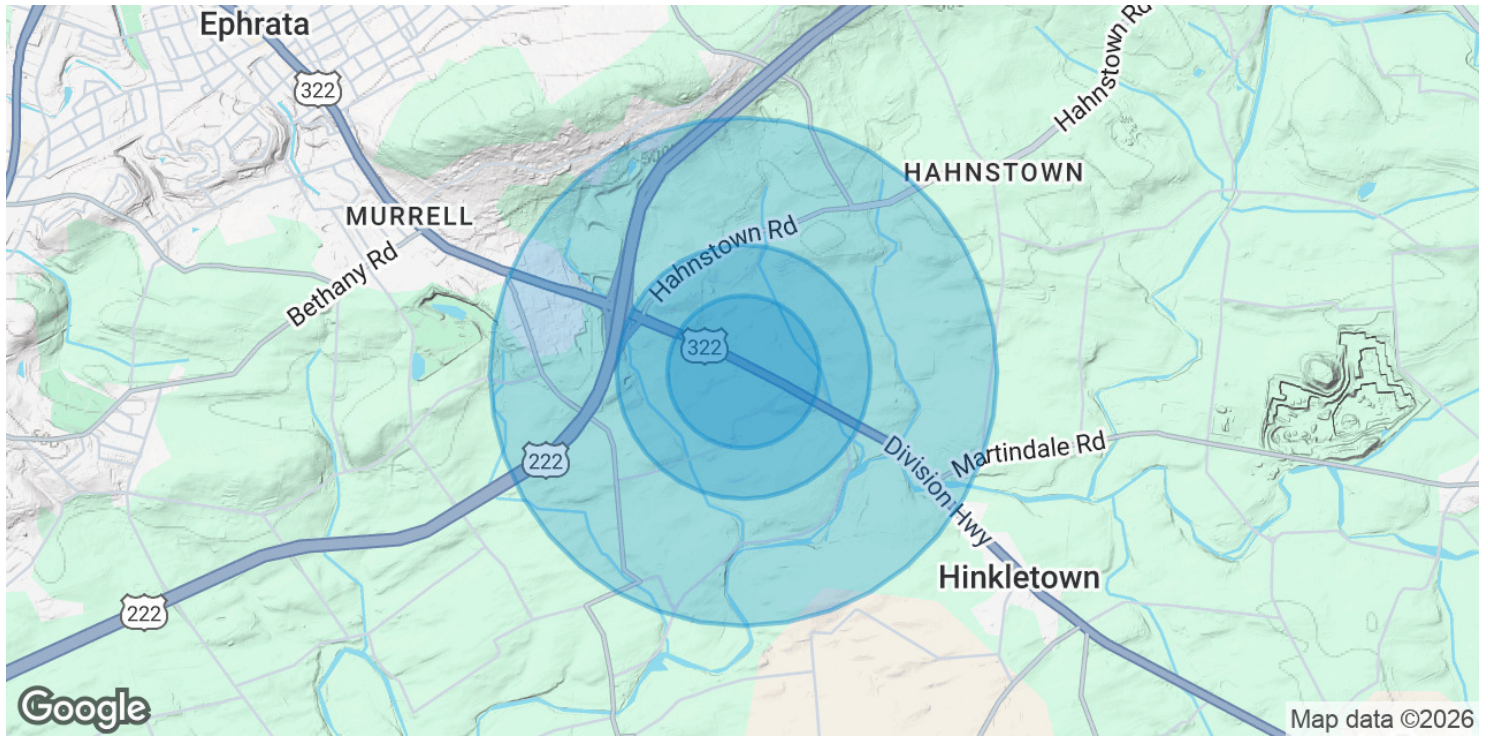
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	145	867
Average Age	40	40	41
Average Age (Male)	39	39	39
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	22	48	284
# of Persons per HH	3	3	3.1
Average HH Income	\$107,516	\$107,461	\$104,819
Average House Value	\$434,379	\$438,967	\$417,631

Demographics data derived from AlphaMap

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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
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