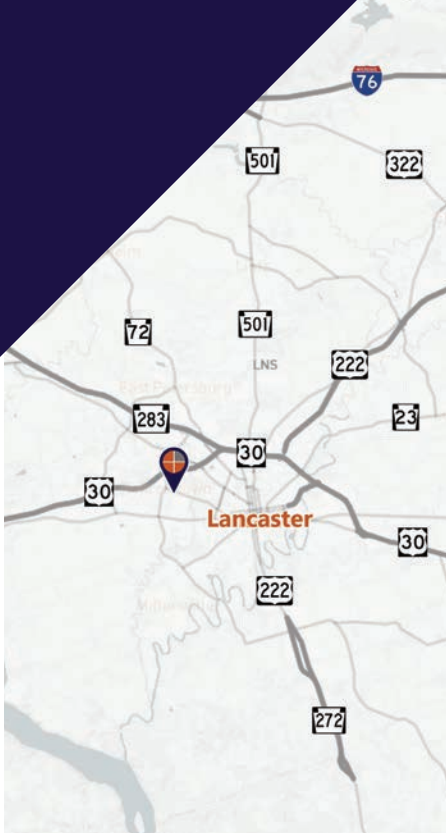




FOR LEASE

Single room office space available with great amenities in a medical/professional office cluster.



Darin R. Wolfe
Cell: 717.669.1187
drwolfe@truecommercial.com

SINGLE ROOM OFFICE SPACE

East Hempfield Township | Lancaster County

314 Good Drive Lancaster, PA 17603



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

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

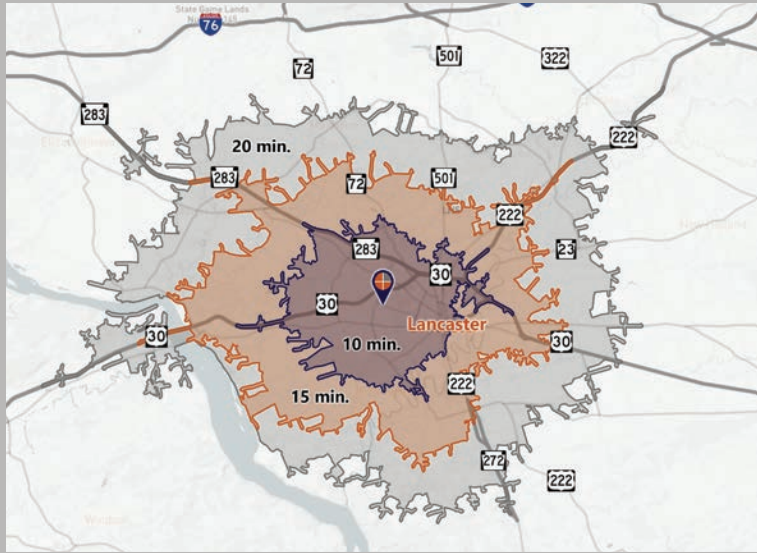


SINGLE ROOM OFFICE SPACE

DEMOGRAPHICS

Variable	314 Good Drive Lancaster, PA 17603		
Travel Distance from Site	10 minutes	15 minutes	20 minutes
Total Population	118,601	225,184	313,809
Population Density (Pop per Sq. Mile)	2,820.7	1,725.9	1,192.0
Total Daytime Population	136,419	235,825	324,937
Total Households	47,571	87,122	122,301
Per Capita Income	\$31,375	\$32,656	\$33,220
Average Household Income	\$78,962	\$84,381	\$85,181
Average Disposable Income	\$61,484	\$65,159	\$66,052
Aggregate Disposable Income	\$2,924,848,100	\$5,676,770,474	\$8,078,207,849
Total (SIC01-99) Businesses	6,082	9,042	12,562
Total (SIC01-99) Employees	98,413	139,470	187,314
Total (SIC01-99) Sales (\$000)	\$17,469,264	\$25,916,274	\$43,374,971
Annual Budget Expenditures	\$3,228,077,754	\$6,298,218,519	\$8,919,743,389
Retail Goods	\$959,215,061	\$1,876,806,663	\$2,673,037,493

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

We are pleased to offer a single-room office space at 314 Good Drive, located among medical and professional offices in East Hempfield Township. This office features excellent amenities, including a newly built kitchenette and a well-maintained common restroom.

Recent improvements provide direct sidewalk access from the spacious parking lot to the building's dedicated entry. Inside, you'll find a collaborative atmosphere with neighboring offices that enhance networking opportunities. This office space is perfect for professionals looking to establish themselves in a dynamic community.

PROPERTY DETAILS

- Available Space - Suite 3:.....159 SF
- Lease Rate:.....\$650.00/month/Gross
- Lease Terms:Negotiable
- Zoning:Village Commercial
- Land/Lot Size:1.4 Acres
- Parking:.....Paved, On-Site, Shared Lot
- Utilities:.....Included in Lease Rate



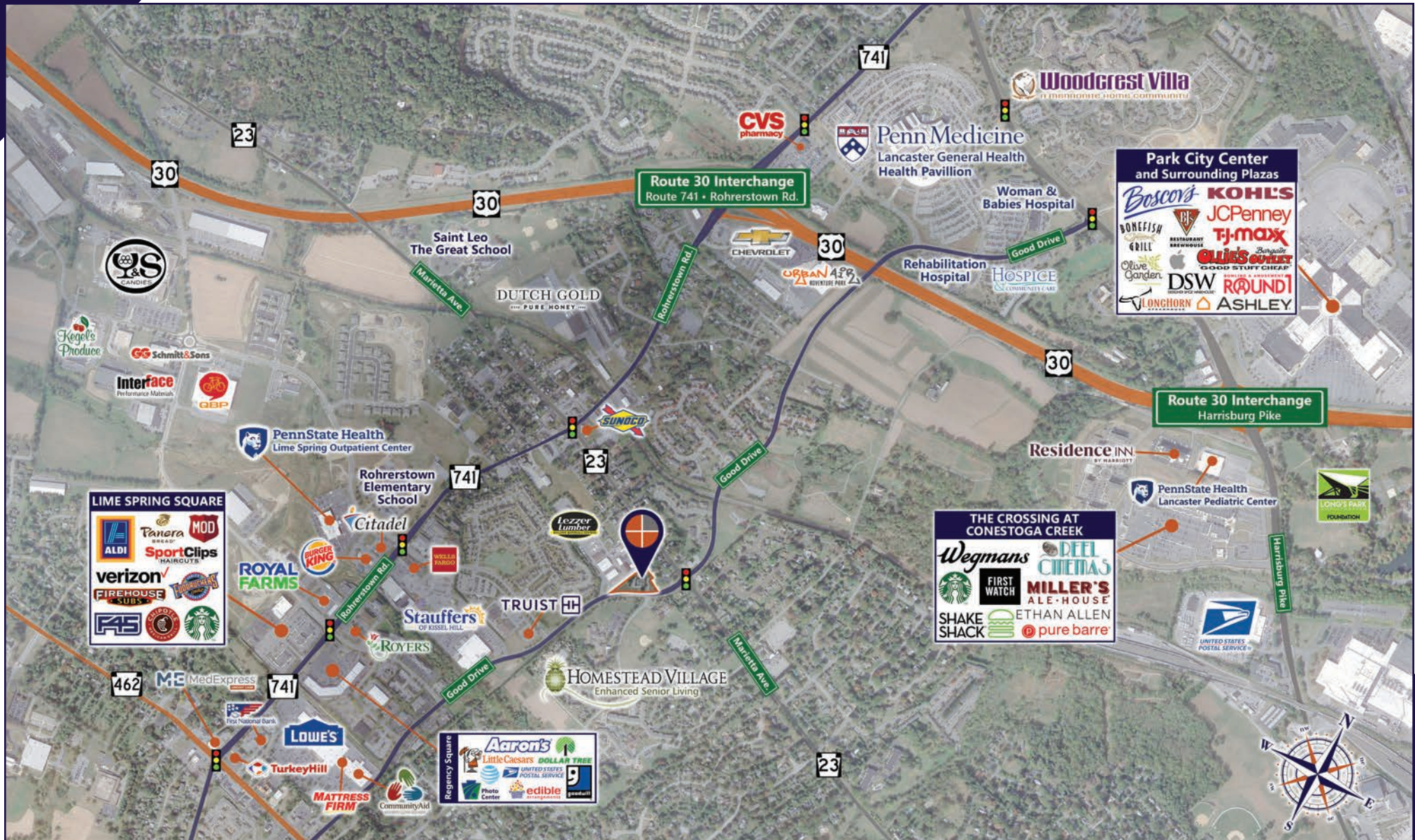
TRAFFIC COUNTS

- Good Drive:.....15,266 VPD
- Marietta Ave./Route 23:.....13,741 VPD
- Rohrerstown Rd./Route 741:.....15,865 VPD



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



FLOOR PLAN & INTERIOR PHOTOS



For More Information Call: 717.850.TRUE (8783) | www.TRUECommercial.com

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.