



# Retail For Lease

**1285 Manheim Pike (Route 72)**

**Lancaster, Pennsylvania 17601**

## PROPERTY DESCRIPTION

Existing three building 31,000 square foot, neighborhood community center, strategically located along Manheim Pike in the densely populated County of Lancaster, PA. This neighborhood community center features an array of national and local tenants while offering strong visibility and access. Nearby retailers include Home Depot, Weis Markets, Best Buy and Home Goods among others. Additionally, the development is within two miles of Franklin and Marshall College and Lancaster General Health.

## AVAILABLE SPACE

3,000 SF (+/- 30' x 100')

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

\$2.75 psf projected 2025

## ZONING

Retail-Commercial

## PARKING

On-site parking 2.85/1000

## TRAFFIC COUNTS

ADT 16,214 along Manheim Pike/Route 72

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE LEASING & MANAGING AGENT**

**Brian S. Silbert**

**President & CEO**

**908.604.6900**

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**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

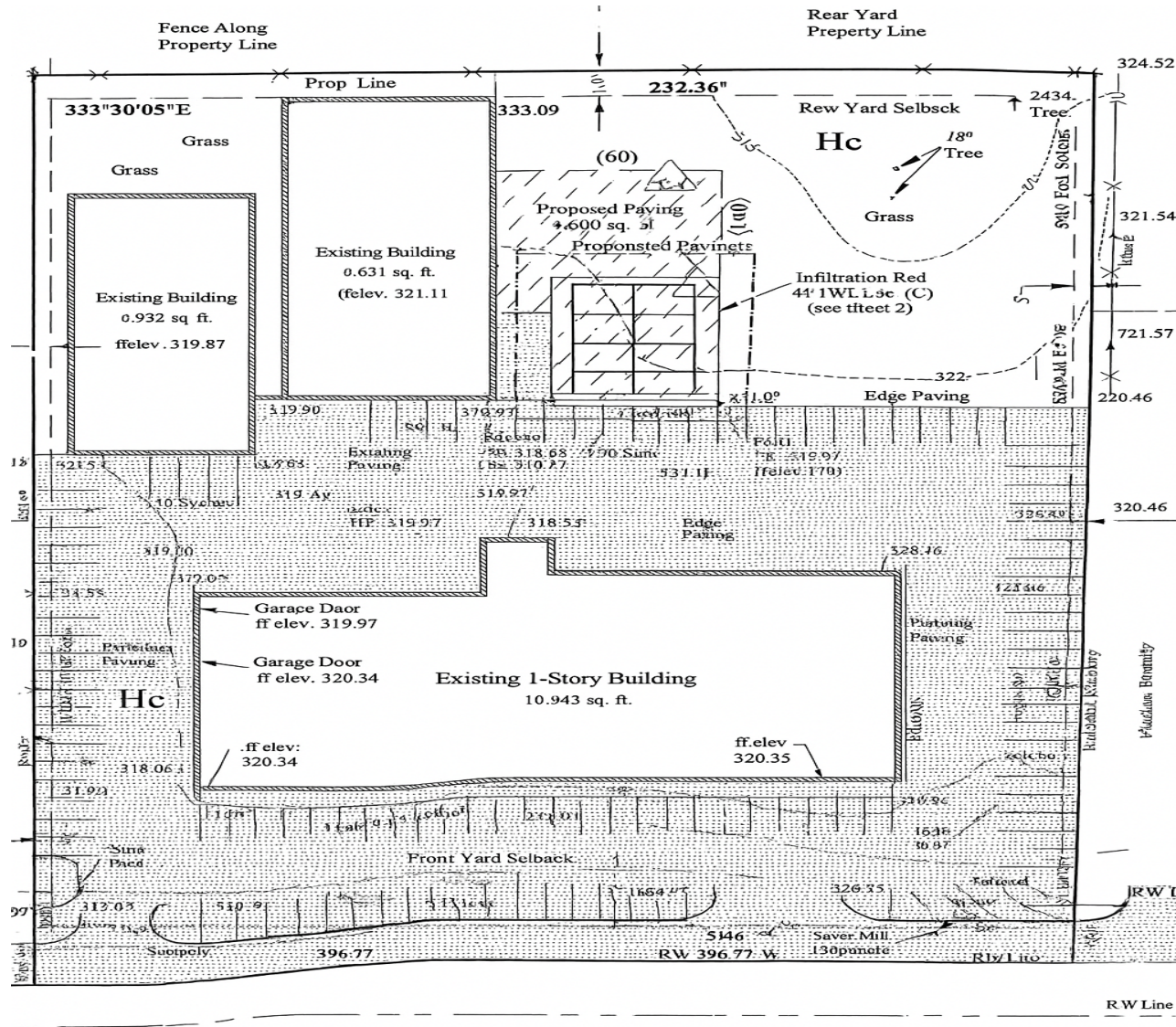
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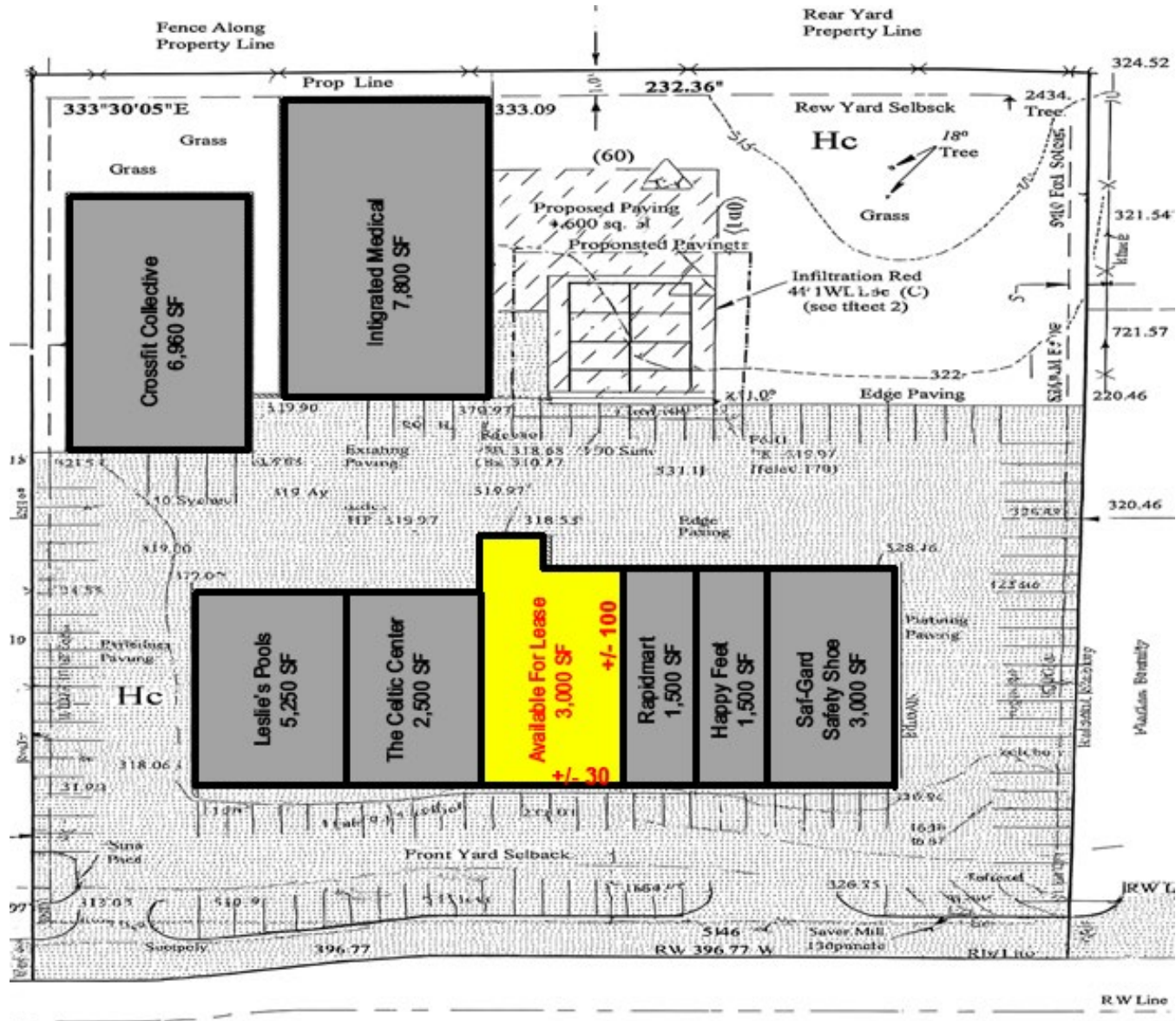


# Site Plan



Manheim Pike S.R. 072

## Leasing Plan



Manheim Pike S.R. 072

**1285 Manheim Pike, Lancaster, Pennsylvania**



# Regional Aerial





# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	47,851
Median HH Income	\$80,691
Average HH Income	\$109,068
Median Age	36.5
Total Households	20,181
Daytime Population	50,889

## 3 Mile Radius

Population	116,292
Median HH Income	\$82,824
Average HH Income	\$110,587
Median Age	36.2
Total Households	46,083
Daytime Population	100,226

## 5 Mile Radius

Population	191,516
Median HH Income	\$88,105
Average HH Income	\$120,229
Median Age	38.3
Total Households	73,990
Daytime Population	160,700

