

FOR LEASE

4 Keystone Court



LEOLA, PA 17540

**MULTIPLE OFFICE/RETAIL SUITES
RANGING FROM 200 SF TO
1,500 +/- SF**

**SIMPLE RENTAL RATE THAT
INCLUDES OPERATING EXPENSES
AND UTILITIES**

**BUSTLING MIXED USE PROPERTY
IN LEOLA WITH A RANGE OF
ON-SITE AMENITIES**



MICHAEL BOWSER, CCIM
717.293.4553
mbowser@high.net

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

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LEASE INFORMATION

Suites and Available SF: Suite 26 - 207 SF
Suite 28 - 500 SF
Suite 44 - 208 SF
Suite 50 - 1,237 SF

Lease Rate: See Lease Rates Below

County: Lancaster

Municipality: Upper Leacock Township

PROPERTY OVERVIEW

Multiple suites ranging from 200 SF to 1,500 +/- SF at this mixed use property. Spaces available are suitable to office, retail, and creative uses.

OFFERING SUMMARY

HVAC:	A/C and Heat Throughout
Sprinklers:	Yes
	On-Site
Water:	Public
Sewer:	Public
Zoning:	Mixed Use

Lighting:	Fluorescent
Flooring:	Various
Number of Floors:	1

ADDITIONAL COMMENTS

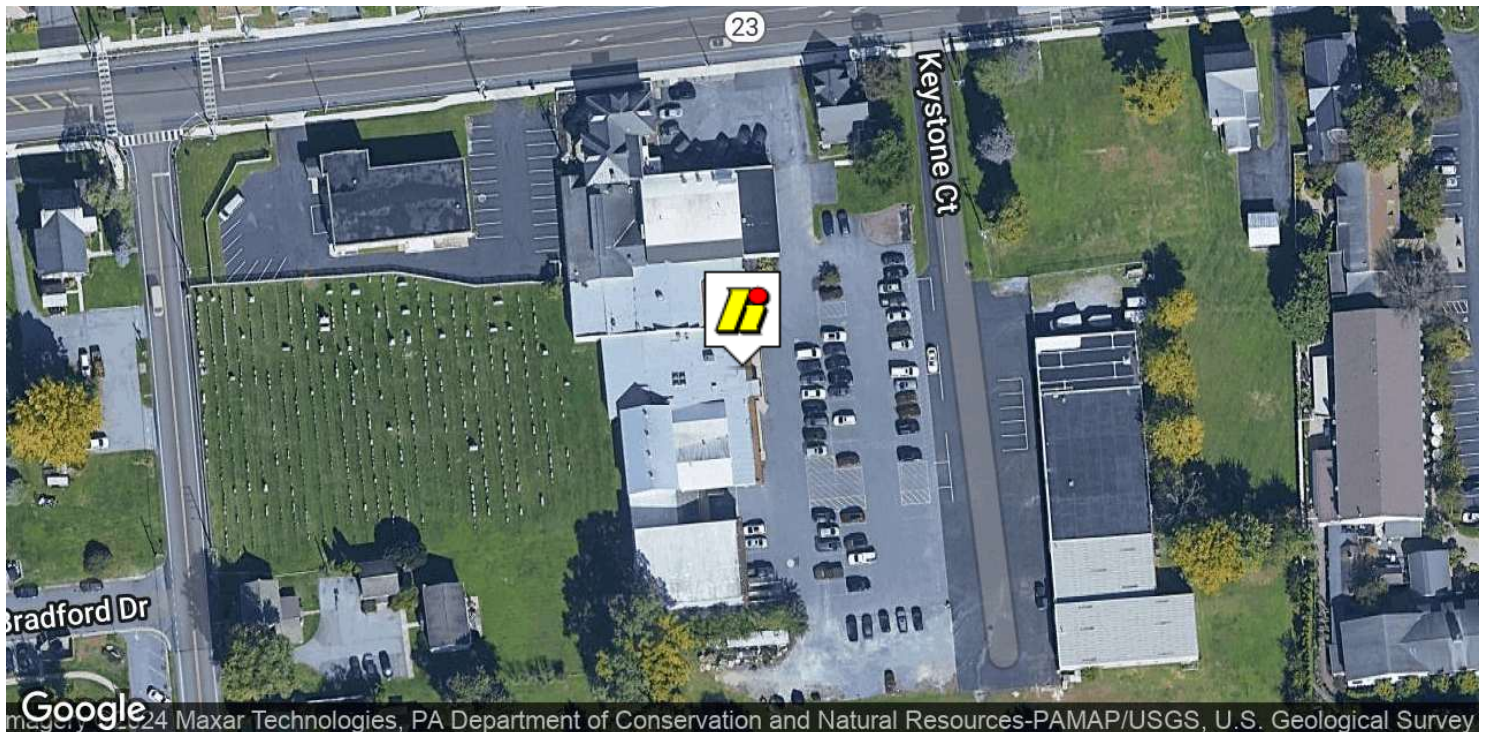
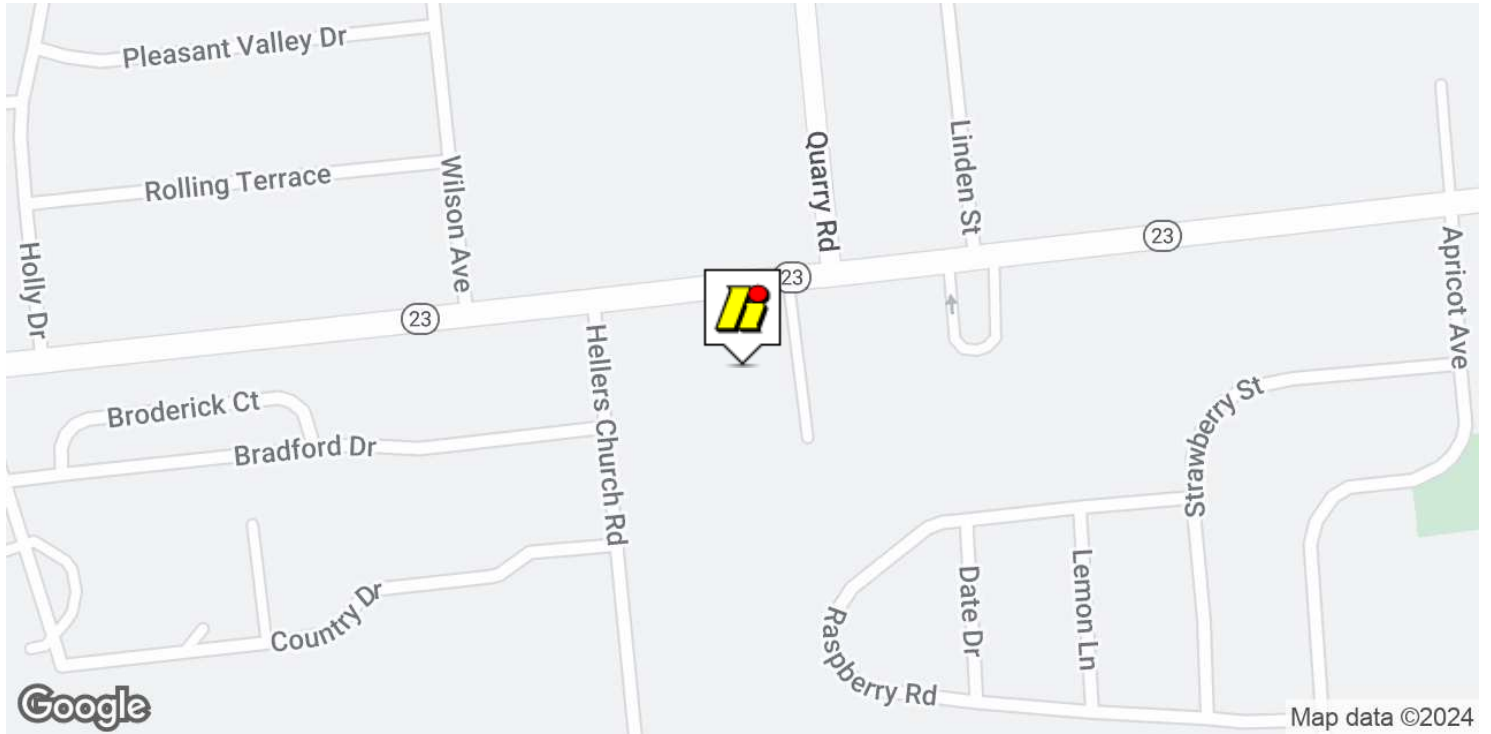
Suite 26 - \$350/mo. Full Service
Suite 28 - \$650/mo. Full Service
Suite 44 - \$375/mo. Full Service
Suite 50 - \$1,500/mo. Full Service



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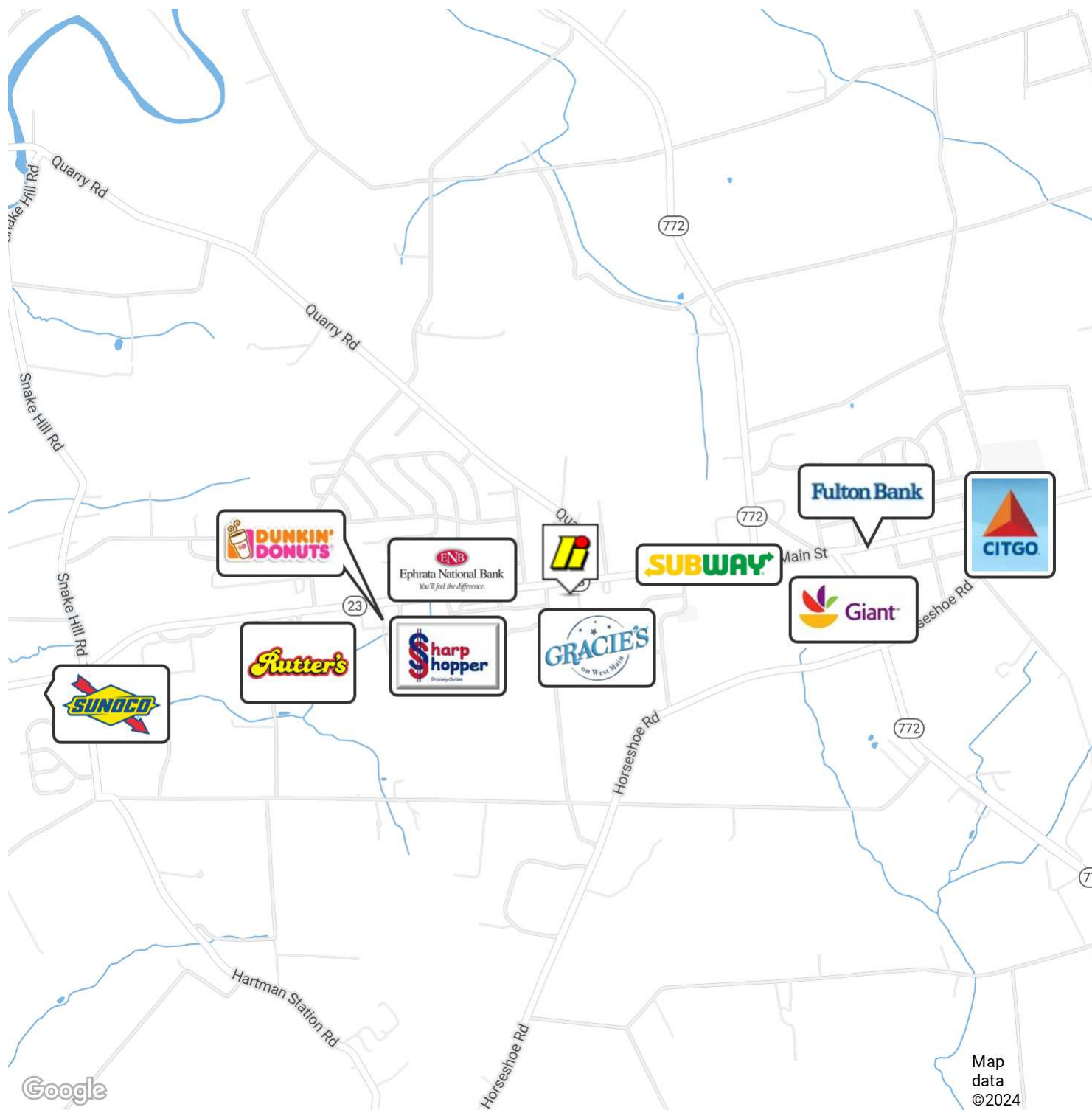
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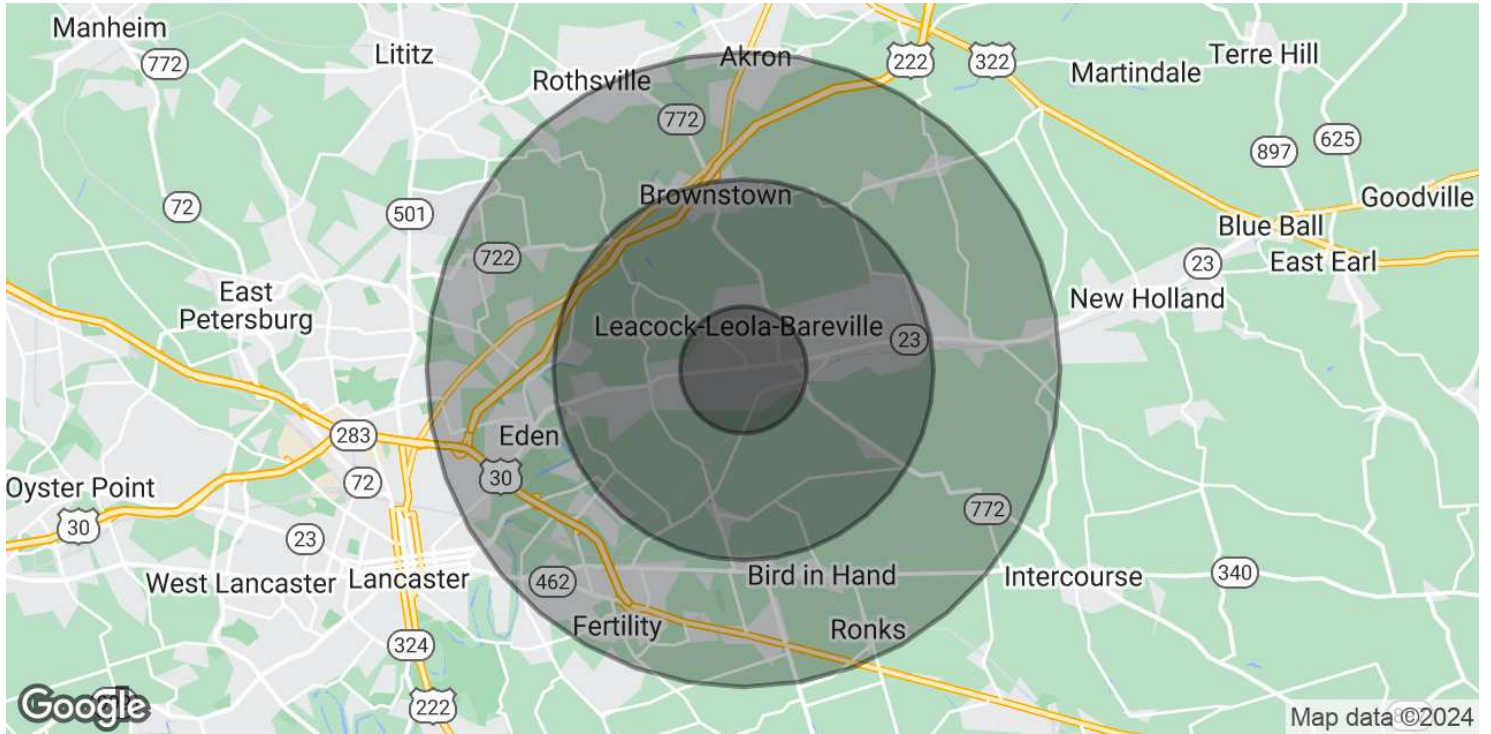
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,799	17,629	61,652
Average Age	33.1	34.0	39.4
Average Age (Male)	34.0	34.2	38.8
Average Age (Female)	34.9	34.1	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	633	5,960	23,802
# of Persons per HH	2.8	3.0	2.6
Average HH Income	\$80,191	\$105,492	\$93,467
Average House Value	\$255,230	\$293,743	\$255,476

* Demographic data derived from 2020 ACS - US Census

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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.

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Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422