

OFFICE BUILDING
FOR LEASE

564 OLD YORK ROAD
ETTERS, PA 17319



Daniel J. Alderman
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1015 Mumma Road
Lemoyne, PA 17043
circommercial.com



564 OLD YORK ROAD

PROPERTY DETAILS

FOR LEASE

\$12.95 SF/YR (MG)

OFFERING SUMMARY

| | |
|-----------------|--------------------|
| Lease Rate | \$12.95 SF/yr (MG) |
| Number of Units | 2 |
| Available SF | 900 - 1,421 SF |
| Lot Size | 2.57 Acres |

PROPERTY SUMMARY

| | |
|---------------|------------------------------------|
| Address | 564 Old York Road Etters, PA 17319 |
| Municipality | Fairview |
| County | York |
| Tax Parcel # | 27-000-QG-0003-G0-00000 |
| Building Size | 10,000 SF |
| Year Built | 1983 |
| Taxes | L |

PROPERTY HIGHLIGHTS

- 900 SF and 1,421 SF suites available for lease in Fairview Township
- Floor plans can be made to suit tenants needs
- Multi-tenant office and retail building with dentist, tanning salon, dog groomer, and barbershop as current occupants
- Convenient location off Exit 36 of Interstate 83

PROPERTY DESCRIPTION

Multi-tenant office/retail building. Join dentist, tanning salon, dog groomer, and barber shop. Super convenient location just off I-83 at exit 36. Potential to design your space to suit your needs.



BUILDING INFORMATION

| | |
|---------------------|--------------------------------|
| Construction | Masonry |
| # of Floors | 1 |
| Restrooms | 2 |
| HVAC | Electric heat pump |
| Electrical Capacity | 225 amps |
| Roof | Shingle |
| Ceilings | 8'3" |
| Ceiling Description | 2x4 suspended acoustical tiles |
| Walls | Drywall |
| Floor Type | Concrete |
| Basement | No |
| Business ID Sign | Yes |

UTILITIES & ZONING

| | |
|--------------------|--|
| Zoning | CB - Commercial Business; permits financial services, offices, medical, personal service, retail, therapeutic massage business, light industrial, etc. |
| Zoning Description | Check zoning ordinance for a complete list of permitted uses. |

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564 OLD YORK ROAD

LEASE INFORMATION

FOR LEASE

\$12.95 SF/YR (MG)

LEASE INFORMATION

| | |
|--------------------------|-----------------------------------|
| Monthly Payments | Depends on amount of space leased |
| Annual Rent | Depends on amount of space leased |
| Real Estate Taxes | Included in rent |
| Finish Allowance | - |
| Lease Term | Negotiable |
| Options | Yes |
| Escalation | 3% |
| Possession | Upon execution of lease contract |
| Building Hours | Unlimited |
| Security Deposit | Yes |

LANDLORD/TENANT RESPONSIBILITIES

| | |
|--------------------------|---|
| Heat | T |
| Trash Removal | L |
| Insurance | L |
| Air Conditioning | T |
| HVAC Repairs | L |
| Interior Repairs | T |
| Water & Sewer | L |
| Supplies | T |

| | |
|--------------------------------|---|
| Taxes | L |
| Electric | T |
| Janitorial | T |
| Structure Repairs | L |
| Parking Lot Maintenance | L |
| Light Bulbs | T |
| Plumbing Repairs | L |
| Roof Repairs | L |

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LEASE SPACES

FOR LEASE
\$12.95 SF/YR (MG)

LEASE INFORMATION

| | | | |
|---------------------|----------------|--------------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 900 - 1,421 SF | Lease Rate: | \$12.95 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------------|-----------|-----------|----------------|---------------|-------------|
| 564 Old York Road - 900 SF | Available | 900 SF | Modified Gross | \$12.95 SF/yr | - |
| 564 Old York Road - 1,421 SF | Available | 1,421 SF | Modified Gross | \$12.95 SF/yr | - |



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EXTERIOR PHOTOS

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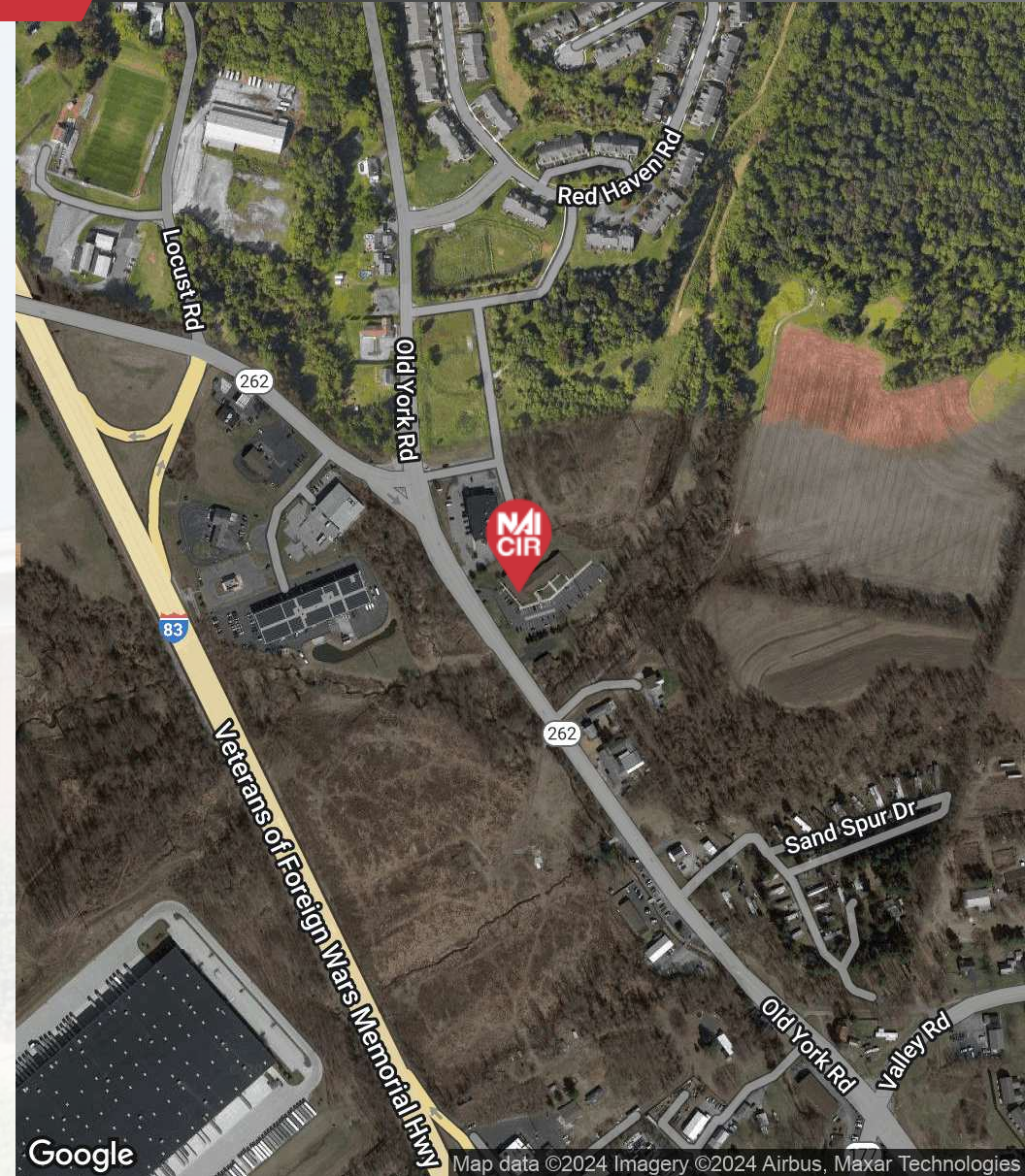
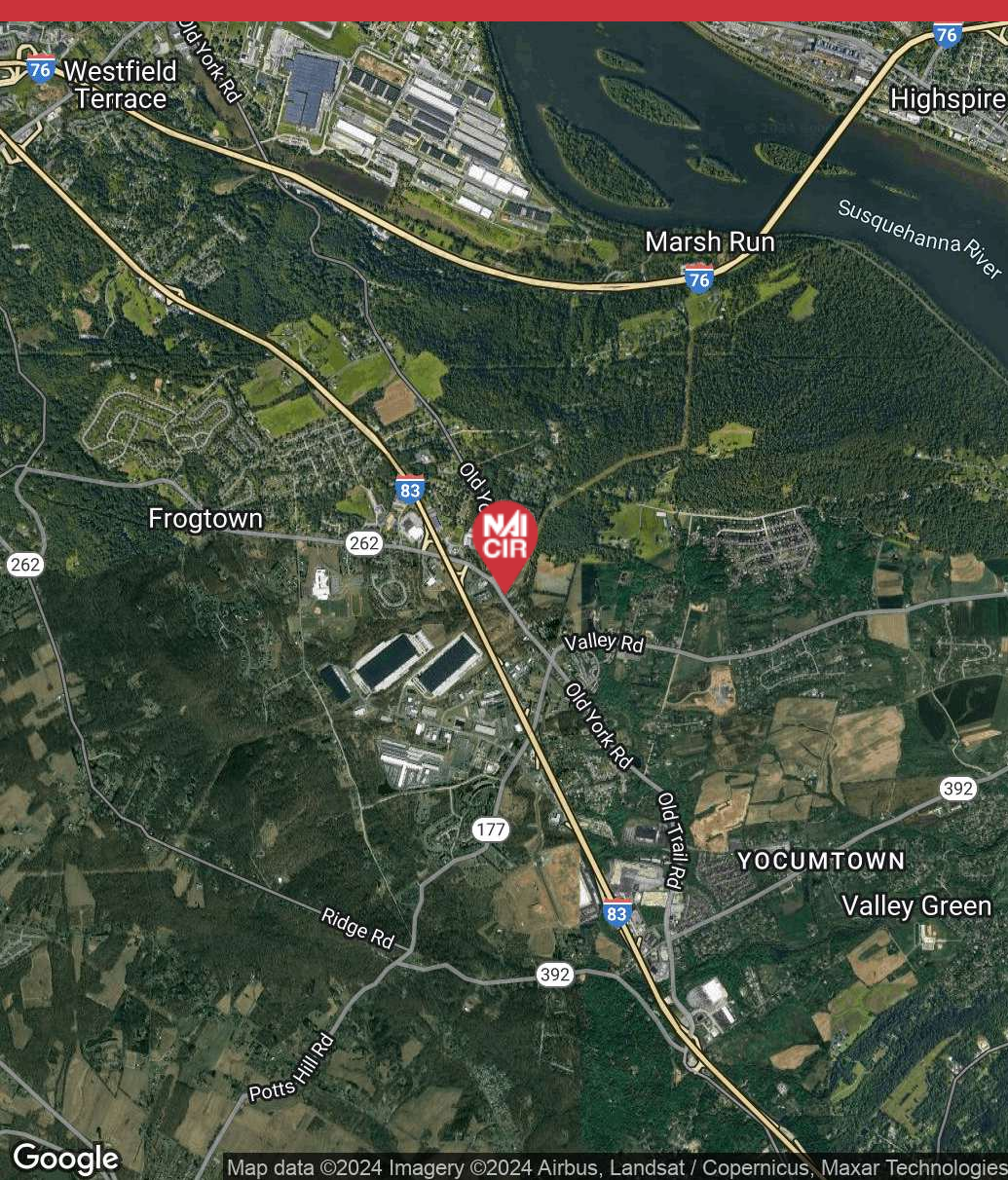
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LOCATION MAP

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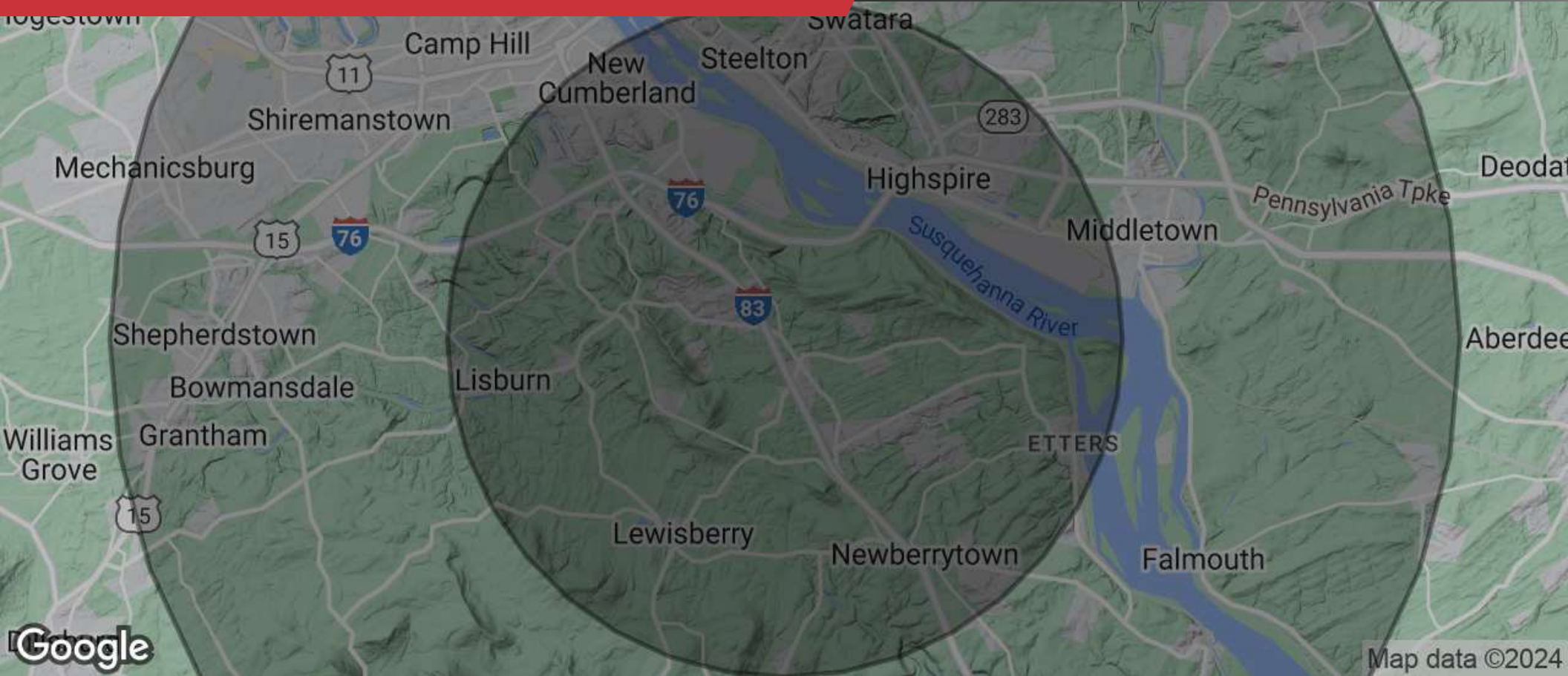
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DEMOGRAPHICS

FOR LEASE
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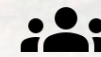
POPULATION

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 65,718 | 363,694 | 634,583 |



HOUSEHOLDS

| 5 MILES | 10 MILES | 15 MILES |
|---------|----------|----------|
| 26,409 | 146,509 | 253,580 |



INCOME

| 5 MILES | 10 MILES | 15 MILES |
|-----------|-----------|-----------|
| \$101,821 | \$102,975 | \$106,743 |

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