



For Lease

Office / Flex Building

\$1,000.00 - 2,500.00 per month

1865 Lincoln Hwy East

1865 Lincoln Hwy E
Lancaster, Pennsylvania 17602

Property Highlights

- Versatile floor plans
- Ample parking
- Customizable office spaces
- Prominent visibility
- Convenient access to major transportation arteries
- Prime commercial space
- Flexible leasing options

Available Spaces

| Spaces | Lease Rate | Size (SF) |
|----------------------------------|-------------------|-----------|
| 1865 E Lincoln Hwy Lancaster, PA | \$2,500 per month | 3,200 |
| 1865 E Lincoln Hwy Lancaster, PA | \$2,500 per month | 1,950 |
| 1865 E Lincoln Hwy Lancaster, PA | \$1,000 per month | 622 |

OFFERING SUMMARY

| | |
|--------------|---------------------------------------|
| Lease Rate | \$1,000.00 - 2,500.00 per month (NNN) |
| Available SF | 622 - 3,200 SF |
| Lot Size | 2.24 Acres |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|----------|------------|----------------|
| 1 Mile | 7,743 | \$117,213 |
| 5 Miles | 151,307 | \$103,298 |
| 10 Miles | 310,987 | \$110,123 |

For more information

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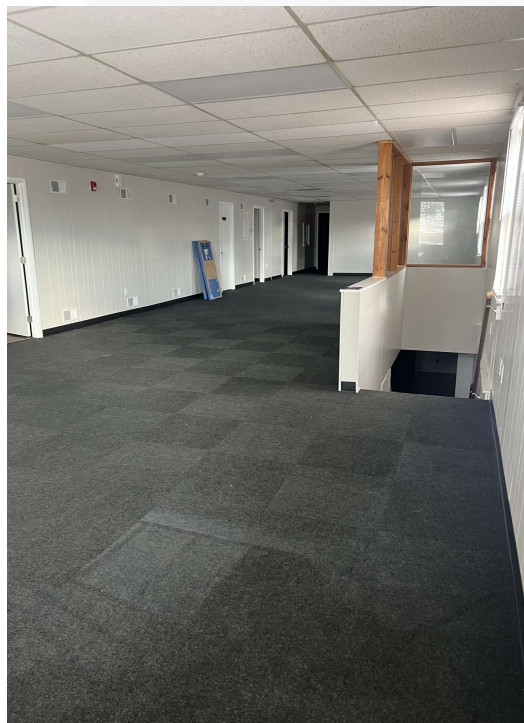
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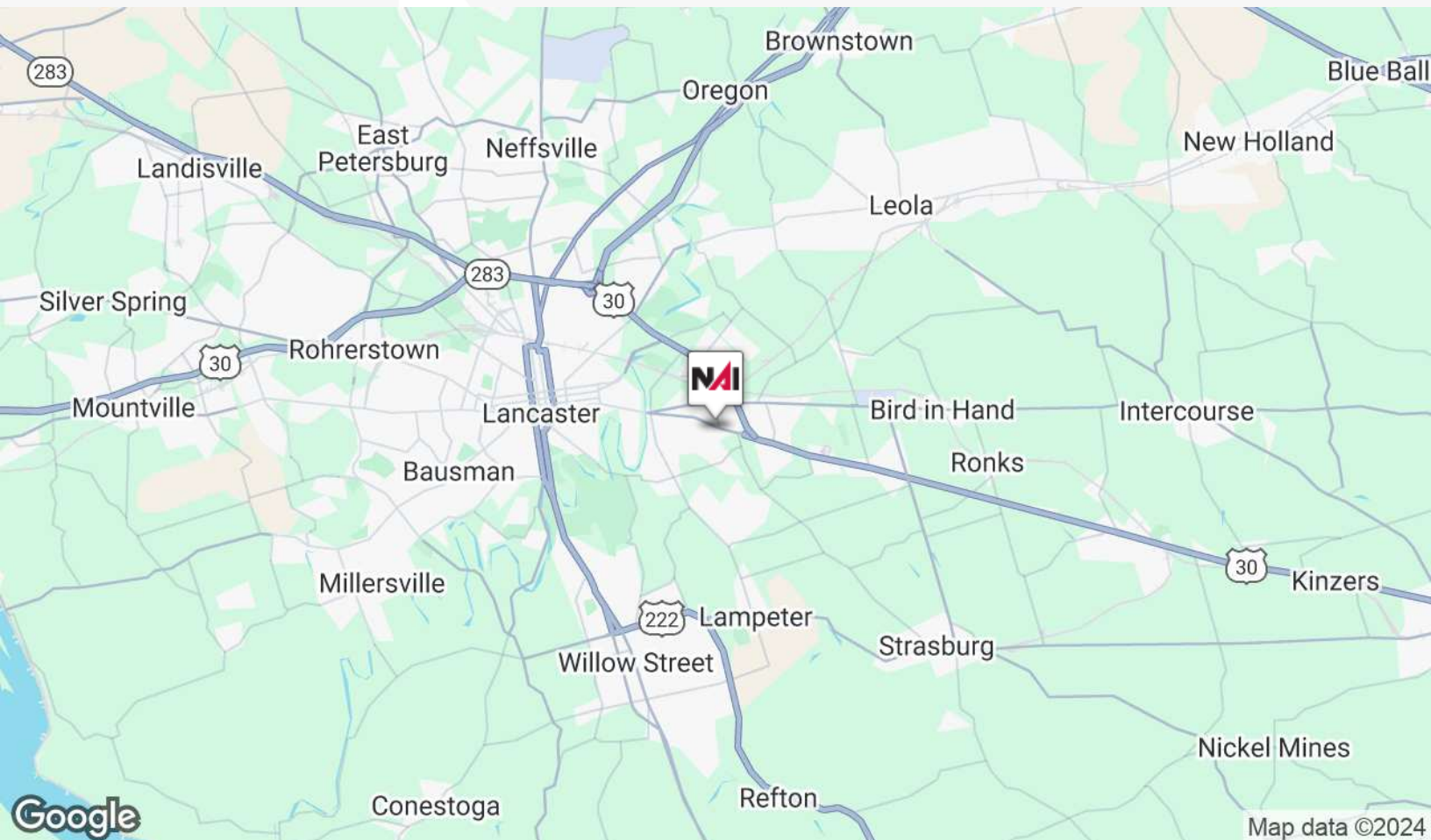
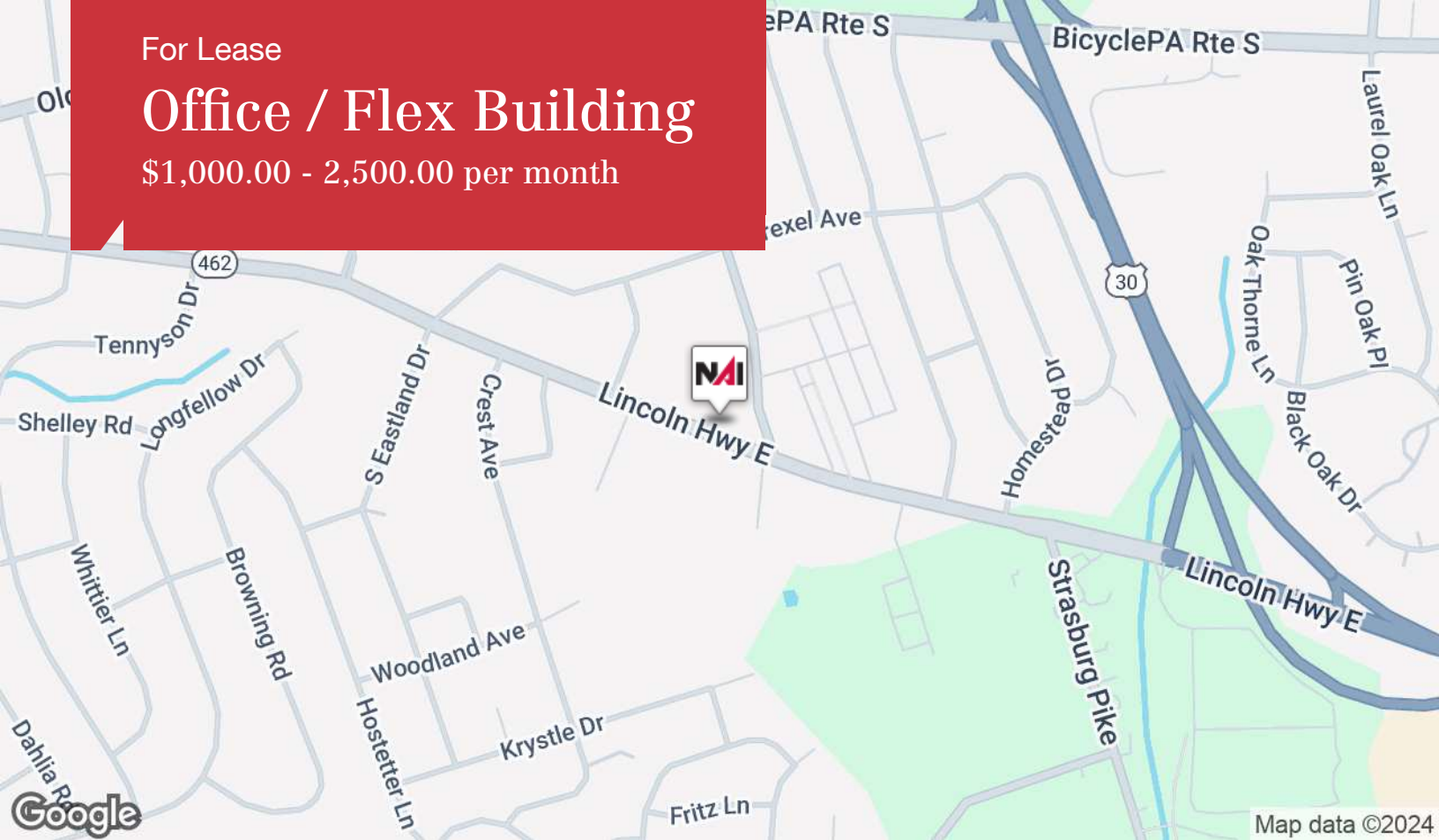
| | |
|--------------------|----------------------------------|
| PROPERTY NAME: | 1865 Lincoln Hwy East |
| PROPERTY TYPE: | Office |
| APN: | 310-2388140-259194-0-0000 |
| LOT SIZE: | 97,525 SF |
| BUILDING CLASS: | B |
| ZONING: | R2 |
| PARKING SPACES: | 30 |
| BUILDING FRONTAGE: | Lincoln Hwy East |
| CROSS STREETS: | Greenfield Rd & Lincoln Hwy East |
| YEAR BUILT: | 1977 |
| NUMBER OF STORIES: | 2 |
| NUMBER OF UNITS: | 6 |



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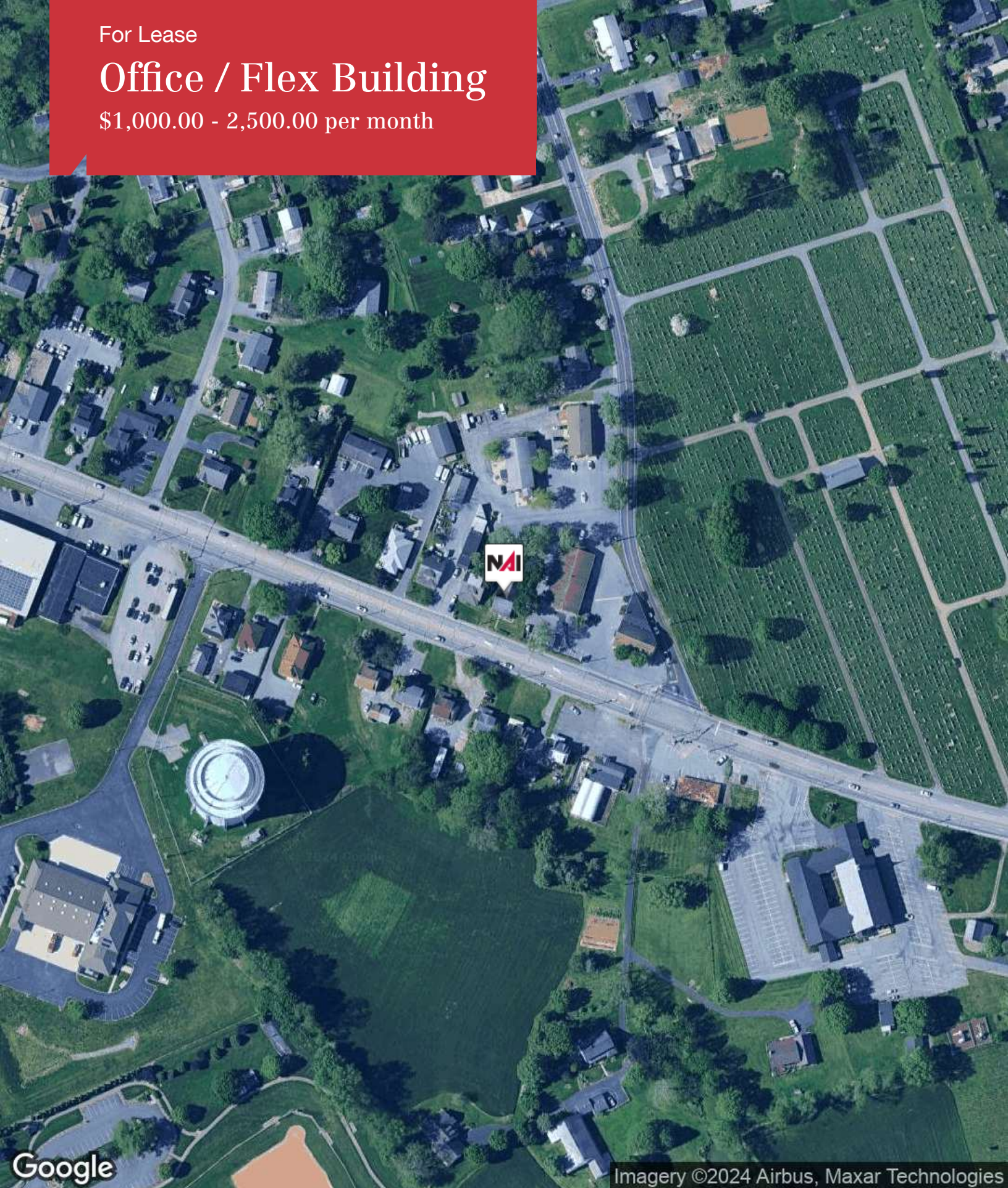
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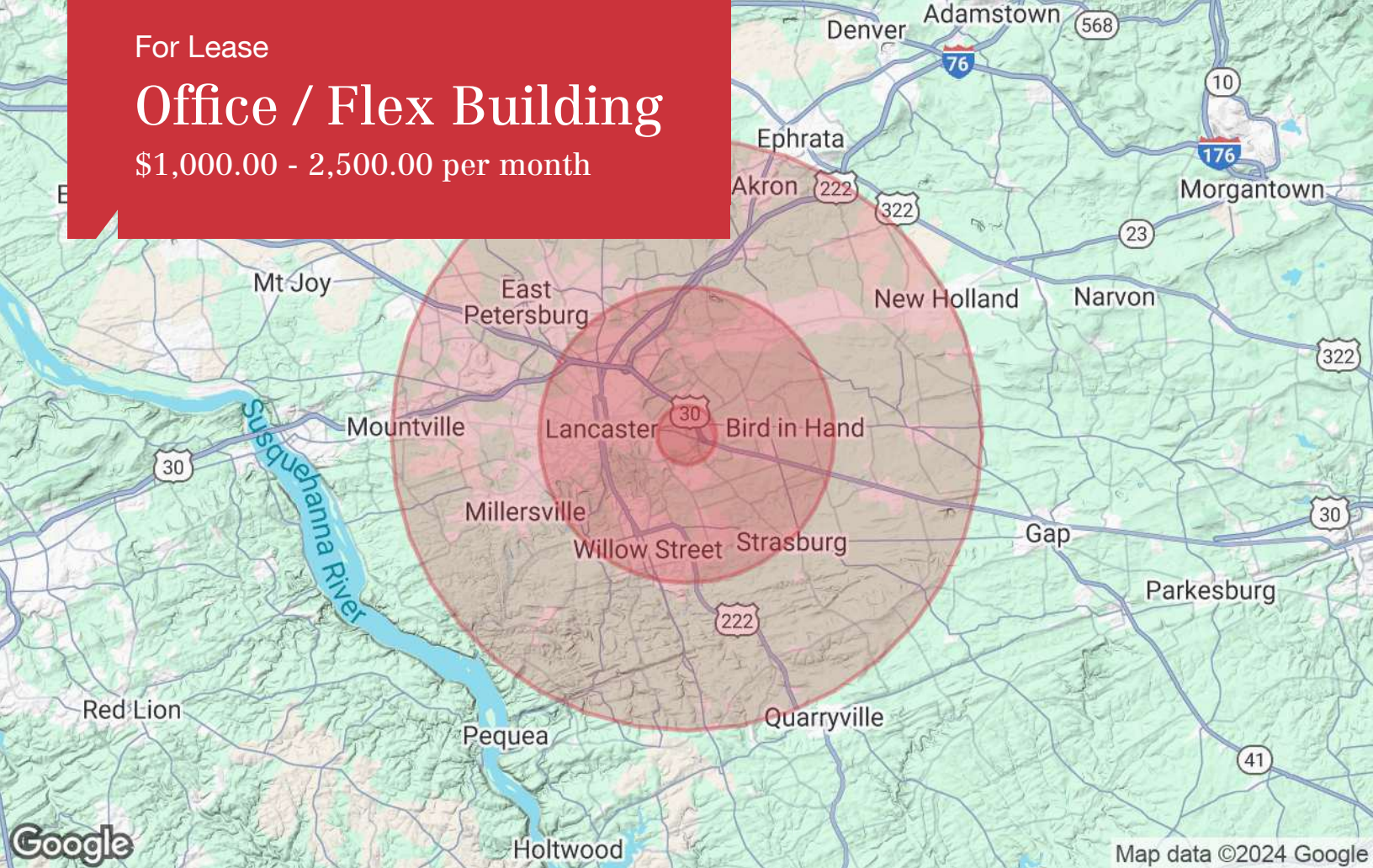
Google

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| | 1 Mile | 5 Miles | 10 Miles |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| TOTAL POPULATION | 7,743 | 151,307 | 310,987 |
| MEDIAN AGE | 42 | 41 | 41 |
| MEDIAN AGE (MALE) | 41 | 39 | 40 |
| MEDIAN AGE (FEMALE) | 43 | 41 | 42 |
| Households & Income | | | |
| TOTAL HOUSEHOLDS | 3,004 | 58,217 | 117,386 |
| # OF PERSONS PER HH | 2.6 | 2.6 | 2.6 |
| AVERAGE HH INCOME | \$117,213 | \$103,298 | \$110,123 |
| AVERAGE HOUSE VALUE | \$345,015 | \$313,436 | \$340,427 |
| Race | | | |
| % WHITE | 77.6% | 70.4% | 80.3% |
| % BLACK | 8.8% | 10.5% | 6.7% |
| % ASIAN | 6.0% | 5.2% | 4.5% |
| % HAWAIIAN | 0.0% | 0.0% | 0.0% |
| % INDIAN | 0.3% | 0.4% | 0.3% |
| % OTHER | 7.4% | 13.5% | 8.2% |
| Ethnicity | | | |
| % HISPANIC | 15.3% | 24.9% | 16.4% |

* Demographic data derived from 2020 ACS - US Census