

FOR LEASE

445 Linden Street



COLUMBIA, PA 17512

**PROPERTY HIGHLIGHTS**

- Half acre site with 1,488 SF free standing building
- 597' of frontage along Route 30
- Visible to over 56,000 vehicles per day
- Located just off the Columbia exit on Route 30
- Great Flex Building with Parking



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**LEASE INFORMATION**

Available SF:	1,488 SF
Lease Rate:	\$28.25 SF/yr
County:	Lancaster
Municipality:	Columbia Borough

**PROPERTY OVERVIEW**

Highly visible, freestanding building on half acre parcel just off Route 30 at the Columbia exit. Parcel has approximately 597' of frontage along the highway with direct access of the exit heading east. The parcel is zoned Highway Commercial which allows for a variety of retail and service uses including restaurants with or without drive-thru, retail stores, financial institutions, personal services, offices, and more. Owner will consider a lease of the existing structure or land lease. Property is not available for sale. A portion of the building will remain a visitor's center to be maintained by the landlord. Additional details available upon request.

**OFFERING SUMMARY**

HVAC:	Central Air
Sprinklers:	No
Parking:	On-Site, Paved
Water:	Public
Sewer:	Public
Zoning:	Highway Commercial

Traffic Counts:	56,300
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**ADDITIONAL COMMENTS**

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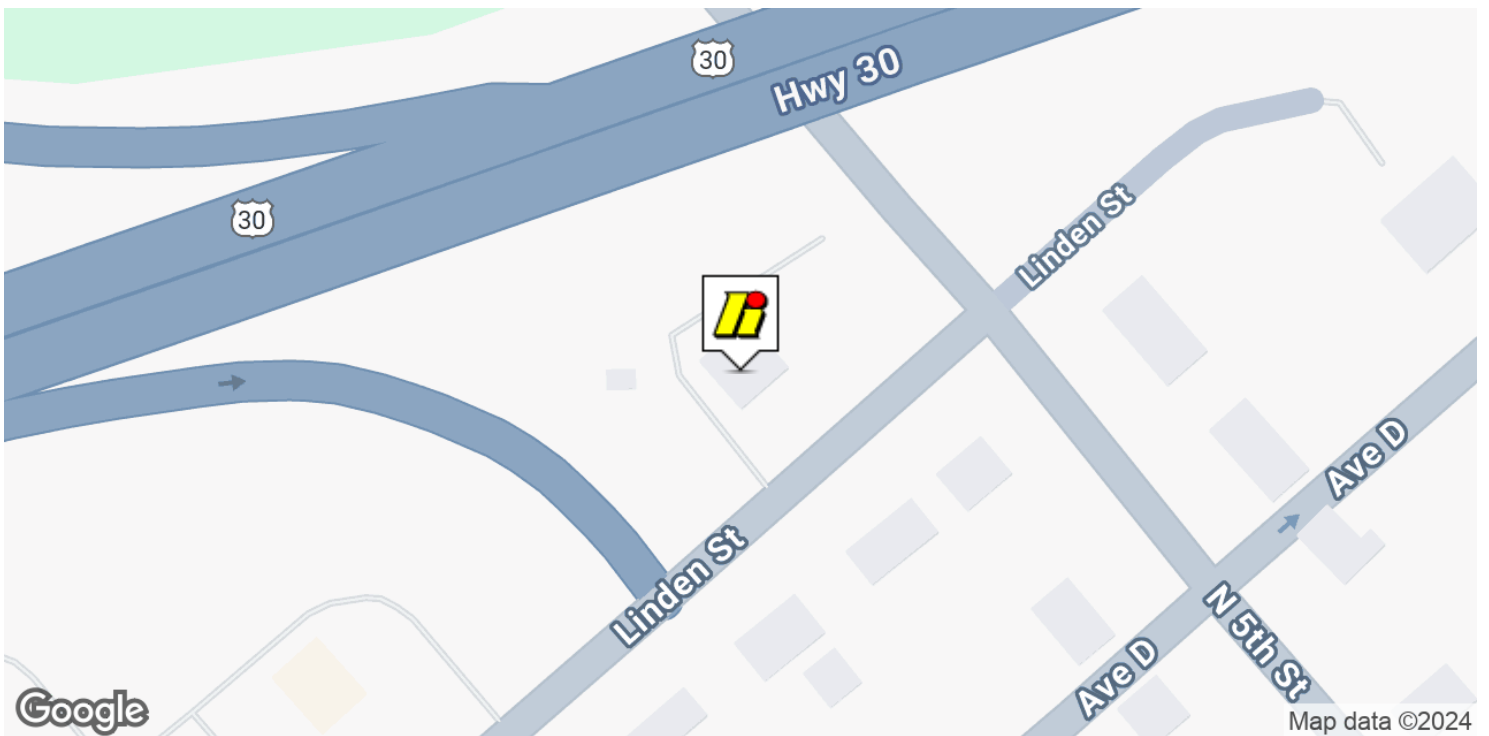
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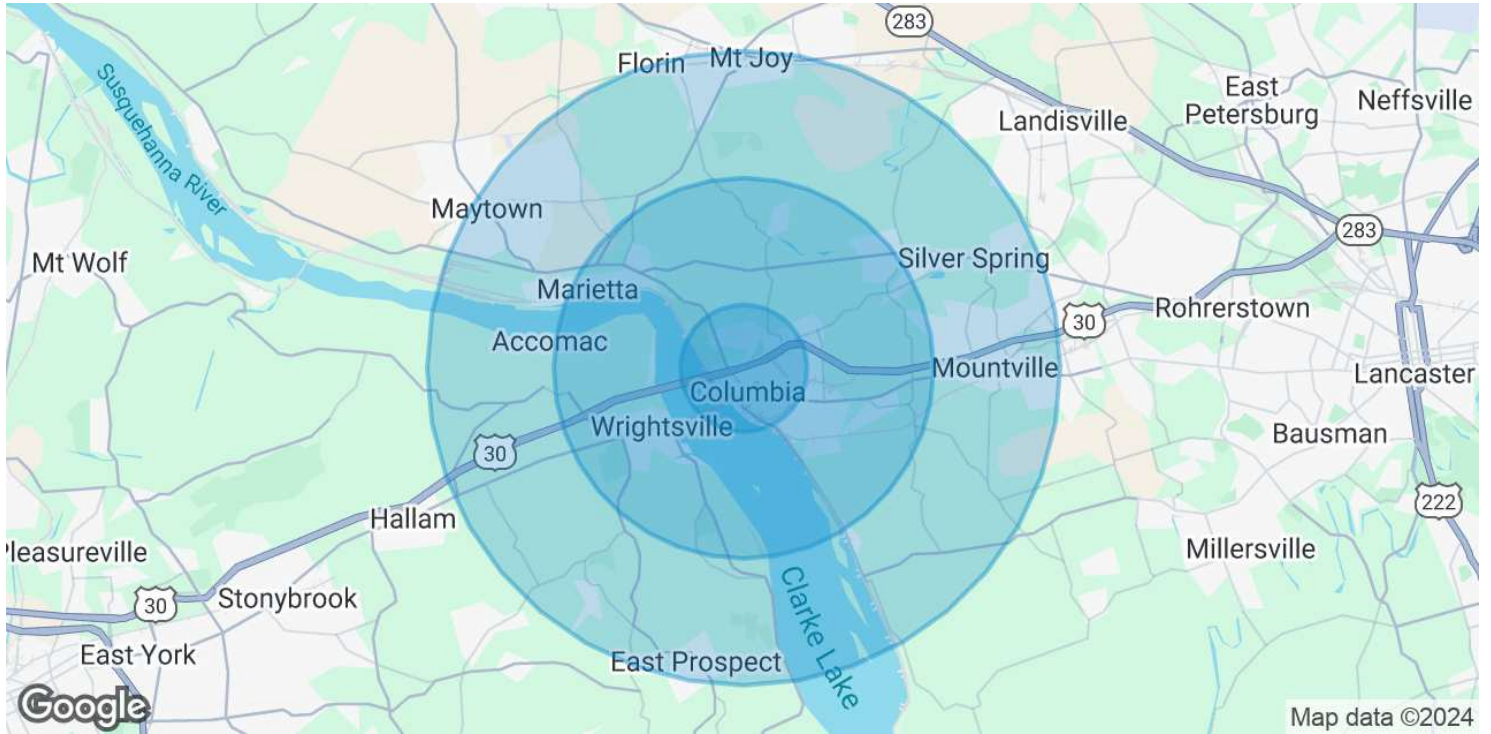
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,592	23,951	51,423
Average Age	39.7	41.8	41.3
Average Age (Male)	38.5	41.8	40.5
Average Age (Female)	40.4	41.1	41.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,857	10,504	21,538
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$55,132	\$64,398	\$77,121
Average House Value	\$129,372	\$173,943	\$207,390

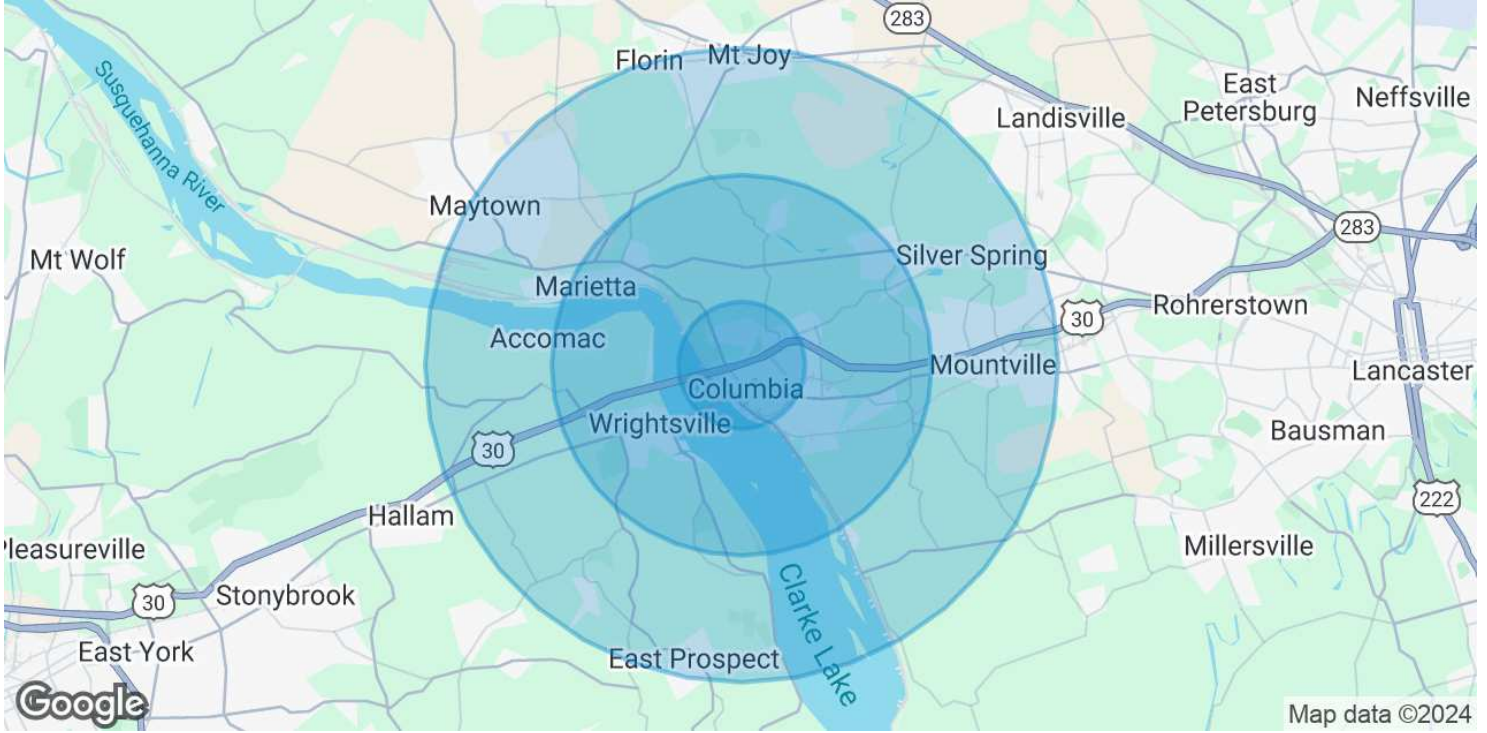
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## TRAFFIC COUNTS

56,300/day

2020 American Community Survey (ACS)

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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.**

1853 WILLIAM PENN WAY  
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