

FOR LEASE

# 505 Leaman Avenue



MILLERSVILLE, PA 17551

**HIGH EXPOSURE LOCATION  
ALONG MILLERSVILLE PIKE**

**END CAP SPACE**

**OPEN FLOORPLAN WITH  
NATURAL LIGHT**



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

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## LEASE INFORMATION

Available SF:	1,548 +/- SF
Lease Rate:	\$13.95 SF/yr
CAM:	\$4.65 SF/yr
County:	Lancaster
Municipality:	Millersville Borough

## PROPERTY OVERVIEW

Well positioned corner office/retail space located off of Manor Ave/Rt. 999. The former pharmacy space provides an open floor plan, plenty of natural light and enjoys recent light renovations for a Tenant's vision. The end cap space is supported with on-site parking and ample signage to take advantage of the well traveled Manor Ave with 15,072 ADT. Can be subdivided.

## OFFERING SUMMARY

HVAC:	Central Air, Heating Fuel: Gas/Electric	Lighting:	Fluorescent
Sprinklers:	No	Traffic Counts:	15,072 ADT
Parking:	Off Street		
Water:	Public		
Sewer:	Public		
Zoning:	Downtown District Zoning		



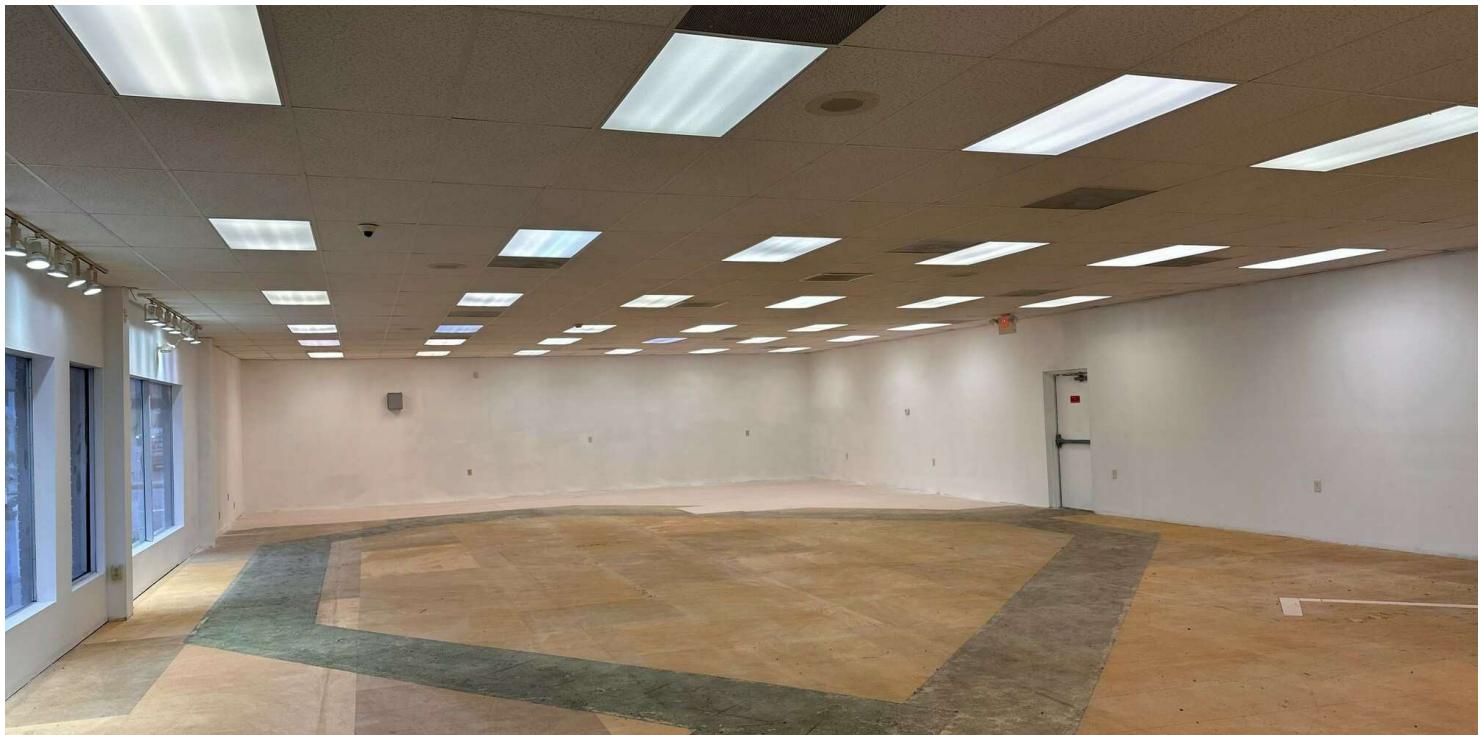
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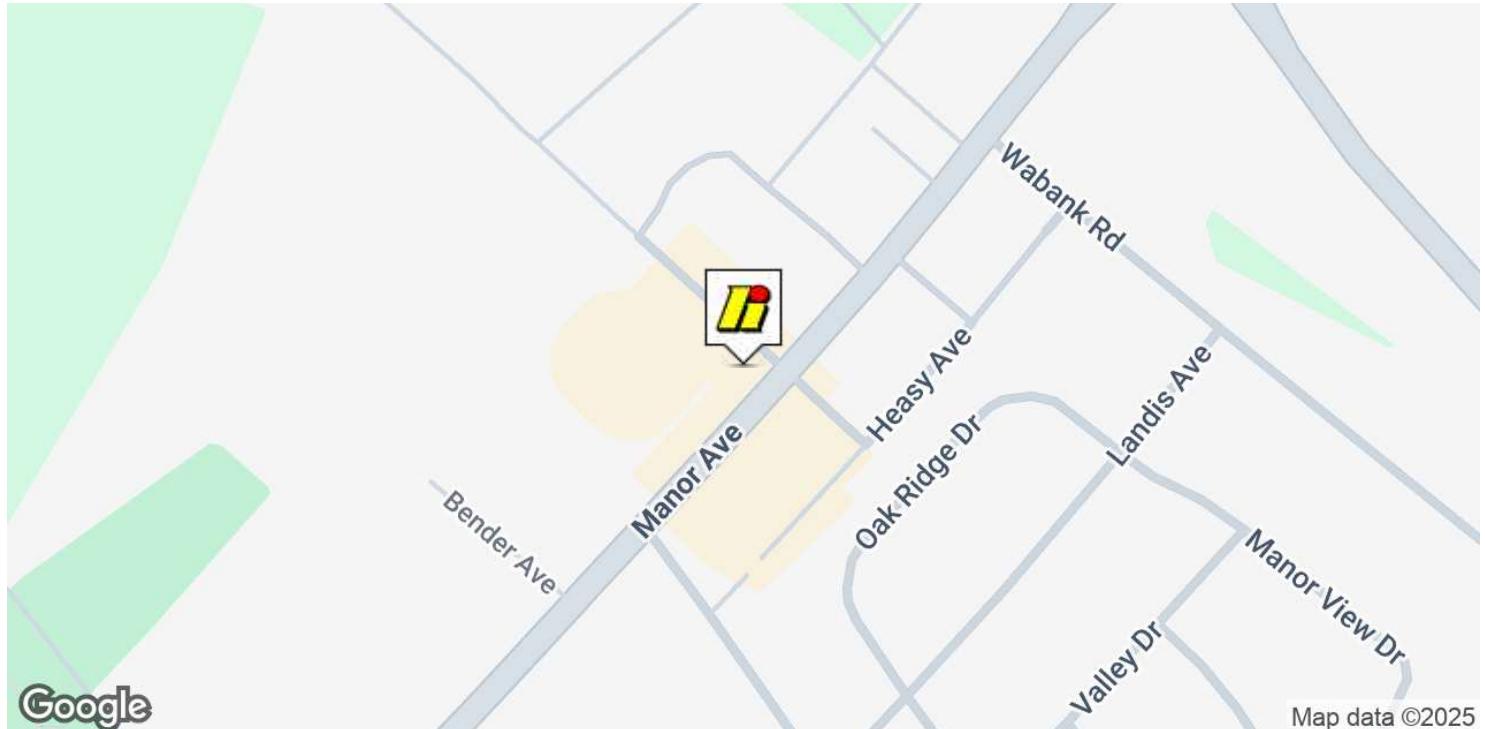
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An Affiliate of High Real Estate Group LLC



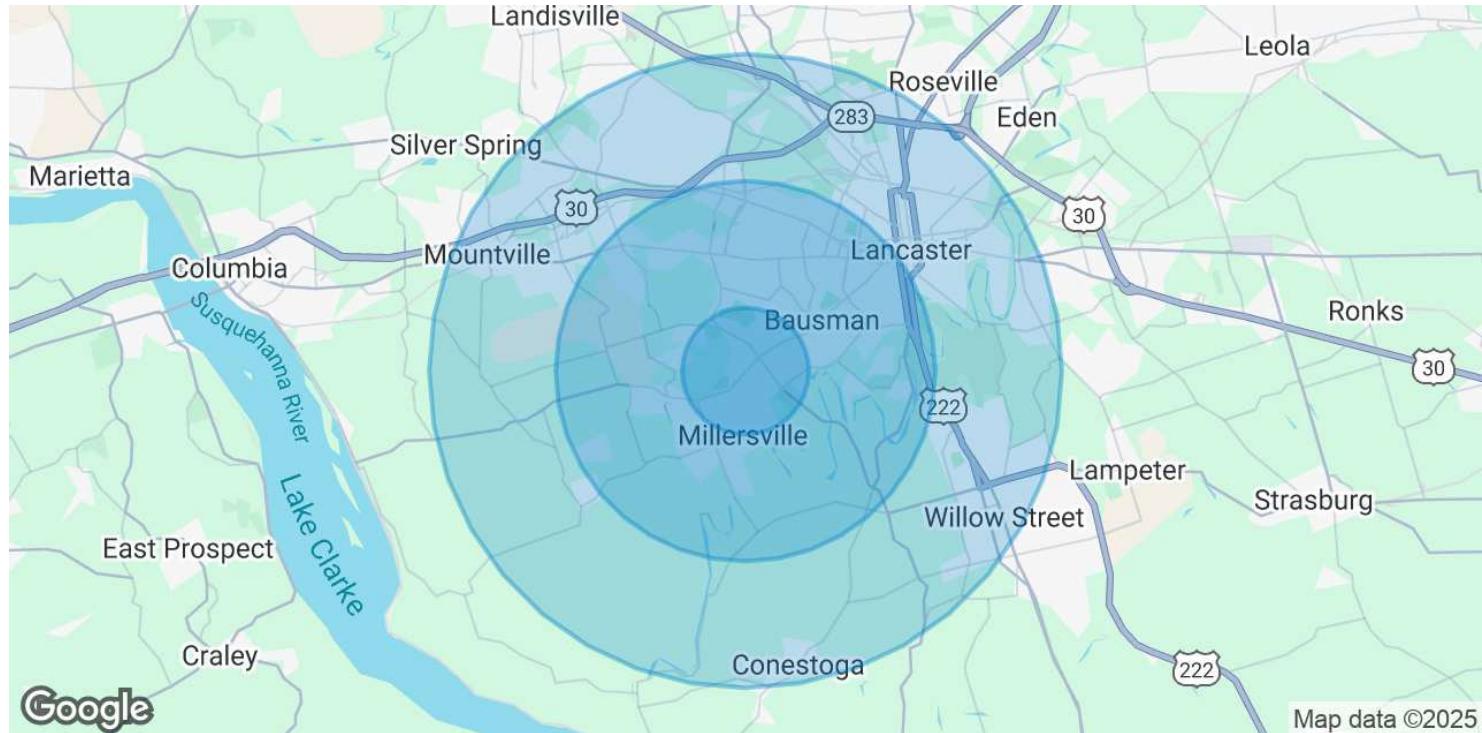
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,442	69,837	162,747
Average Age	39	39	41
Average Age (Male)	39	38	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,705	26,300	62,899
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$94,881	\$90,539	\$98,024
Average House Value	\$278,151	\$255,996	\$292,394

Demographics data derived from AlphaMap

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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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