

FOR LEASE

505 Leaman Avenue



MILLERSVILLE, PA 17551

**HIGH EXPOSURE LOCATION
ALONG MILLERSVILLE PIKE**

END CAP SPACE

**OPEN FLOORPLAN WITH
NATURAL LIGHT**



BREE ROBINSON

717.209.4089

brobinson@high.net

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

Sprinklers: No

Parking: Off Street

Water: Public

Sewer: Public

Zoning: Downtown District Zoning

Lighting: Fluorescent

Traffic Counts: 15,072 ADT



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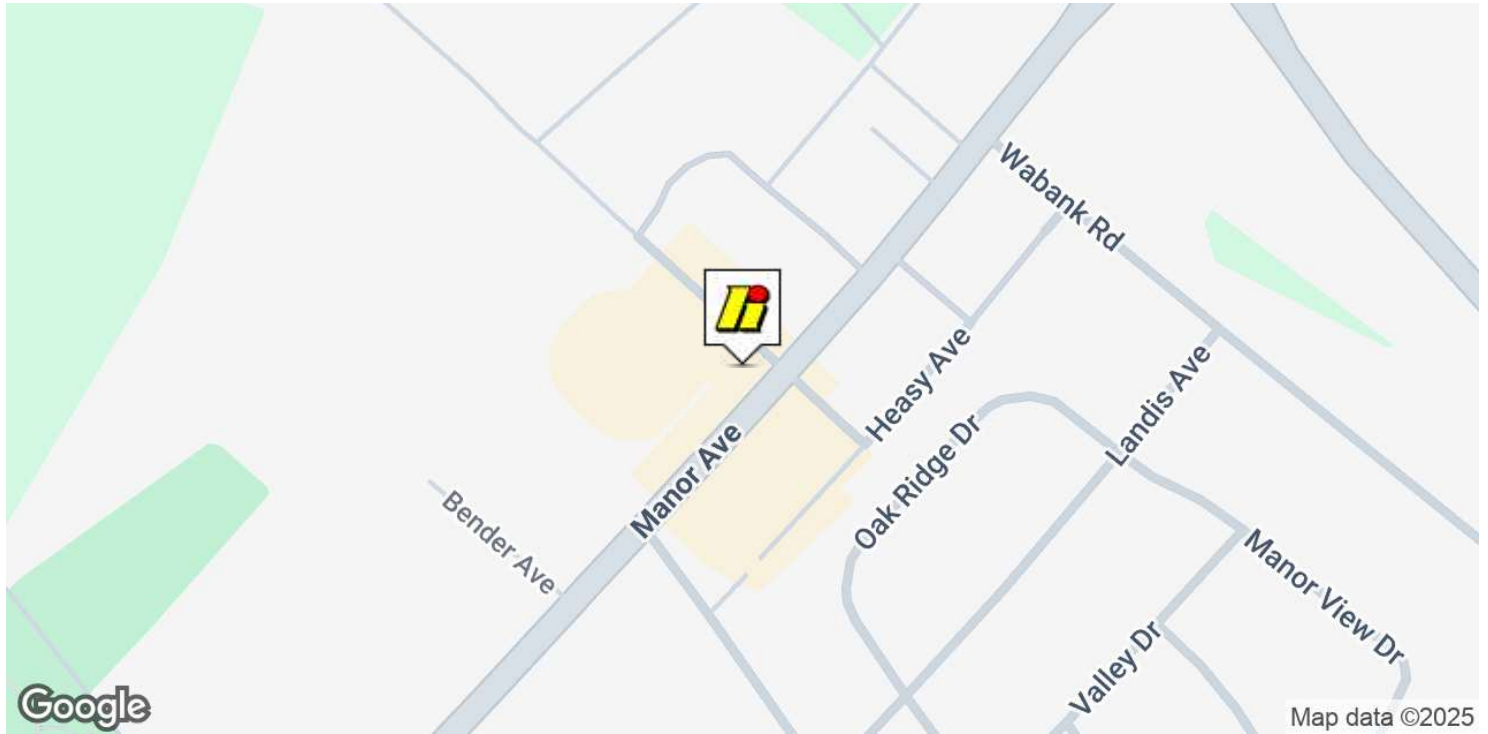
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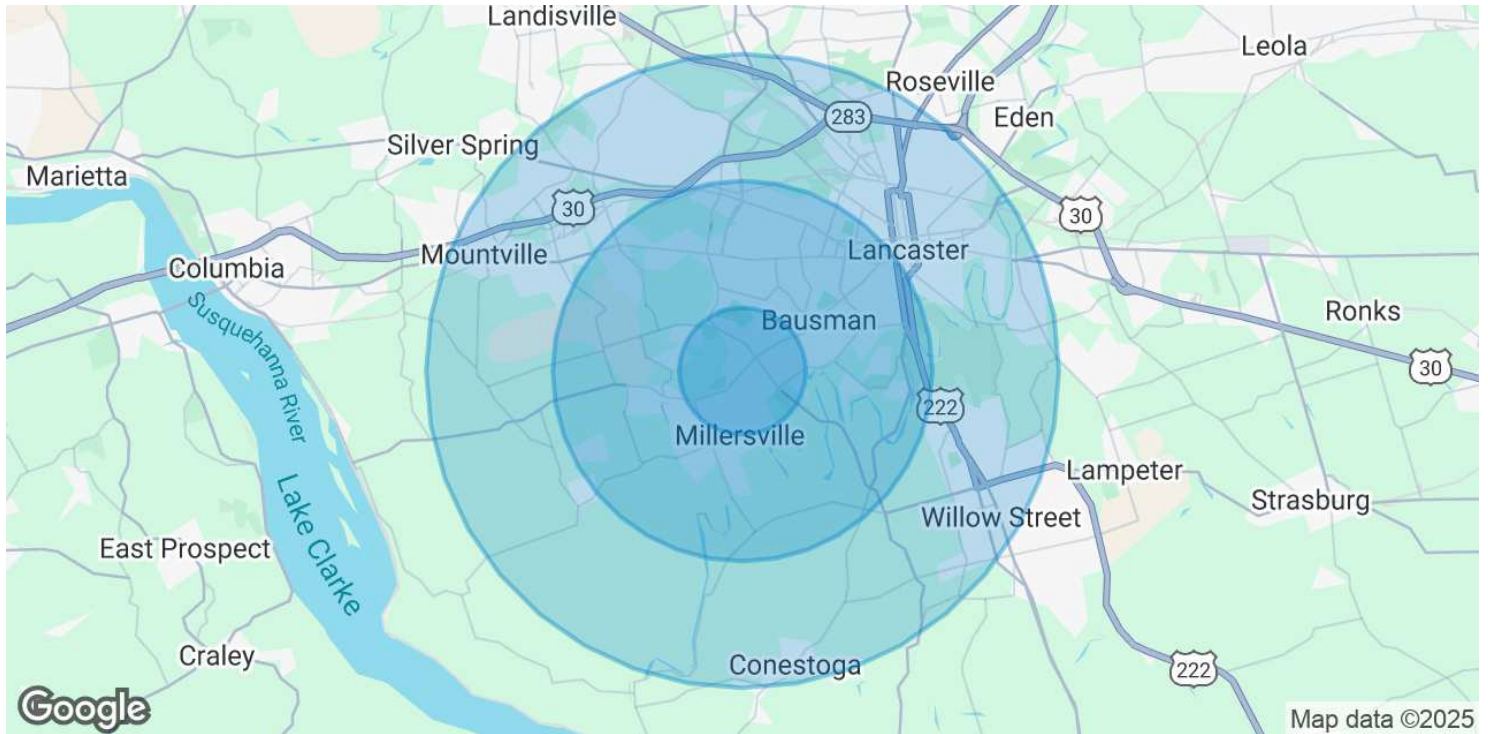
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,442	69,837	162,747
Average Age	39	39	41
Average Age (Male)	39	38	40
Average Age (Female)	40	40	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,705	26,300	62,899
# of Persons per 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.

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Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422