



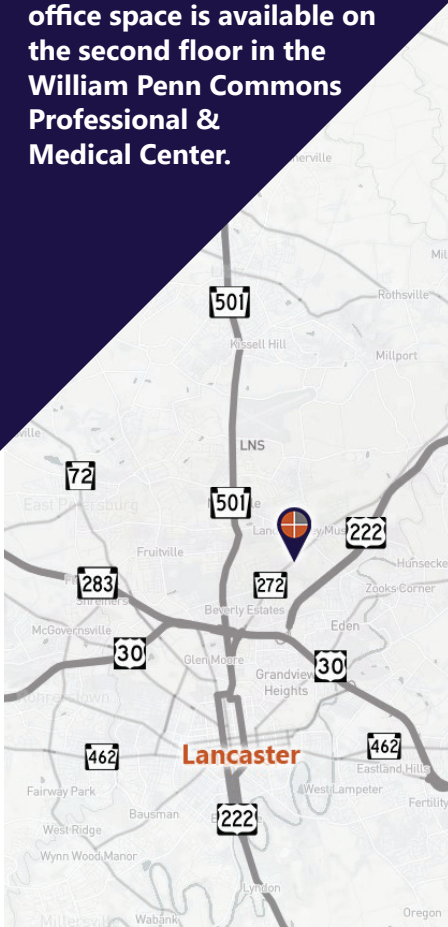
# PROFESSIONAL OFFICE SPACE

Manheim Township | Lancaster County

2205 Oregon Pike Lancaster, PA 17601

## FOR LEASE

980 +/- SF of professional office space is available on the second floor in the William Penn Commons Professional & Medical Center.



**Marisa Benjamin**  
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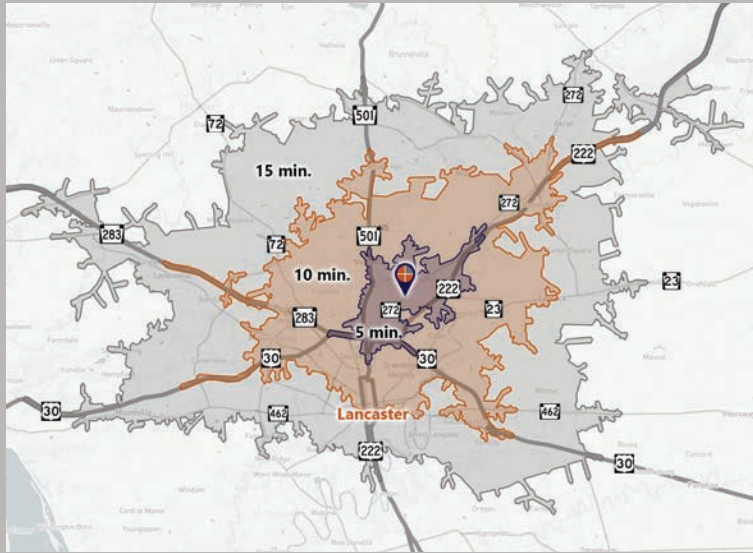


# PROFESSIONAL OFFICE SPACE

## DEMOGRAPHICS

Variable	2205 Oregon Pike Lancaster, PA 17601		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	14,083	66,055	198,105
Population Density (Per Sq. Mile)	2,364.3	1,687.6	1,750.5
Total Daytime Population	16,597	97,847	234,156
Total Households	5,476	25,257	76,593
Per Capita Income	\$49,681	\$47,790	\$43,826
Average Household Income	\$127,394	\$123,299	\$112,693
Average Disposable Income	\$96,124	\$92,961	\$85,494
Aggregate Disposable Income	\$526,375,329	\$2,347,905,677	\$6,548,222,018
Total (SIC01-99) Businesses	891	4,124	9,823
Total (SIC01-99) Employees	10,531	69,278	145,500
Total (SIC01-99) Sales	\$1,379,583,977	\$13,432,065,209	\$27,357,816,524
Annual Budget Expenditures	\$594,710,584	\$2,666,232,113	\$7,420,682,723
Retail Goods	\$194,160,525	\$870,523,896	\$2,412,027,307

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

William Penn Commons is a professional office and medical center positioned along the highly traveled Oregon Pike/Route 272 corridor in Manheim Township, an area that continues to experience steady growth in professional & medical services. The corridor has seen increased demand for office space driven by population growth, expanding healthcare providers, and professional services seeking convenient access to Lancaster and surrounding communities.

The available 980± SF suite is located on the second floor and provides ample on-site parking. The interior is efficiently designed with an open reception/work area, two (2) private offices, a kitchenette, and a large rear office or conference room.

The property benefits from strong surrounding tenancy, including established and growing medical and professional practices such as: Randali Centre for Aesthetic Medicine, Sallavanti & Cotter Family Medicine, Keystone Endodontics, Katherine Ni, Periodontics, and Tri-Starr Staffing. This mix of tenants creates an environment that attracts both clients and professionals.

With close proximity to numerous retail and service amenities, as well as quick access to downtown Lancaster, William Penn Commons offers an ideal location for professionals seeking visibility, accessibility, and long-term stability in a growing market.

## PROPERTY DETAILS

- Total Building Size:..... 4,532 SF
- Available Space:..... 980 +/- SF
- Lease Rate:..... \$1,025/month/Gross  
*Includes NNN, Tenant pays separately metered utilities, plus liability insurance.*
- Lease Terms:..... Negotiable
- Zoning:..... B-1 Commercial, Office, Retail
- Date Available:..... March 1, 2026
- Year Built/Renovated:..... 1984/1989
- Parking:..... Paved Lot, Shared
- Ceiling Height:..... 7' 10"
- Heating:..... Forced Air
- Cooling:..... Central Air
- Electric:..... Tenant Pays
- Water/Sewer:..... Public

## TRAFFIC COUNTS

- Oregon Pike/Route 272:..... 16,553 VPD
- Route 222:..... 65,854 VPD
- Valley Road:..... 9,824 VPD

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# DEMOGRAPHIC | 5 MIN. DRIVE TIME

## DEMOGRAPHIC SUMMARY

2205 Oregon Pike Lancaster, PA

Drive time of 5 minutes

### KEY FACTS

14,083

Population



5,476

Households

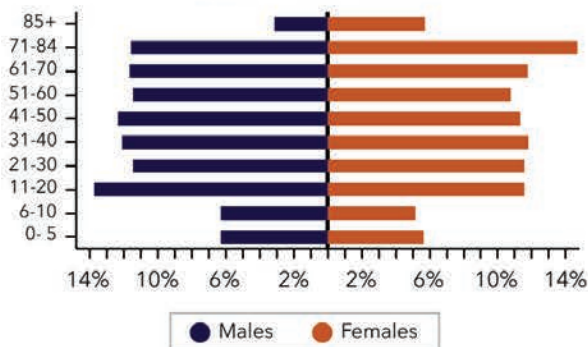
42.7

Median Age

\$72,974

Median Disposable  
Income

### AGE PYRAMID



## INCOME



\$89,679  
Median  
Household  
Income

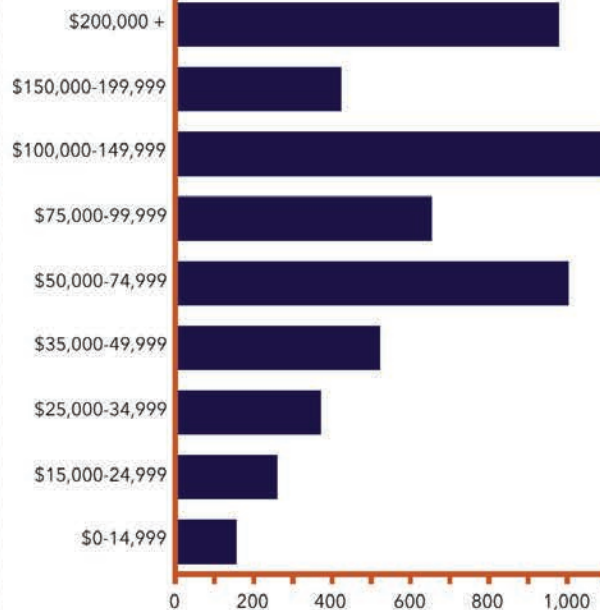


\$49,681  
Per Capita  
Income

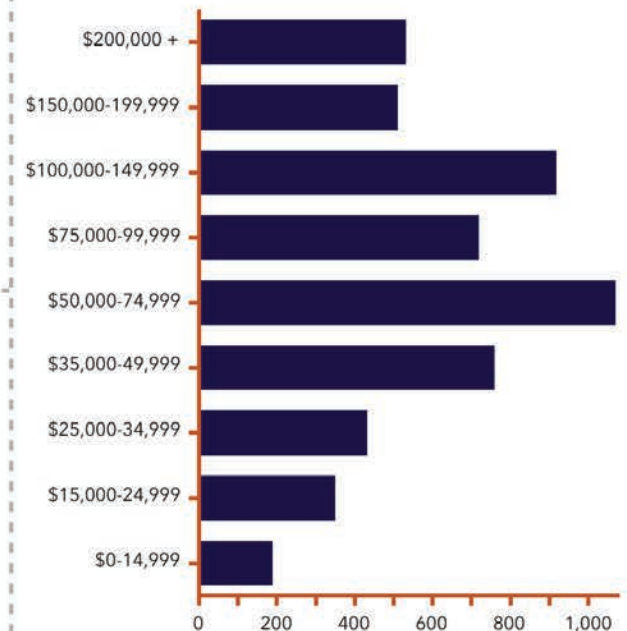


\$343,893  
Median Net  
Worth

## HOUSEHOLD INCOME



## DISPOSABLE INCOME



## ANNUAL HOUSEHOLD SPENDING



\$2,633  
Apparel &  
Services



\$4,369  
Eating  
Out



\$8,001  
Groceries



\$8,595  
Health  
Care

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# ESTABLISHED REGIONAL AREA MAP



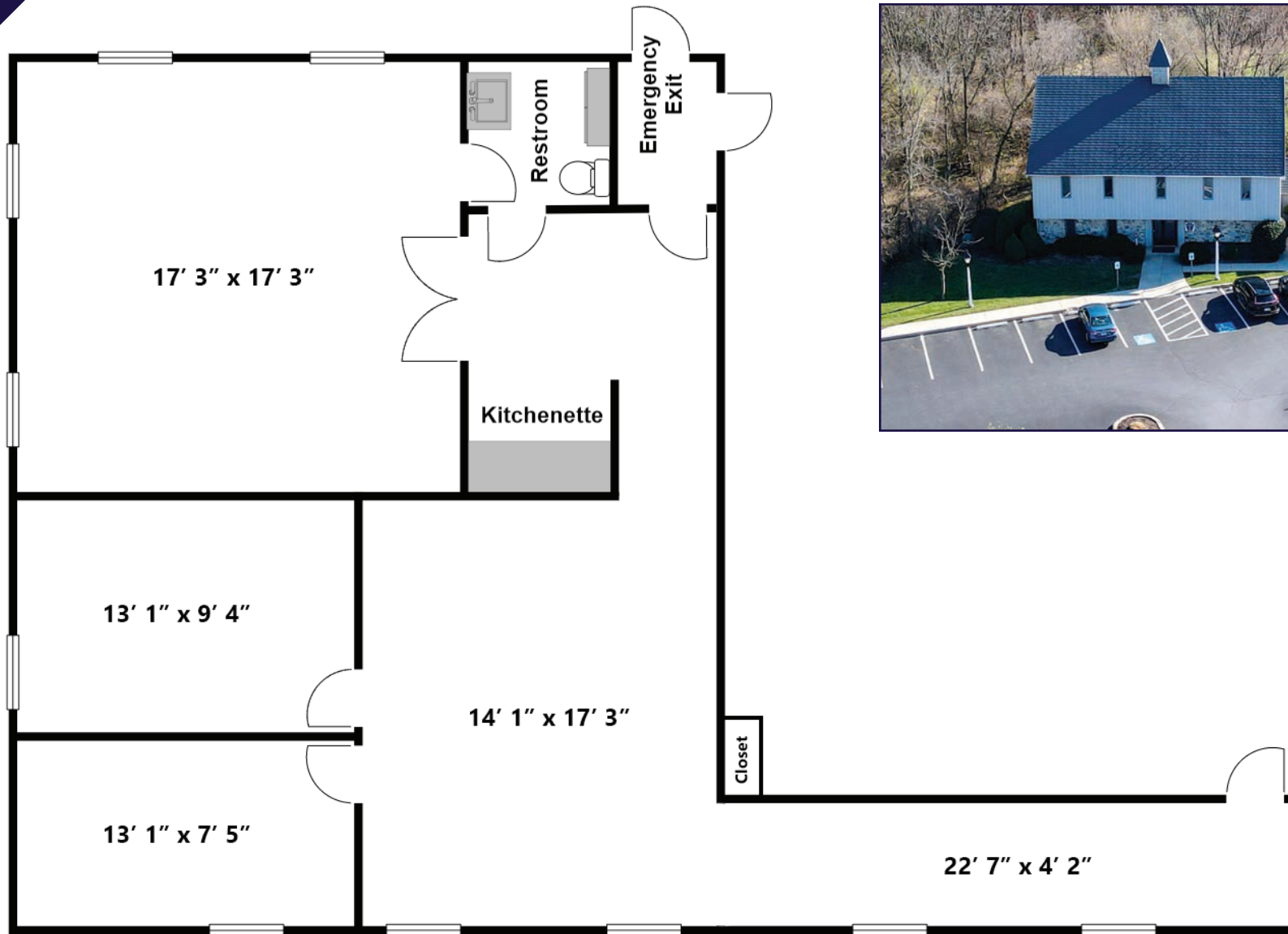
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# FLOOR PLAN



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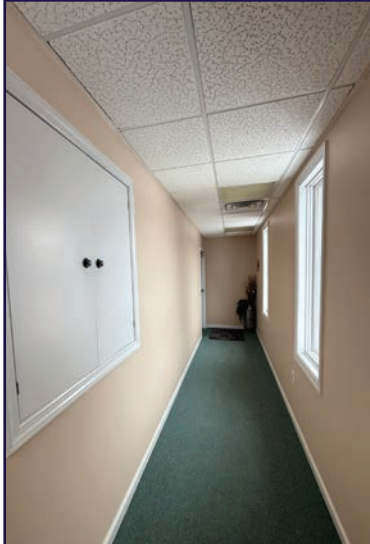
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# INTERIOR OFFICE PHOTOS



Entry Stairs | Space on Right



Space Entry Hallway



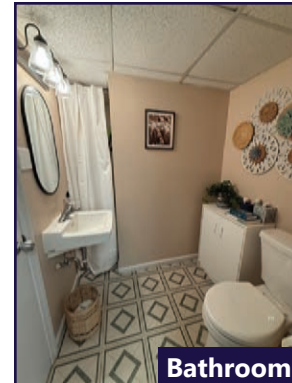
Open / Reception Area | View 1



Open / Reception Area | View 2



Rear Hallway



Bathroom



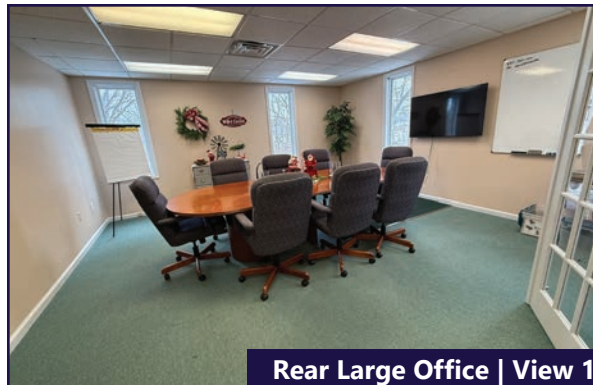
Kitchenette



Office 1



Office 2



Rear Large Office | View 1



Rear Large Office | View 2

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# AERIAL DRONE PHOTO



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