

FOR LEASE

4219 Oregon Pike



EPHRATA, PA 17522

FULLY BUILT OUT SALON SPACE

STORE FRONT WINDOWS

FLEXIBLE LAYOUT

ADT OF 39,860

HIGH ASSOCIATES LTD.

717.293.4477

lanasterrealestate@high.net

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## LEASE INFORMATION

Suite:	4219
Available SF:	1,405 SF
Lease Rate:	\$16.25 SF/yr Gross
County:	Lancaster
Municipality:	West Earl Township

## PROPERTY OVERVIEW

Fully built out salon space located in Schaum's Corner off of Oregon Pike, boasting an ADT of 39,860. Large open layout that allows for flexibility based on needs. Store front windows provide lots of natural light. Great opportunity for a turnkey salon or other retail use.

## OFFERING SUMMARY

HVAC:	Central - Heat Pump
Sprinklers:	No
Parking:	On-site
Water:	Public
Sewer:	Public
Zoning:	Commercial (C-1)
Electric/Gas:	50 - 200 amp

Lighting:	Fluorescent
Signage:	Signage on Suite and Pylon
Traffic Counts:	39,860 ADT

## ADDITIONAL COMMENTS

Close to Rt. 222, along Rt. 272

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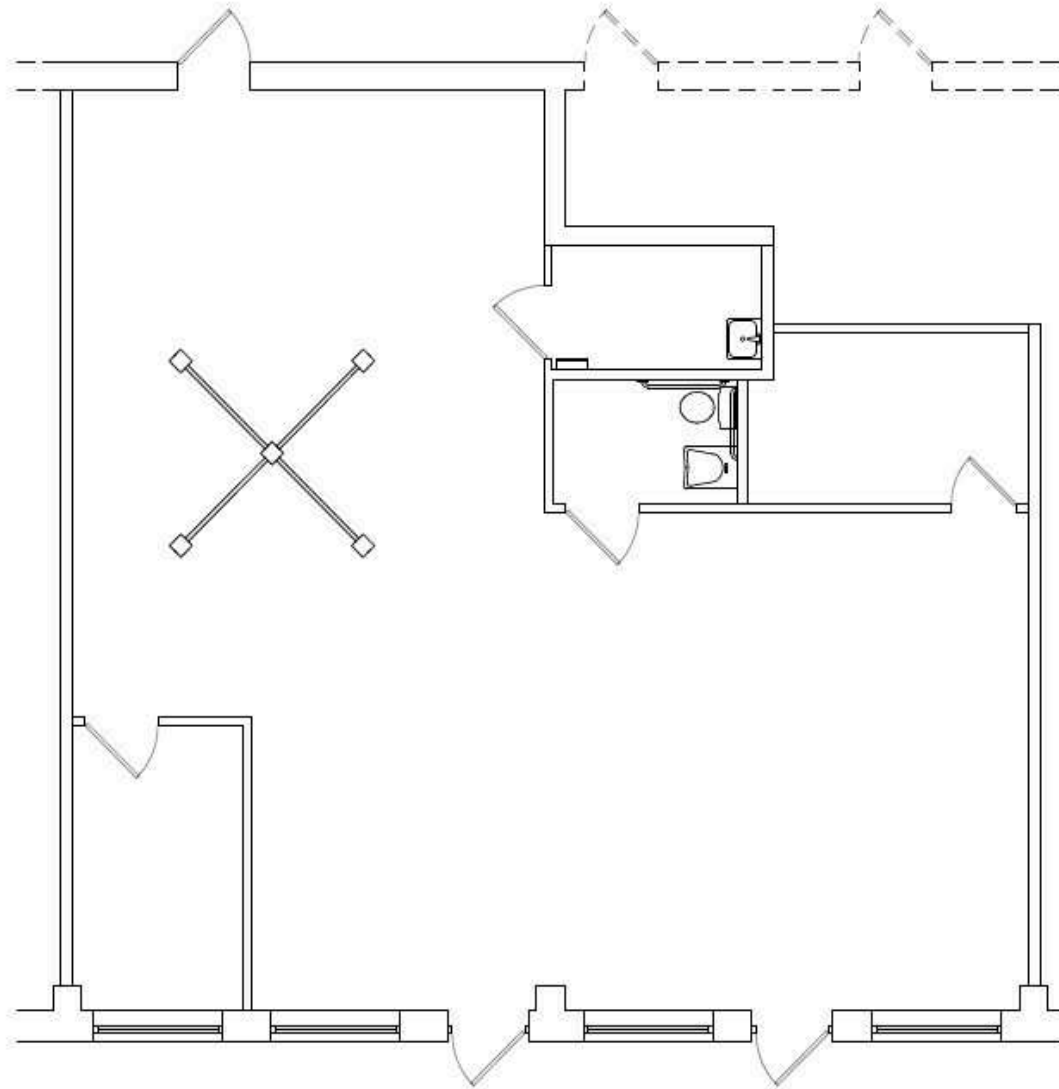
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**FLOOR PLAN**

SCALE: N.T.S.

**BUILDING 81**

4219 OREGON PIKE  
EPHRATA, PA  
SUITE 4219

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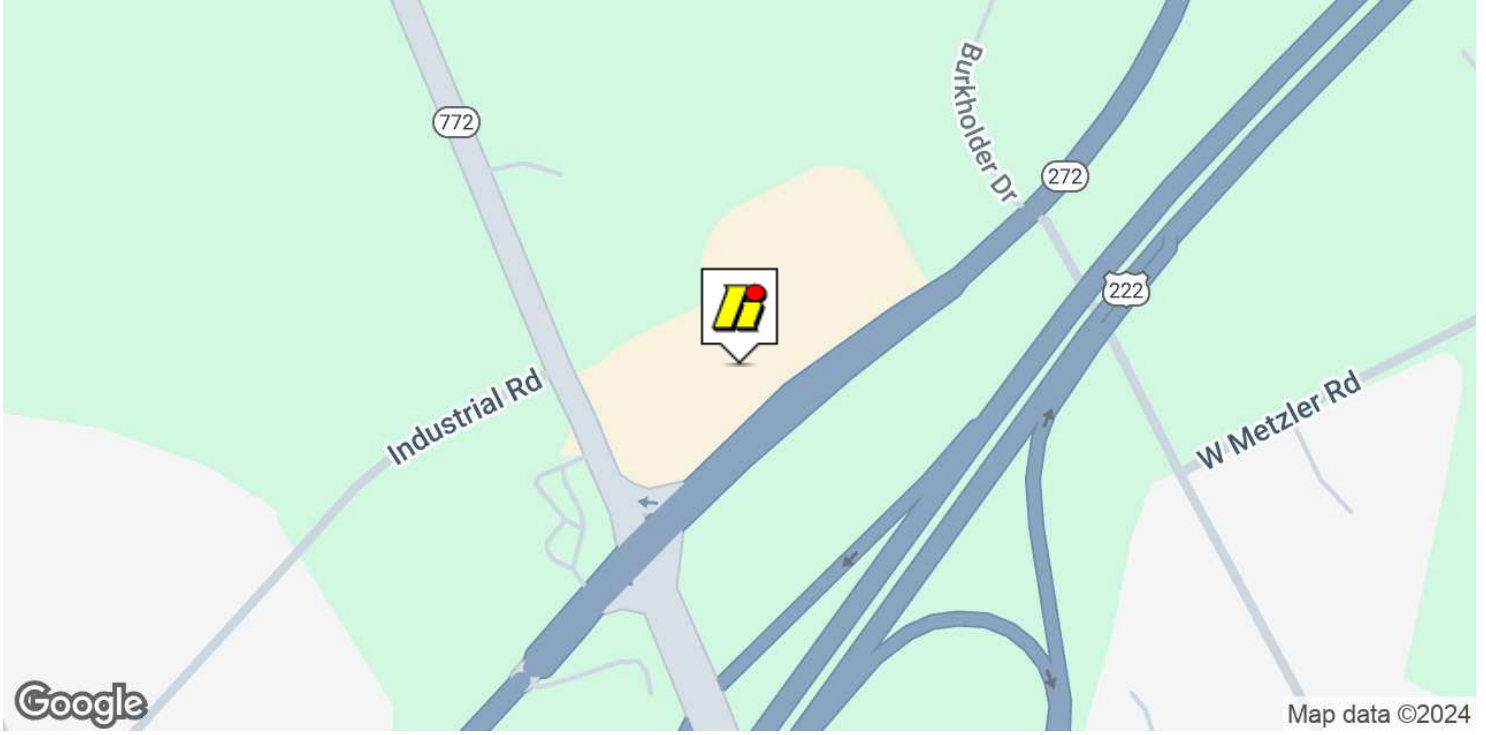
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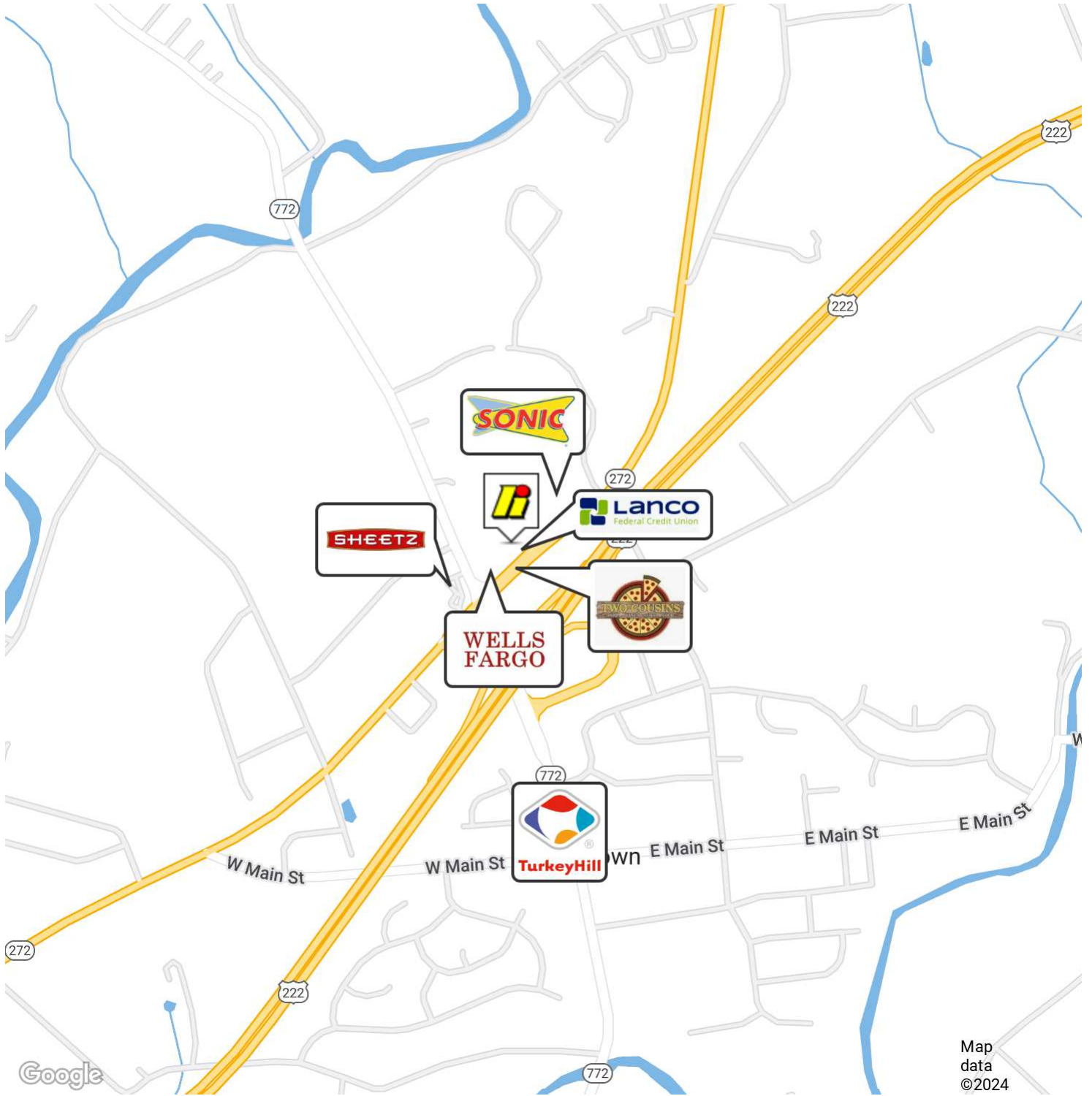
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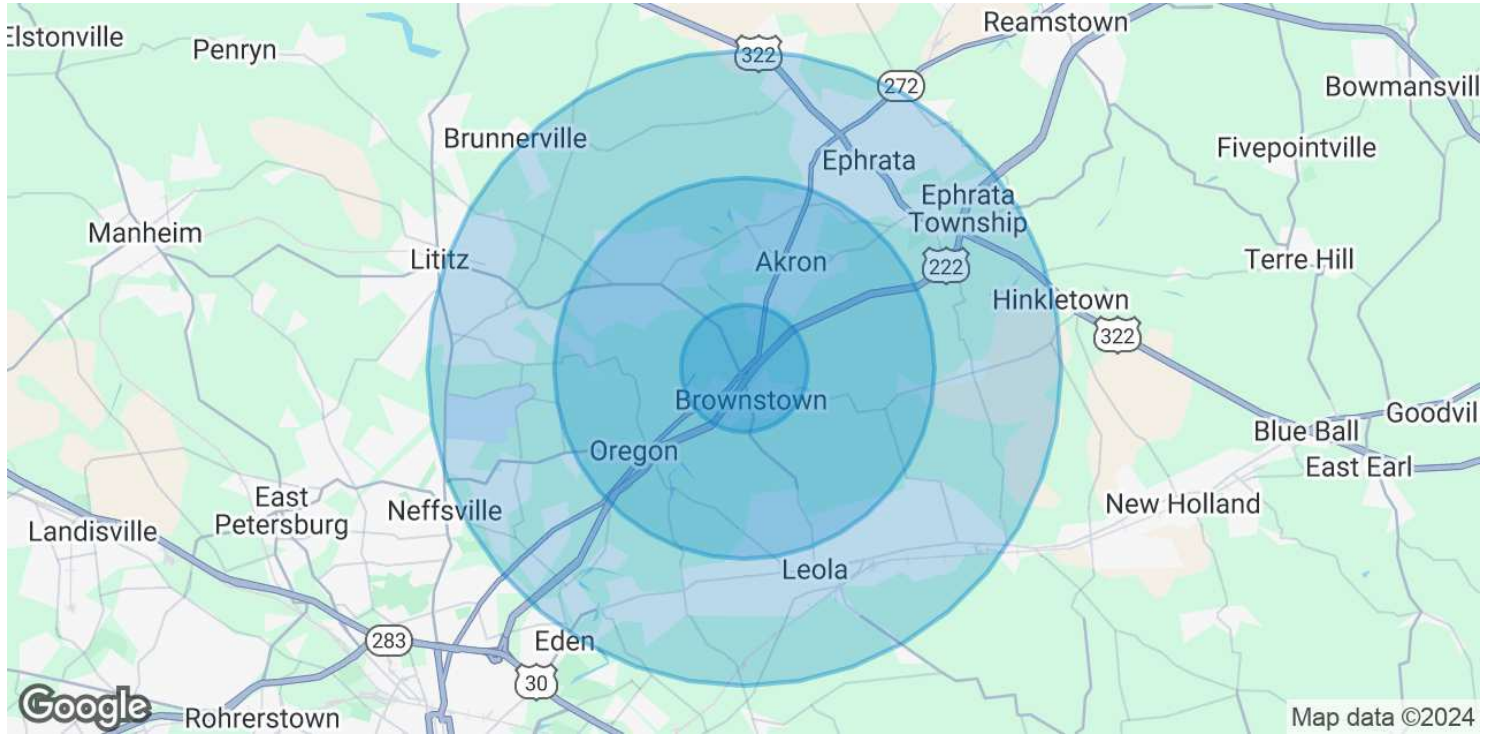
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,438	21,862	77,343
Average Age	40	42	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,220	8,267	29,409
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$118,119	\$108,031	\$108,514
Average House Value	\$302,135	\$346,426	\$346,222

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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