

FOR LEASE

935 Stone Hill Rd



DENVER, PA 17517

TWO PRIVATE OFFICES

PLENTY OF PARKING

FULL KITCHEN AND CONFERENCE ROOM

TWO RESTROOMS



F. JEFFREY KURTZ, CCIM

717.293.4554

jkurtz@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:	4,000 +/- SF
Lease Rate:	\$7.95 SF/yr
CAM:	\$1.26
County:	Lancaster
Municipality:	East Cocalico Township

PROPERTY OVERVIEW

4,000 +/- SF of office in an industrial building. Space is separate and will be separately metered. Plenty of space to spread out with two private offices, two restrooms, cubicle space, a full kitchen, and a separate conference room. Plenty of parking and natural light.

OFFERING SUMMARY

HVAC:	Electric Hot Water	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	Carpet and Vinyl
Parking:	Parking Lot	Number of Floors:	1
Water:	Public		
Sewer:	Public		
Zoning:	Light Industrial		



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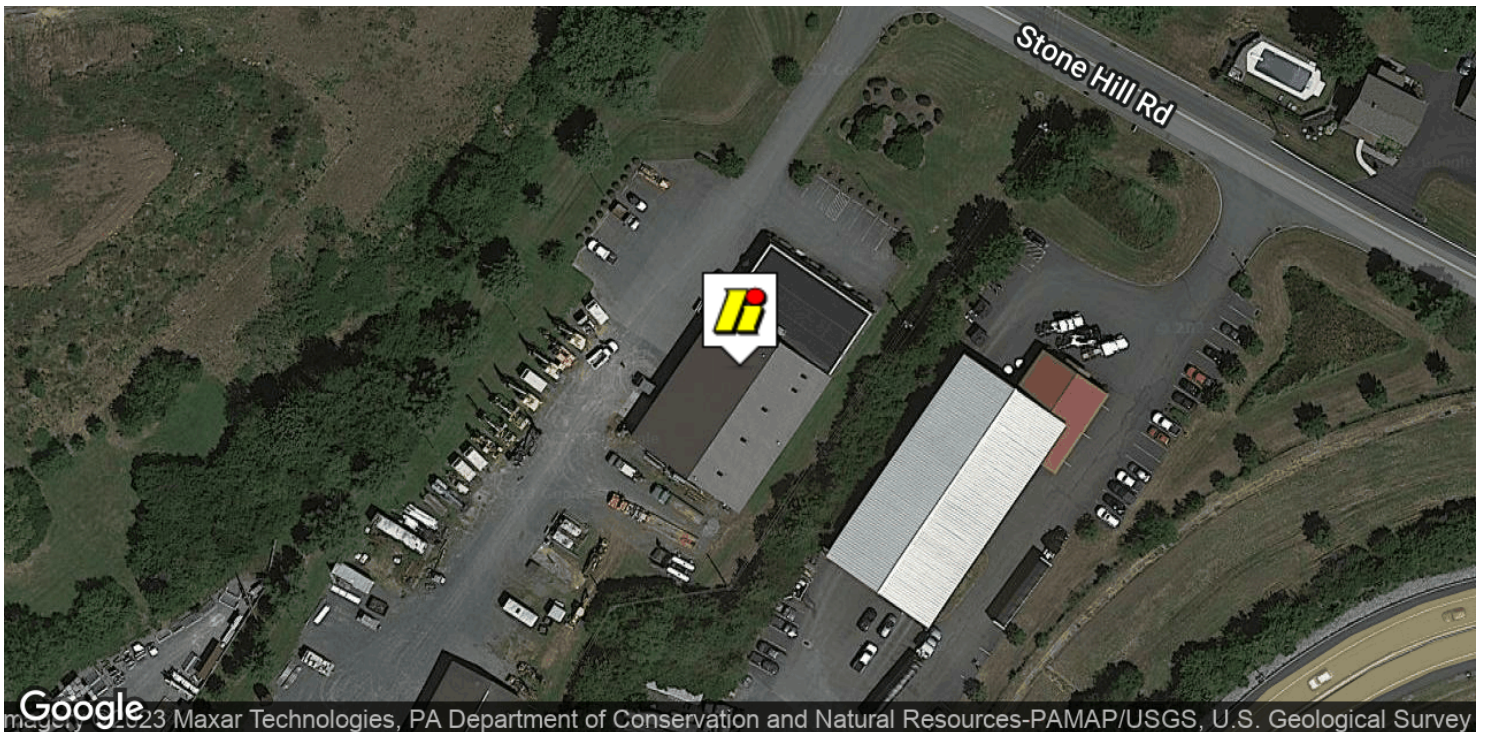
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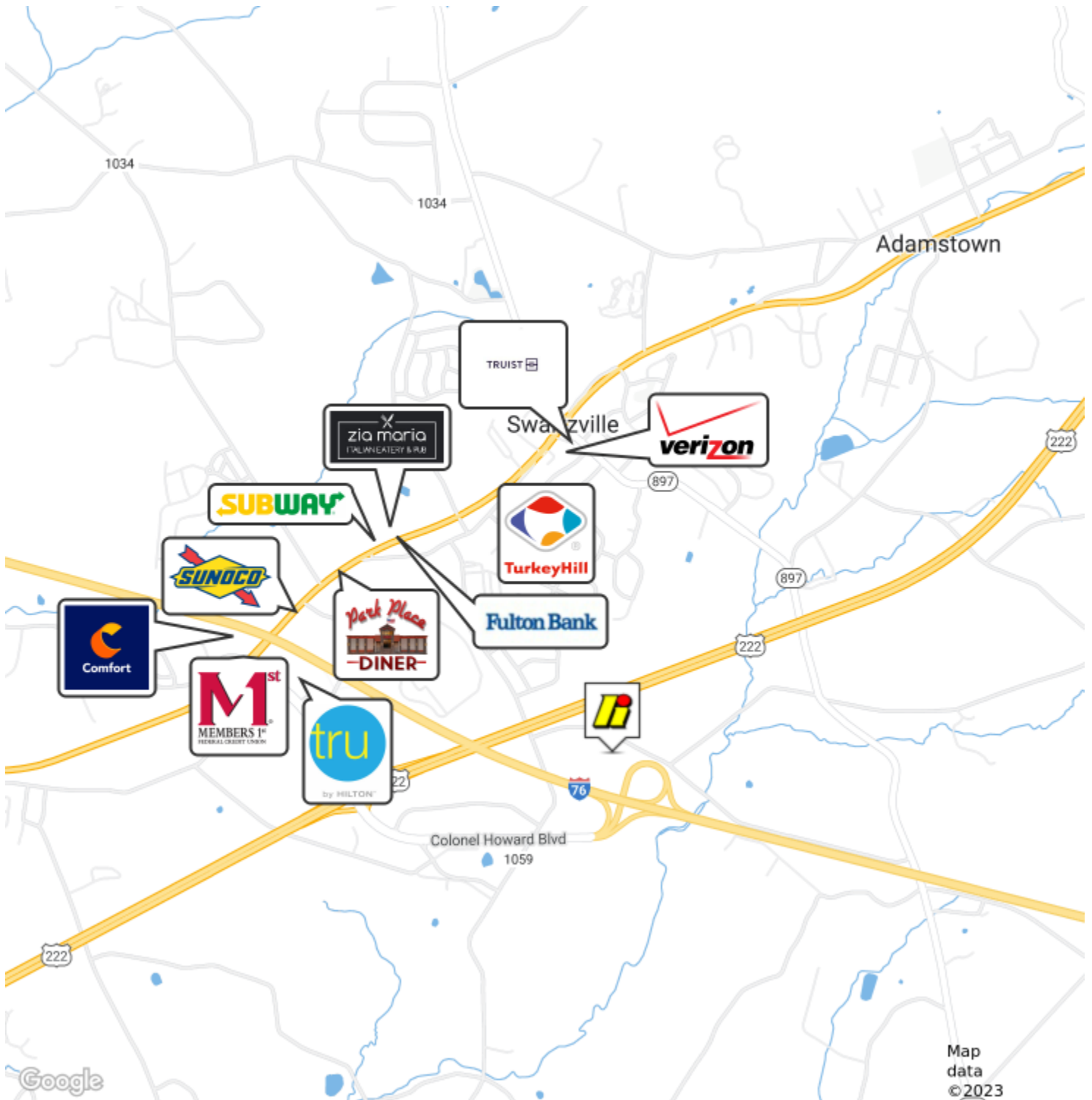


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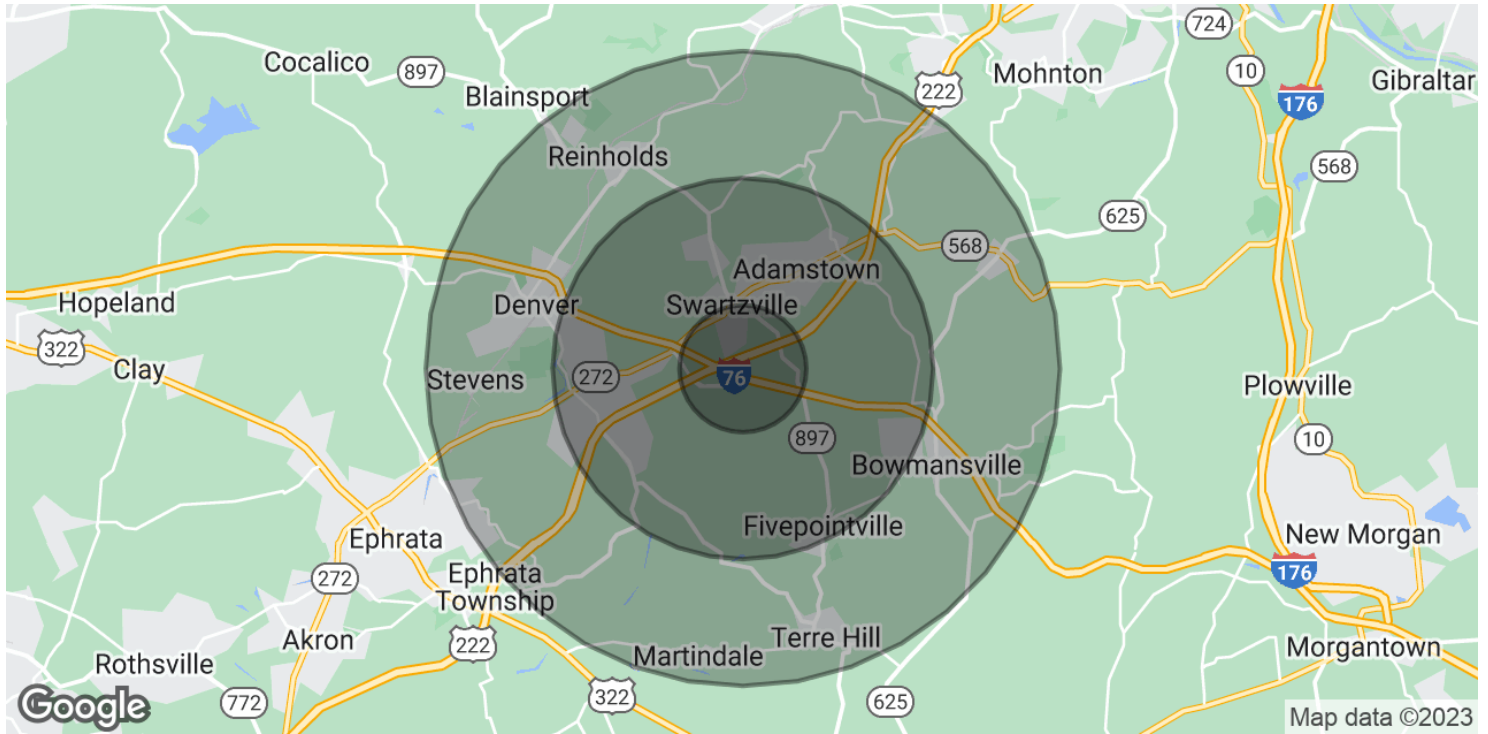


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,856	15,065	36,671
Average Age	40.2	38.3	39.0
Average Age (Male)	40.2	38.2	38.0
Average Age (Female)	44.2	40.6	40.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	634	5,428	13,569
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$93,116	\$87,451	\$90,620
Average House Value	\$223,050	\$217,840	\$229,324

* Demographic data derived from 2020 ACS - US Census

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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
Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422