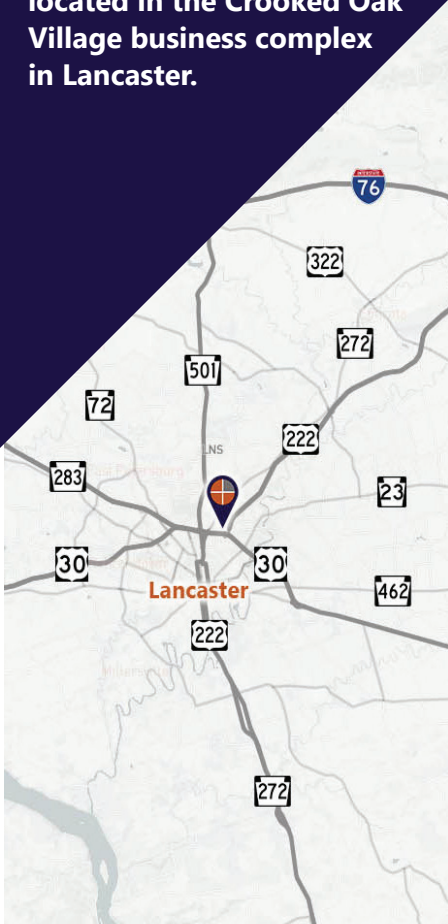


FOR LEASE

Prime professional office space
located in the Crooked Oak
Village business complex
in Lancaster.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

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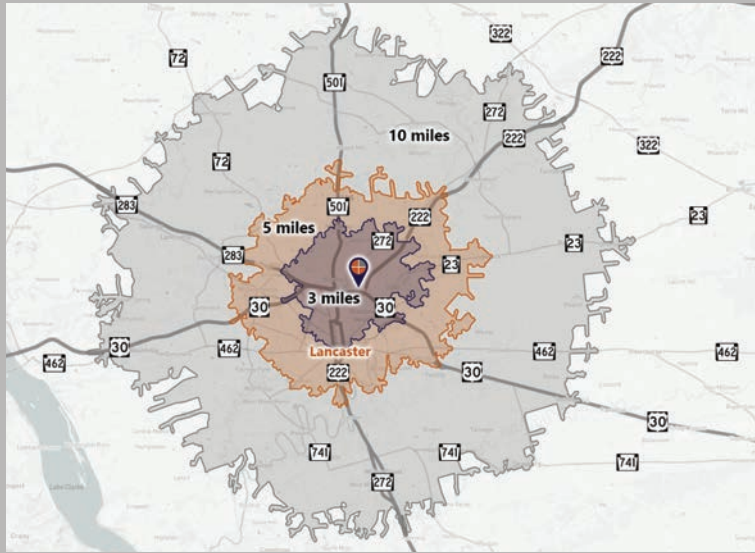
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CROOKED OAK VILLAGE: OFFICE CONDO

DEMOGRAPHICS

Variable	600F Eden Road Lancaster, PA 17601		
Travel Distance from Site	3 miles	5 miles	10 miles
Total Population	43,725	133,653	297,703
Population Density (Pop per Sq. Mile)	3,179.5	3,004.4	1,461.9
Total Daytime Population	66,322	166,730	320,213
Total Households	17,405	51,323	114,816
Per Capita Income	\$44,185	\$40,330	\$42,698
Average Household Income	\$110,176	\$103,773	\$110,041
Average Disposable Income	\$83,792	\$79,134	\$83,663
Total (SIC01-99) Businesses	3,350	6,956	12,620
Total (SIC01-99) Employees	54,855	107,940	187,511
Health Care	\$128,140,539	\$355,080,994	\$854,424,933
Medical Services	\$26,013,638	\$71,927,127	\$173,548,831
Physician Services	\$5,283,057	\$14,406,489	\$35,036,491
Dental Services	\$8,679,857	\$24,291,997	\$58,153,430

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Crooked Oak Village is in the heart of Manheim Township, Lancaster County. 600-F Eden Road is a well-established professional office complex offering excellent accessibility and a strong business environment. Just off Oregon Pike (Route 272) and moments from the on/off ramps of US Route 30, US Route 222, and Route 283, the property offers quick connections to Downtown Lancaster and surrounding communities.

A unique opportunity to lease office space within the Crooked Oak Village offering two (2) units. The first, Unit 1, with 1,175± SF space located on the first floor offers four (4) private offices, with two (2) restrooms, and a kitchenette. The second, Unit 2, with 2,362± SF space has a private first floor entry with stairs leading to the second floor and offers four (4) private offices with multiple open space areas for cubicles/bullpen area, an area for printer/copier setup, one (1) restroom, a breakroom and storage room. Both units enjoy ample on-site parking and a highly visible, easy-to-find location, making them ideal for professional offices or medical practices. Unit 2 has the ability to be split into two (2) separate spaces.

Join a diverse professional tenant mix, including: Eden Natural Care Center, Edward Jones, Cameo Skin & Body Wellness, Crooked Oak Dental Associates, Alliance, KinderCare Learning Centers, Providence Behavioral Health Services, Kingsview Partners, First American Abstract, and Regal Abstract.

With nearby amenities, strong traffic corridors, and a well-maintained complex, Crooked Oak Village is an exceptional place for your business to grow. Contact us today to schedule a private tour and learn more about these leasing opportunities.

PROPERTY DETAILS

- Total Building Size:..... 5,558 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- NNN Costs:.....\$4.10/SF
- Zoning:..... I-1 Industrial Dist. w/D-R Overlay
- Date Available:.....November 1, 2025
- Parking:.....On-Site, Shared
- Roof Type:.....Shingles
- Construction:.....Masonry
- Ceiling Height:.....8' to 10'
- Year Built:.....1986
- Heating:.....Electric HVAC
- Cooling:.....Central Air
- Water/Sewer:.....Public

TRAFFIC COUNTS

- Eden Road:..... 5,545 VPD
- Oregon Pike/Route 272:..... 16,998 VPD
- US Route 30:..... 149,465 VPD

AVAILABLE SPACES

- Unit 1 - First Floor:..... 1,175± SF
- Unit 2 - Second Floor:..... 2,362± SF

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DEMOGRAPHIC SUMMARY

DEMOGRAPHIC SUMMARY

600F Eden Rd Lancaster, PA
Drive distance of 3 miles

KEY FACTS

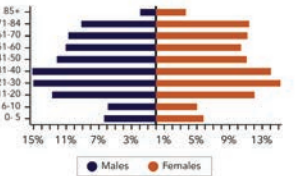
43,725
Population

38.4
Median Age

17,405
Households

\$63,353
Median Disposable Income

AGE PYRAMID



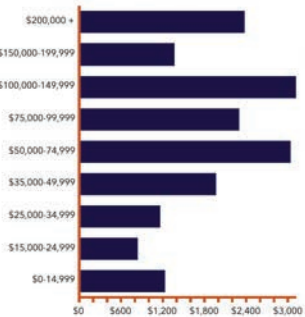
INCOME

\$78,949
Median Household Income

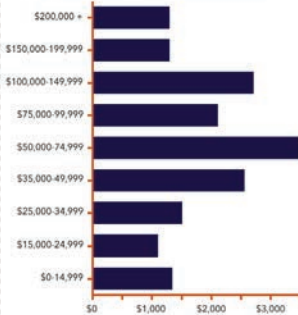
\$44,185
Per Capita Income

\$194,346
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING

\$2,361
Apparel & Services

\$3,898
Eating Out

\$7,118
Groceries

\$7,362
Health Care

DEMOGRAPHIC SUMMARY

600F Eden Rd Lancaster, PA
Drive distance of 5 miles

KEY FACTS

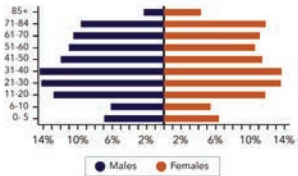
133,653
Population

39.1
Median Age

51,323
Households

\$60,577
Median Disposable Income

AGE PYRAMID



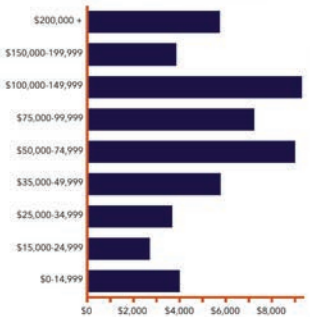
INCOME

\$76,226
Median Household Income

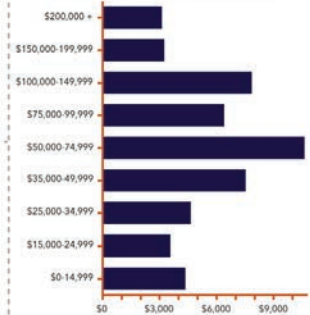
\$40,330
Per Capita Income

\$165,669
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING

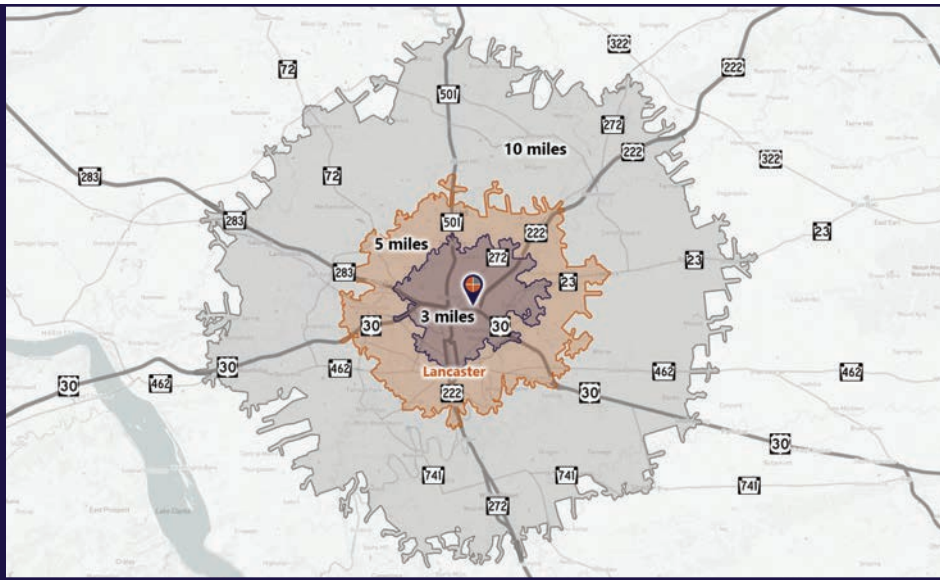
\$2,245
Apparel & Services

\$3,702
Eating Out

\$6,774
Groceries

\$6,919
Health Care

TRAVEL DISTANCE FROM SITE



DEMOGRAPHIC SUMMARY

600F Eden Rd Lancaster, PA
Drive distance of 10 miles

KEY FACTS

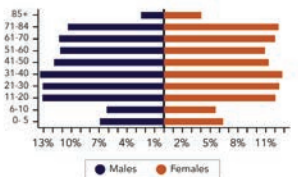
297,703
Population

40.2
Median Age

114,816
Households

\$66,053
Median Disposable Income

AGE PYRAMID



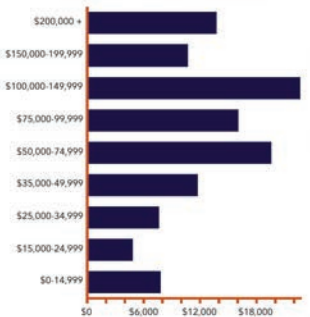
INCOME

\$82,387
Median Household Income

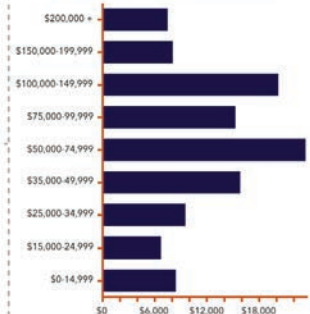
\$42,698
Per Capita Income

\$242,174
Median Net Worth

HOUSEHOLD INCOME



DISPOSABLE INCOME



ANNUAL HOUSEHOLD SPENDING

\$2,326
Apparel & Services

\$3,858
Eating Out

\$7,049
Groceries

\$7,442
Health Care

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ESTABLISHED REGIONAL AREA MAP

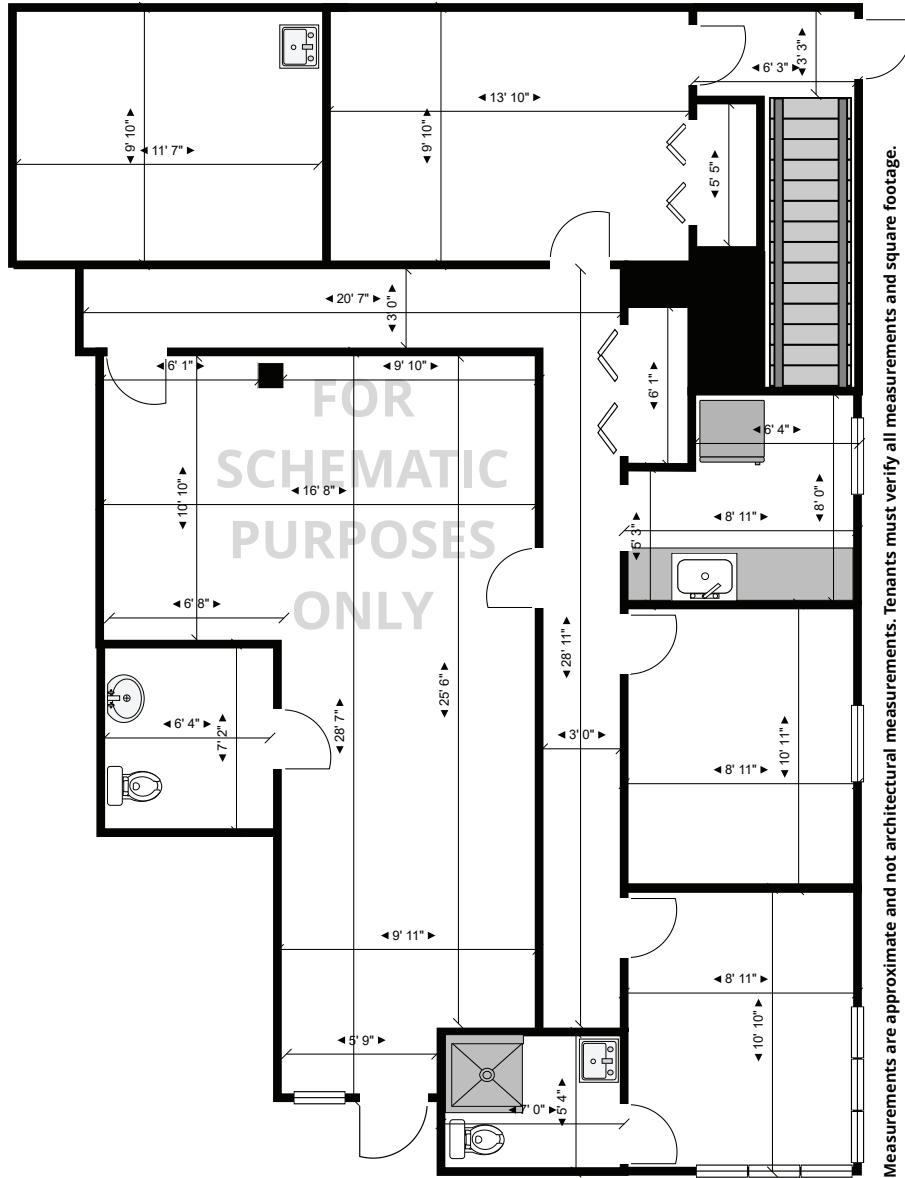


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FLOOR PLAN & OVERVIEW | UNIT 1



UNIT 1 (FIRST FLOOR) OVERVIEW

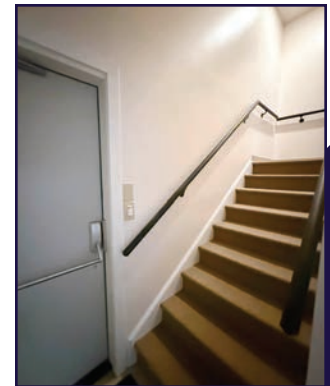
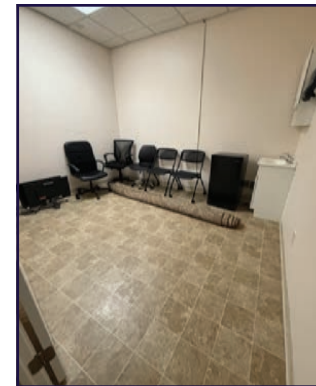
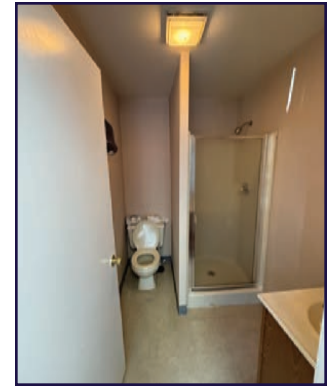
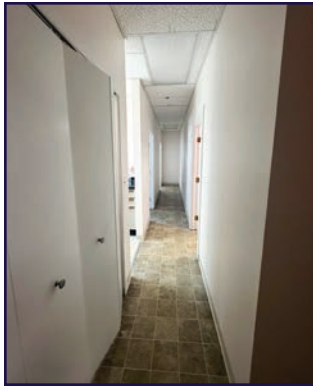
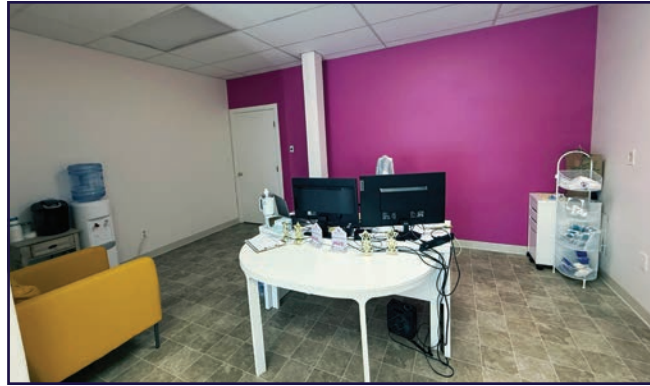
- 1,175± SF
- Four (4) private offices
- Two (2) restrooms
- Kitchenette area
- Convenient first-floor access



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INTERIOR PHOTOS | UNIT 1 - FIRST FLOOR

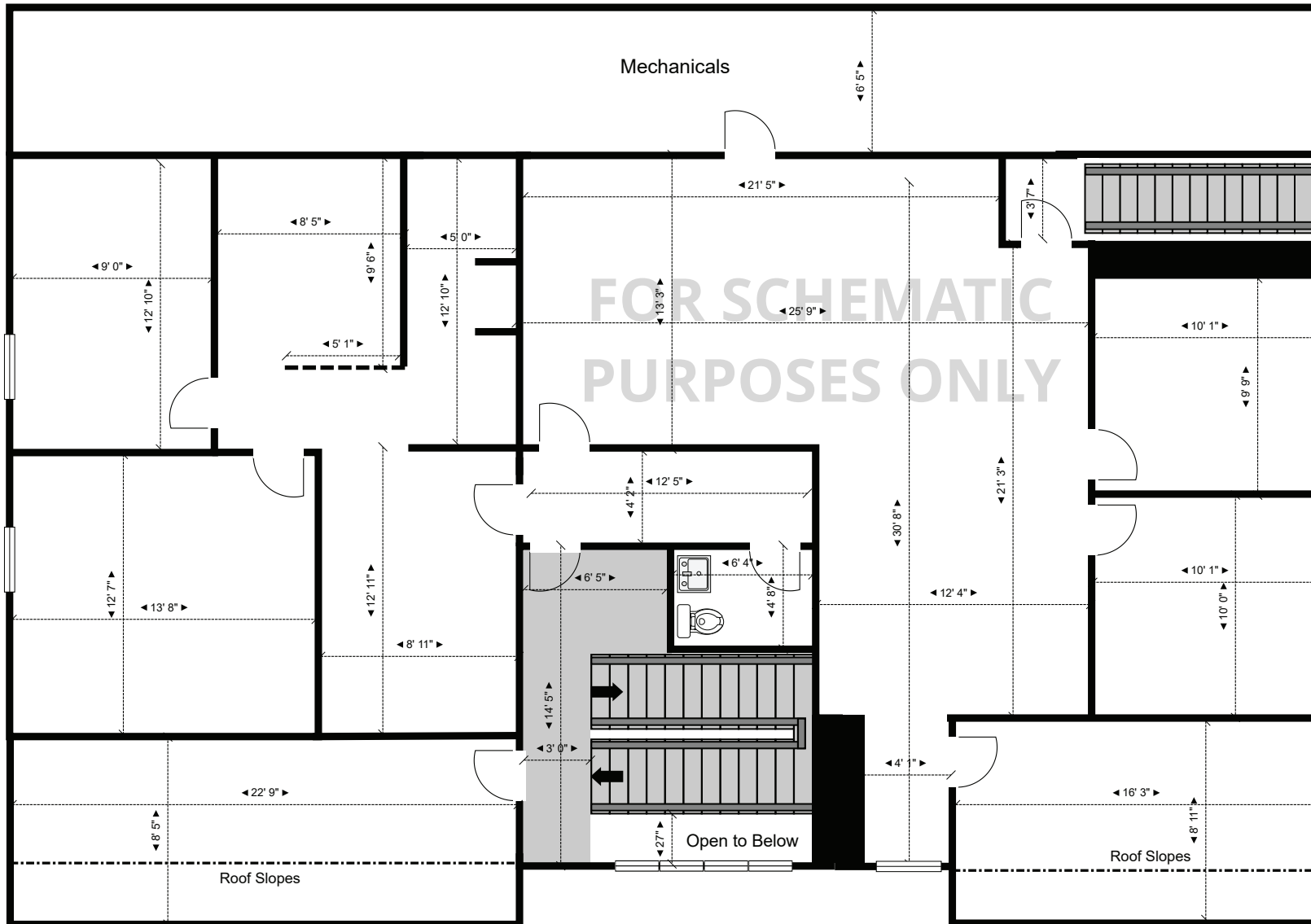


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FLOOR PLAN & OVERVIEW | UNIT 2



UNIT 2 (SECOND FLOOR) OVERVIEW

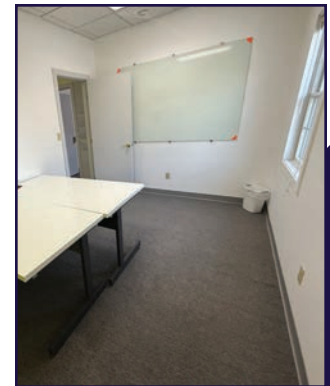
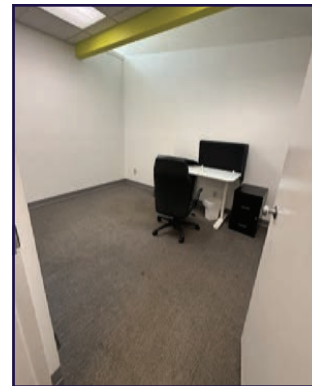
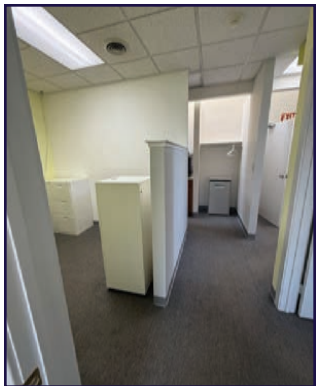
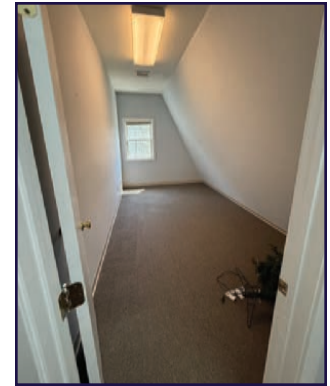
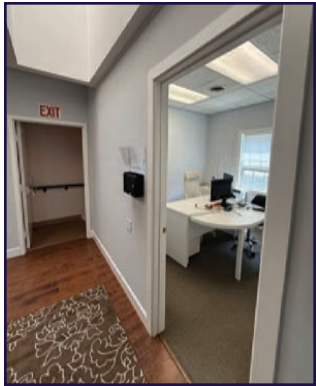
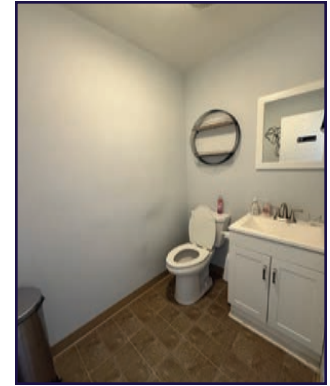
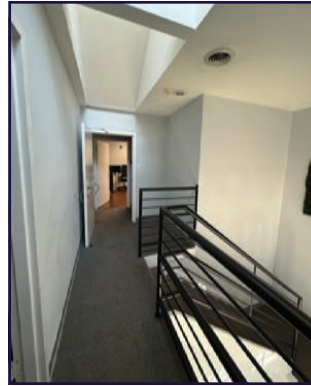
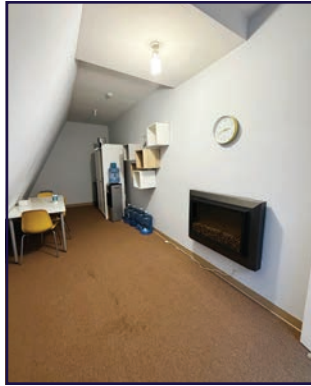
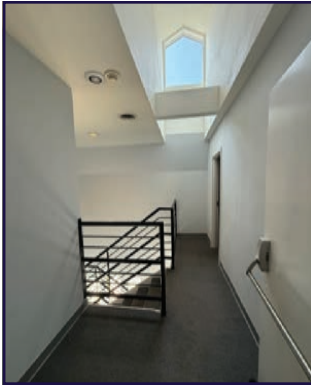
- 2,362± SF
- Two-Level Entry
- Private first-floor entry with interior stairs to second floor
- Four (4) private offices
- Open area ideal for cubicles or bull-pen
- Space for printer/copier station
- One (1) restroom
- Breakroom and storage room

Space has the ability to be leased to two (2) individual tenants. Spaces ranging from 962 SF to 1,400 SF.

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INTERIOR PHOTOS | UNIT 2 - SECOND FLOOR



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AERIAL DRONE PHOTOS



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