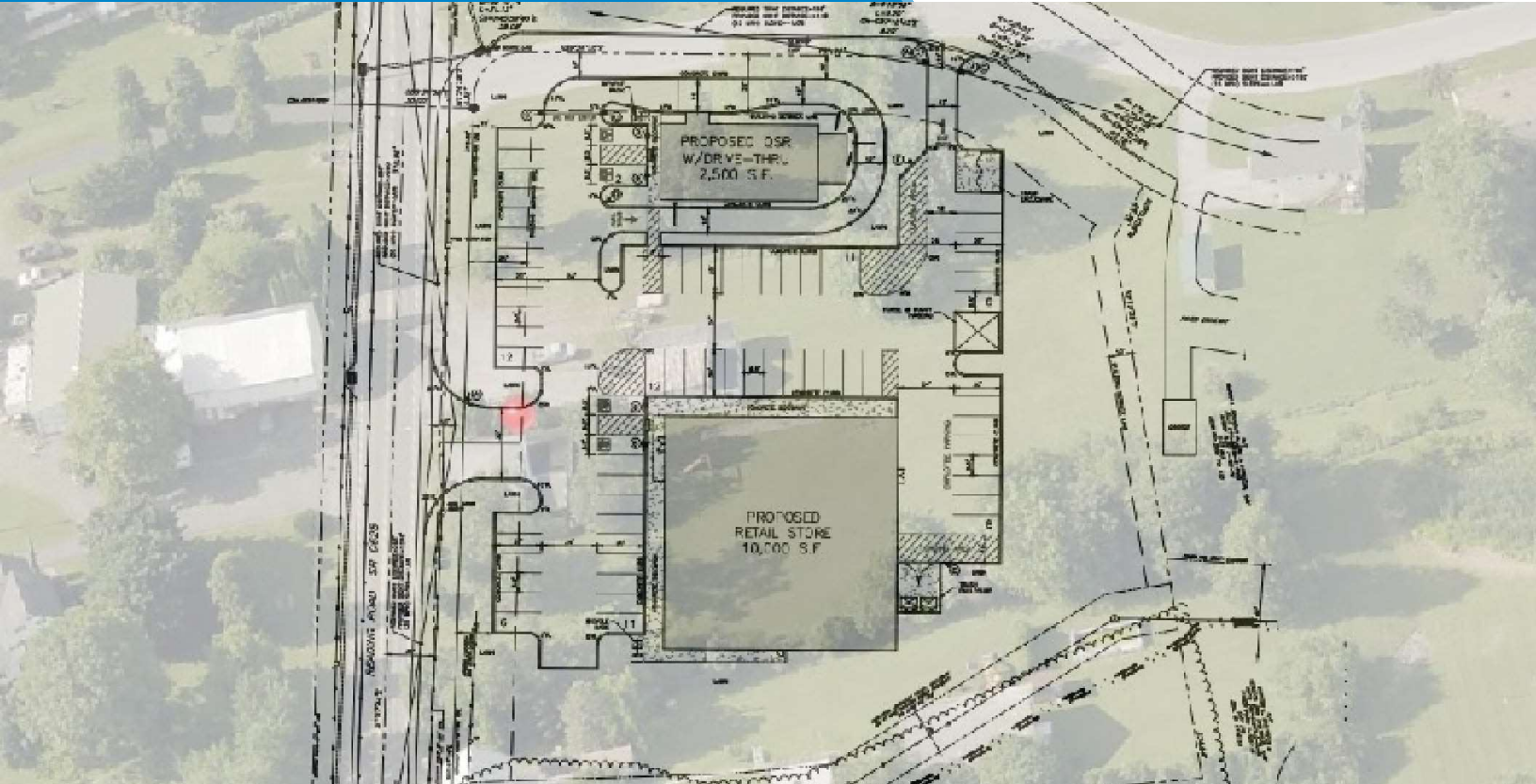


FOR LEASE

# 1286 Reading Road



DENVER, PA 17517

**BUILD TO SUIT TO LEASE**

**RETAIL OR COMMERCIAL BUSINESS**

**GROUND LEASE**



**F. JEFFREY KURTZ, CCIM, SIOR**  
717.293.4554  
jkurtz@high.net



**AARON SKELLY**  
717.209.4033  
askelly@high.net

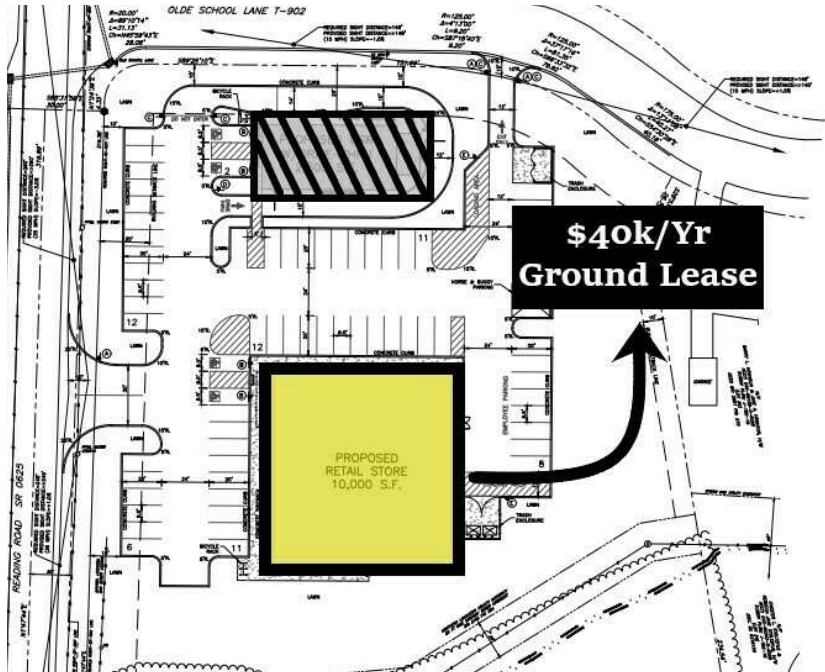
HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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FOR LEASE

# 1286 Reading Road



## LEASE INFORMATION

Available SF:	10,000 +/- SF
Lease Rate:	\$40,000 per year
County:	Lancaster
Municipality:	Brecknock

## PROPERTY OVERVIEW

Terrific pad site in growing commercial neighborhood location. Available as a ground lease or a build-to-suit-to-lease. Looking for a restaurant, bank, convenient store, general merchandise user. Owner will deliver pad ready site on a ground lease.

## OFFERING SUMMARY

Water:	Public
Sewer:	Public
Zoning:	Neighborhood Commercial



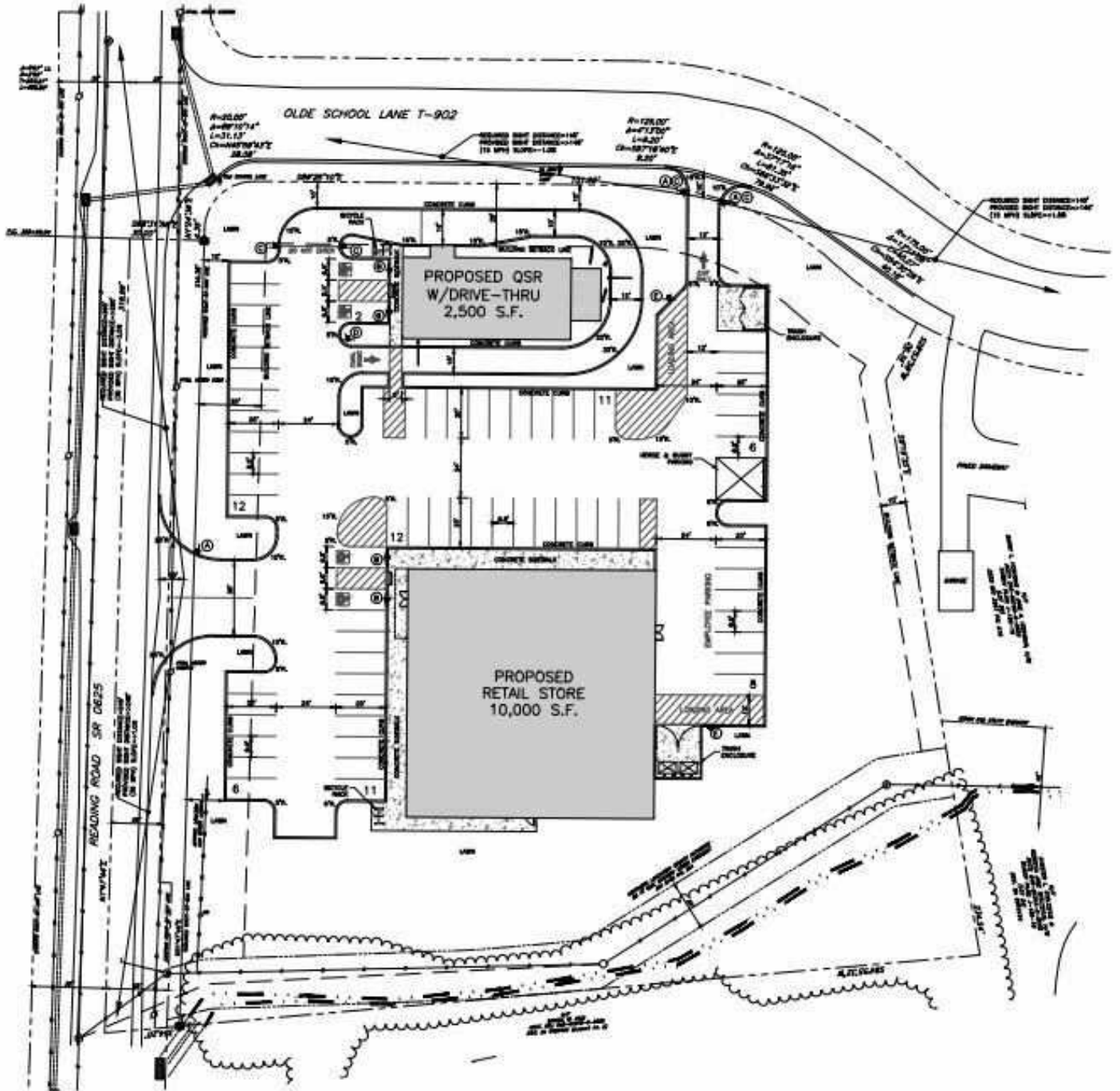
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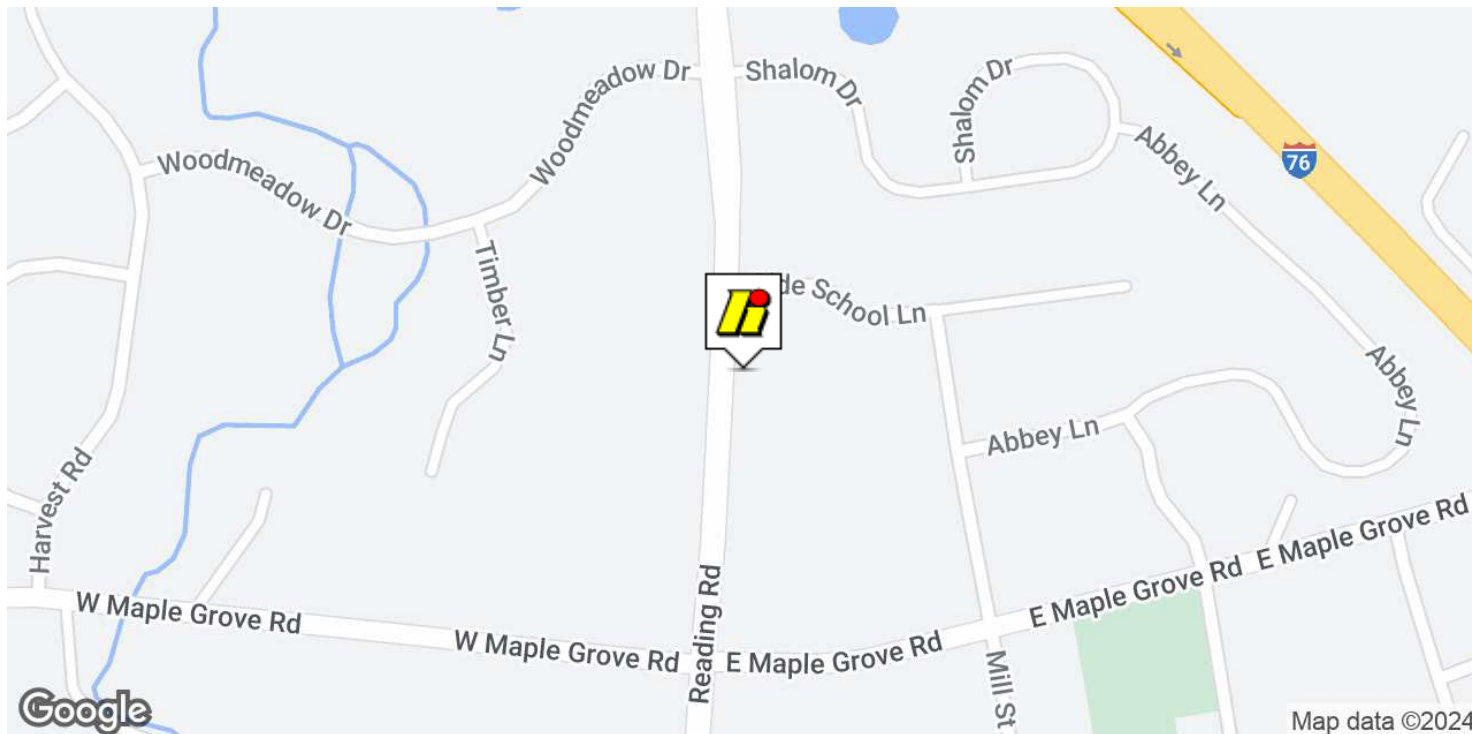
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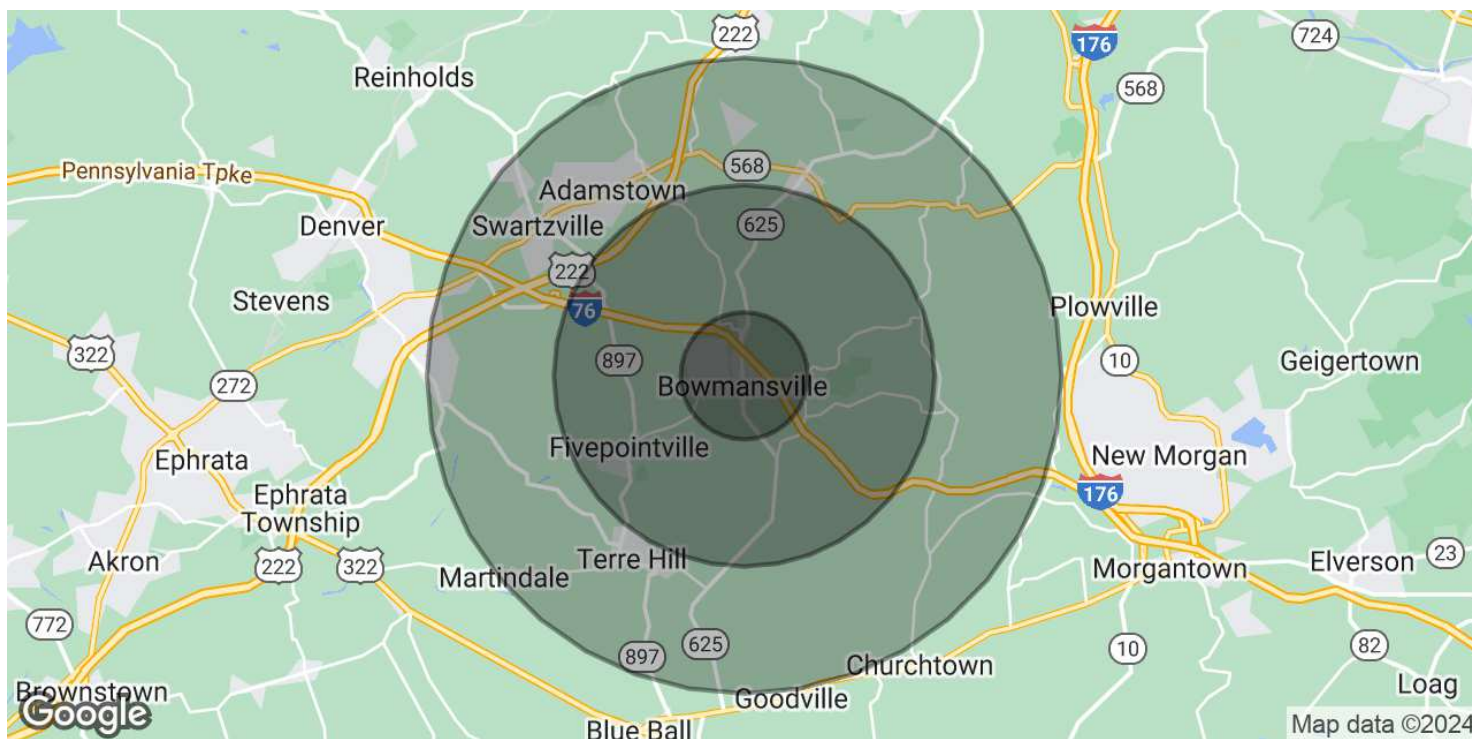
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FOR LEASE

# 1286 Reading Road



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,688	8,030	25,899
Average Age	41.8	41.4	40.6
Average Age (Male)	41.9	40.7	40.1
Average Age (Female)	41.7	43.1	42.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	948	2,899	9,308
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$120,217	\$104,021	\$97,580
Average House Value	\$206,665	\$251,867	\$249,597

\* Demographic data derived from 2020 ACS - US Census

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FOR LEASE

1286 Reading Road



*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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