

FOR LEASE

2350 Lincoln Highway East



LANCASTER, PA 17602

ADT IS 41,000 VEHICLES

**8.3 MILLION VISITORS A YEAR PER
LANCASTER COUNTY TOURISM BUREAU**

**ANCHOR TENANTS INCLUDE NATIONAL
RETAILERS: KOHL'S, BED BATH AND
BEYOND, CHRISTMAS TREE SHOPPES,
ROSS AND ALDI**

**CONVENIENT TO AMERICAN MUSIC
THEATER AND SIGHT AND SOUND
THEATRES**



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

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FOR LEASE

2350 Lincoln Highway East



LEASE INFORMATION

Lease Rate:	Based on Suite
County:	Lancaster
Municipality:	East Lampeter Township
Building Area:	285,000 SF

PROPERTY OVERVIEW

Retail space at Mill Creek Square with tenants that include Kohl's, Bed Bath & Beyond, Christmas Tree Shops, Ross, Petco, Staples, Aldi, and Red Robin. Location has billboard exposure on Rt. 30 with over 41,000 Average Daily Traffic.

OFFERING SUMMARY

HVAC:	Natural gas	Lighting:	Fluorescent
Sprinklers:	Yes	Signage:	Yes
Parking:	Parking lot	Traffic Counts:	41,000
Water:	Public	Co-Tenants:	Kohl's, Bed Bath & Beyond, Christmas Tree Shops, Ross, Petco, Staples, Aldi, Red Robin
Sewer:	Public		
Zoning:	Commercial		
Electric/Gas:	400-amp, 3-phase		



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AVAILABLE SUITES

	SIZE (SF)	LEASE TYPE	LEASE RATE
2350 Lincoln Highway East, Suite 520	1,505 SF	NNN	\$26.00
2350 Lincoln Highway East, Suite 530	1,955 SF	NNN	\$26.00
2350 Lincoln Highway East, Suite 520 & 530	3,460 SF	NNN	To Be Determined
2350 Lincoln Highway East, Suite 630	1,740 SF	NNN	To Be Determined
2350 Lincoln Highway East, Suite 640	1,617 SF	NNN	To Be Determined
2350 Lincoln Highway East, Suite 630 & 640	3,357 SF	NNN	To Be Determined

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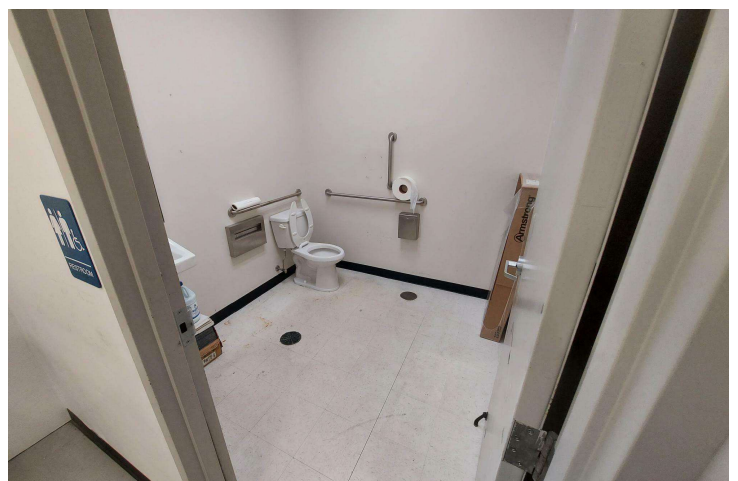
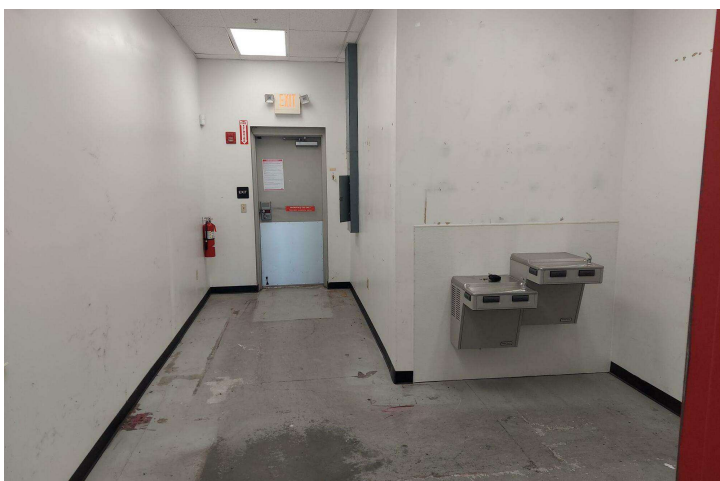
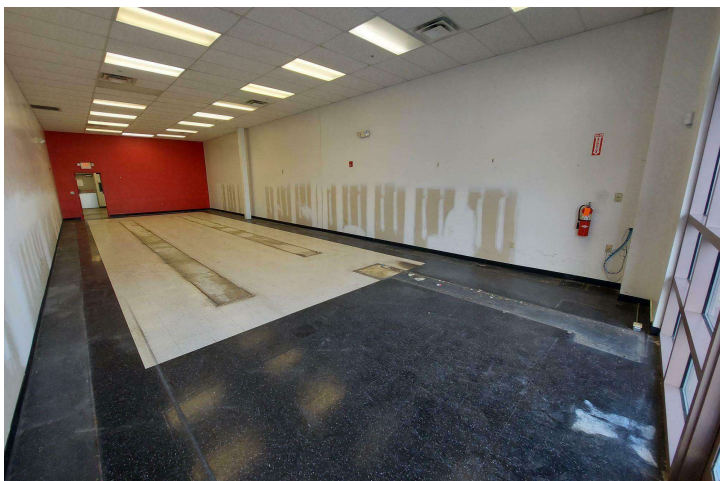
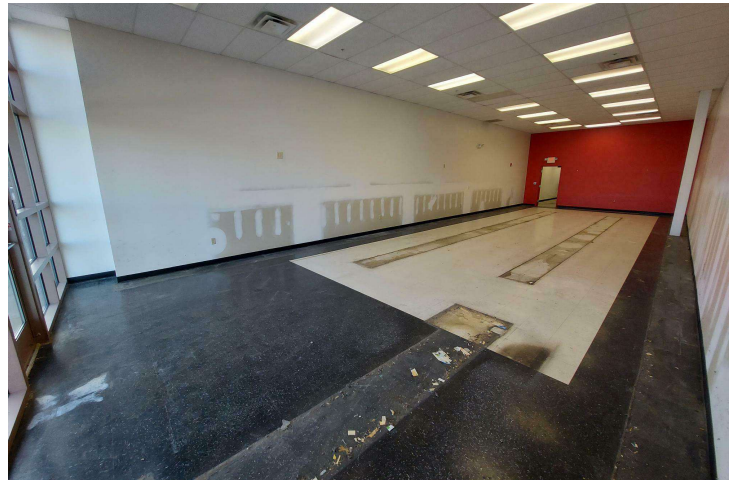
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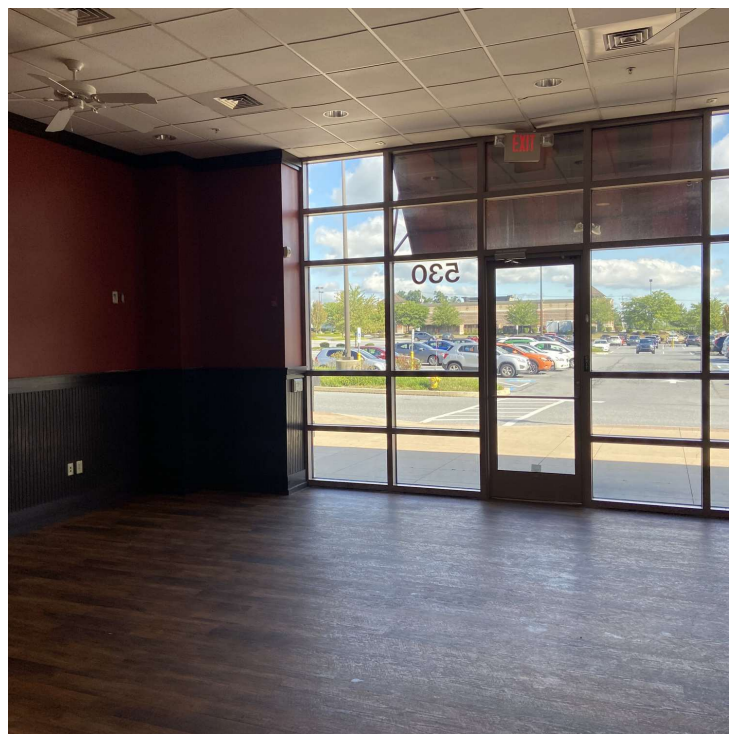
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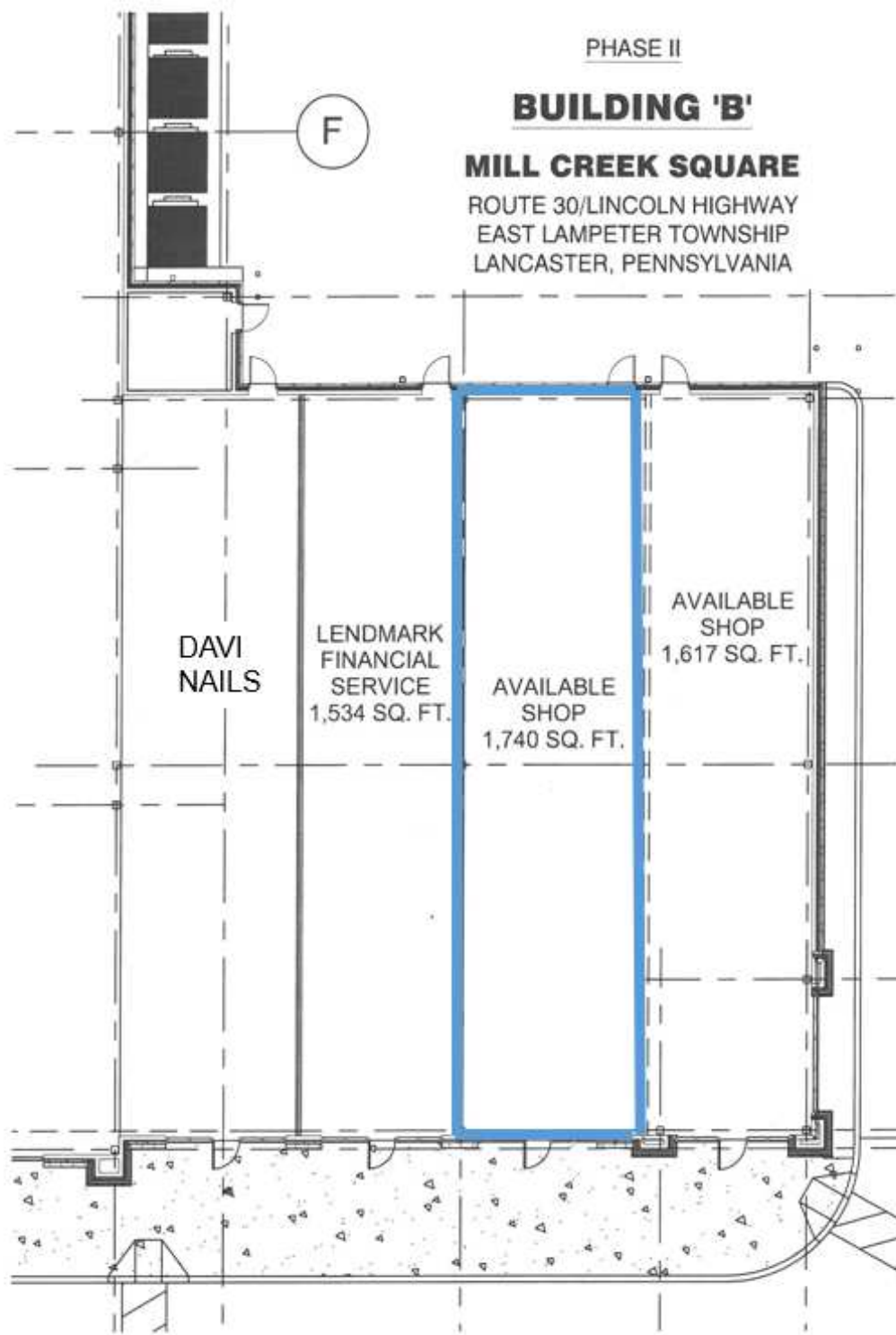
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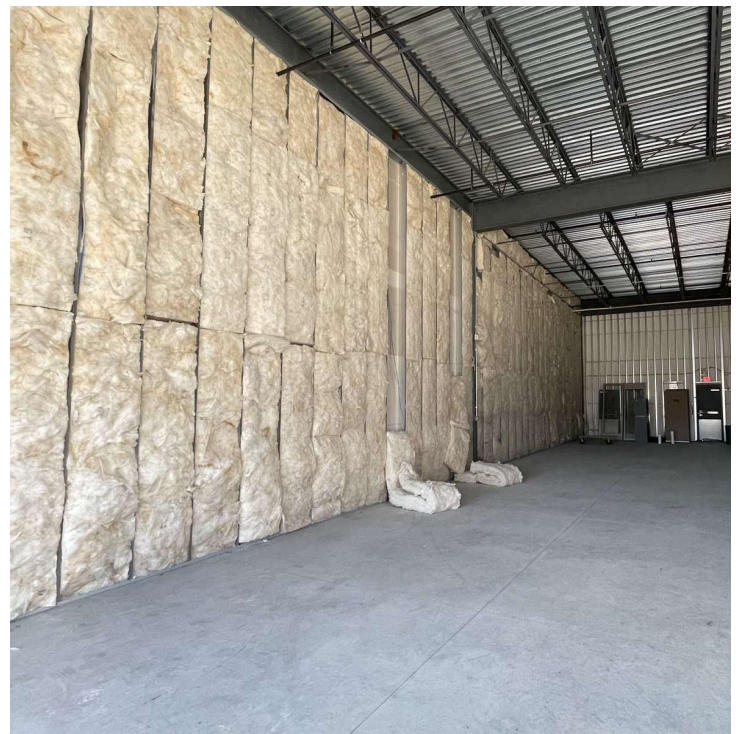
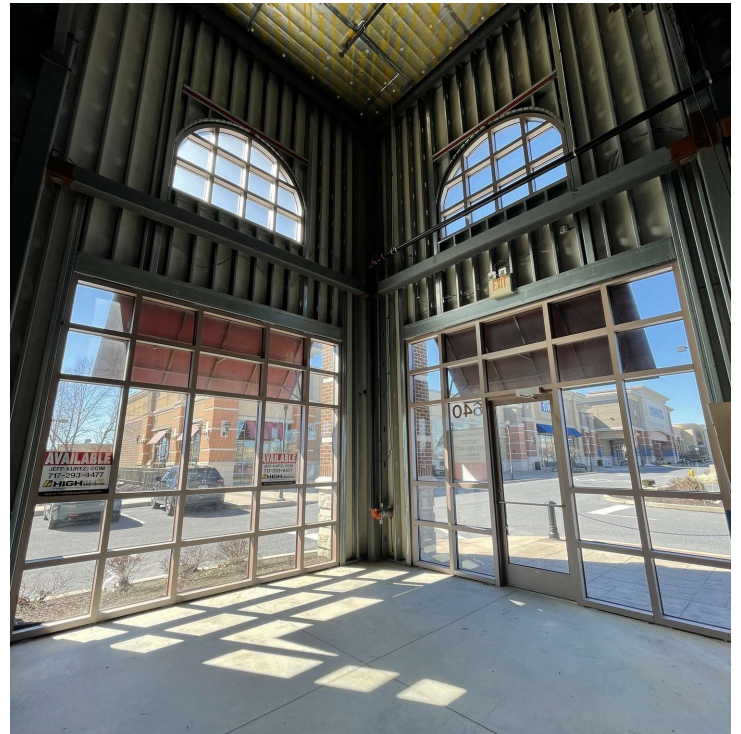
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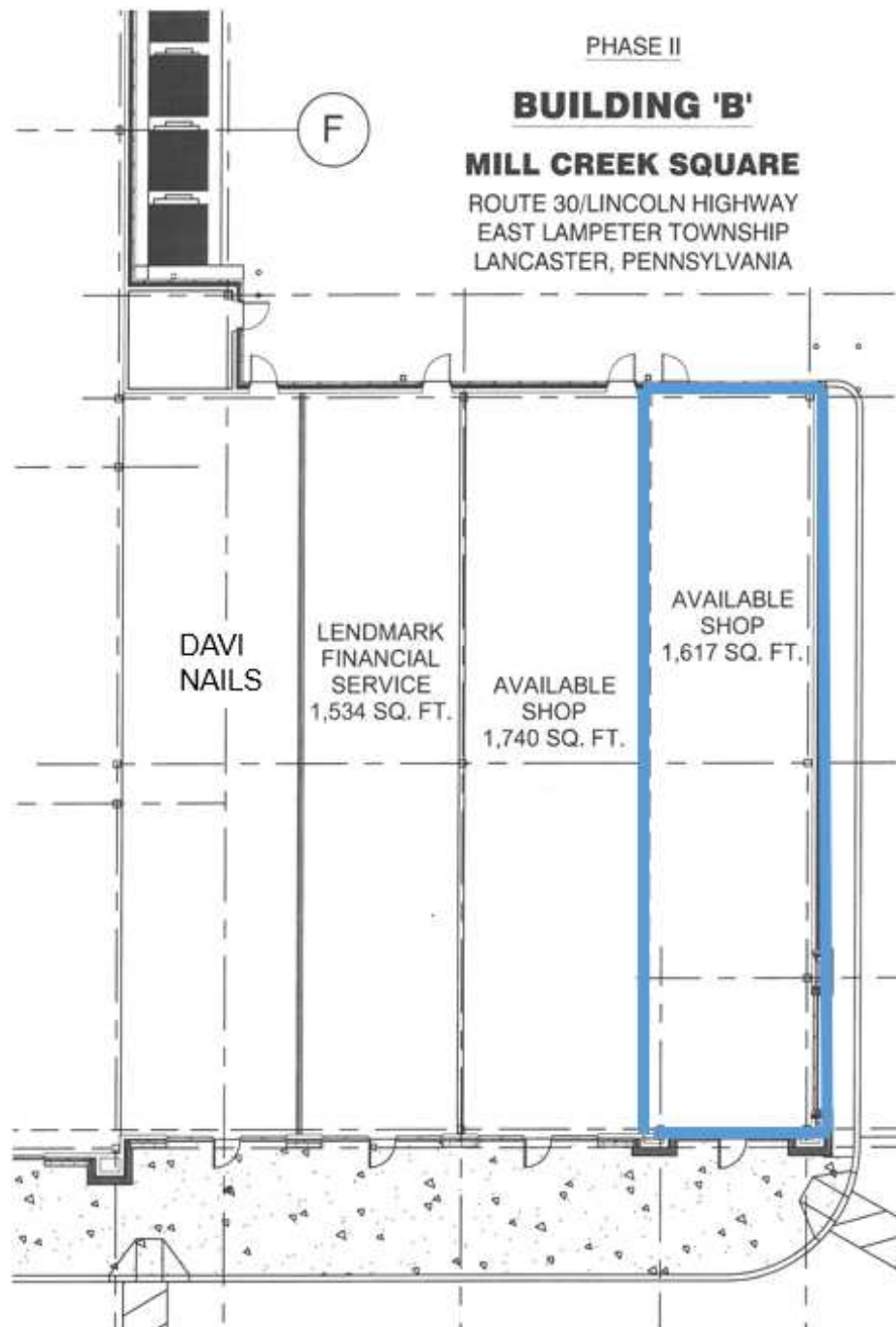
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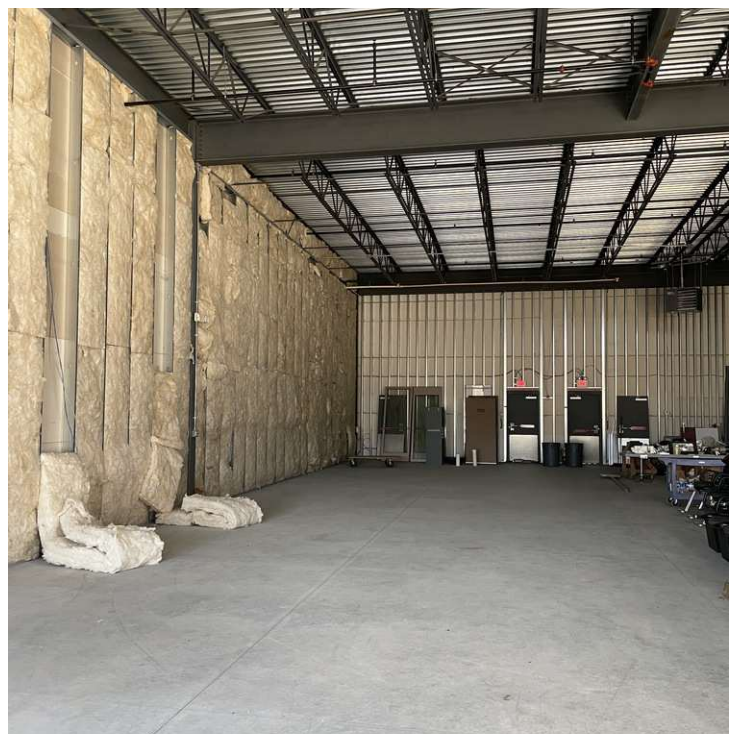
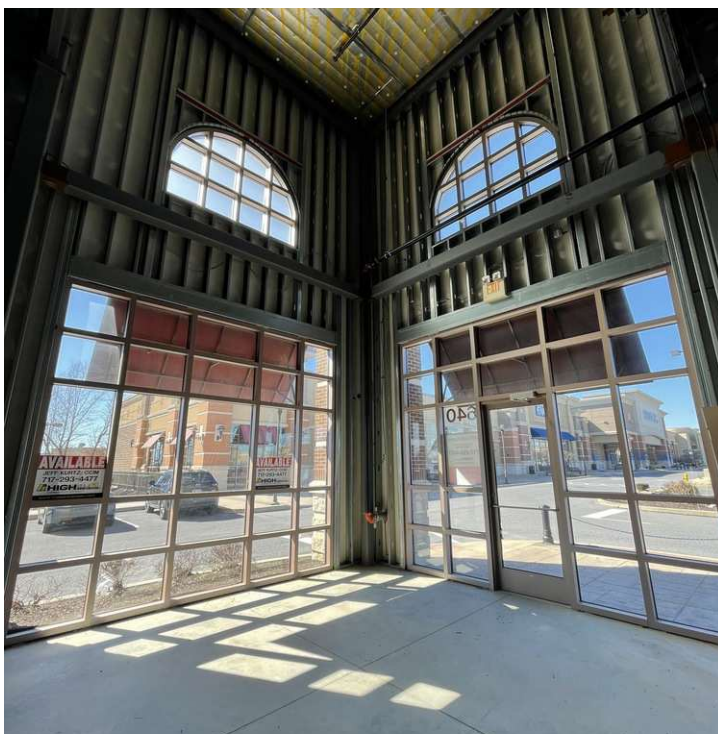
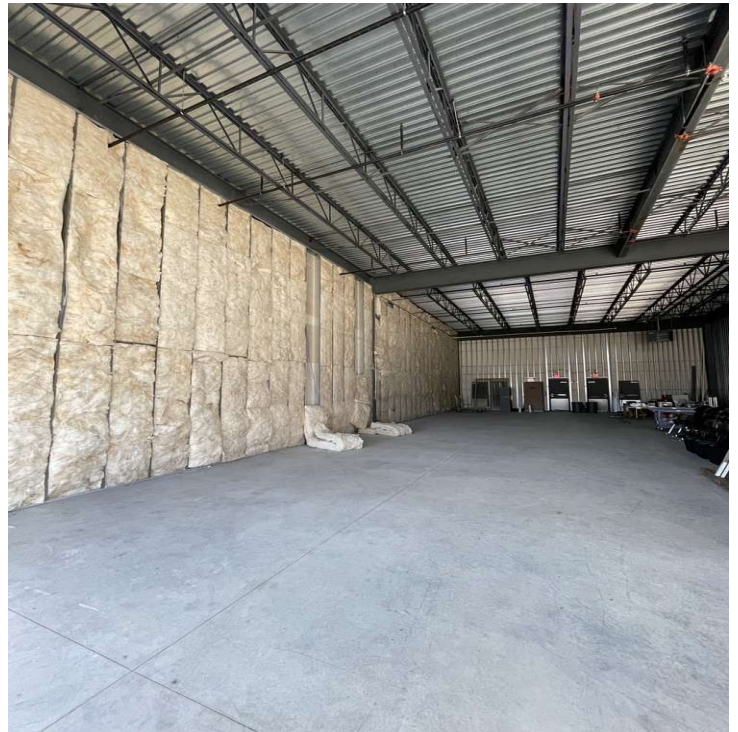
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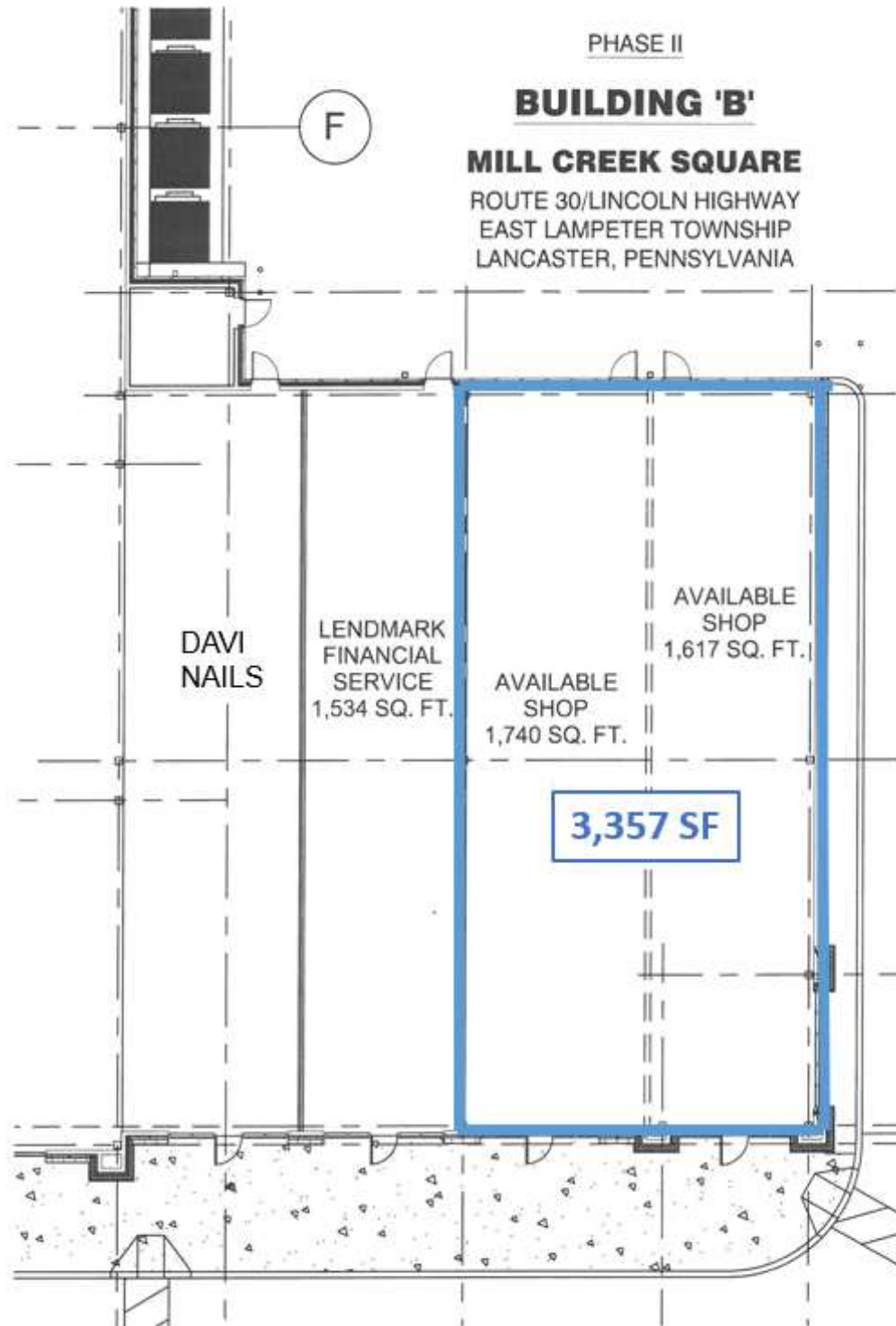
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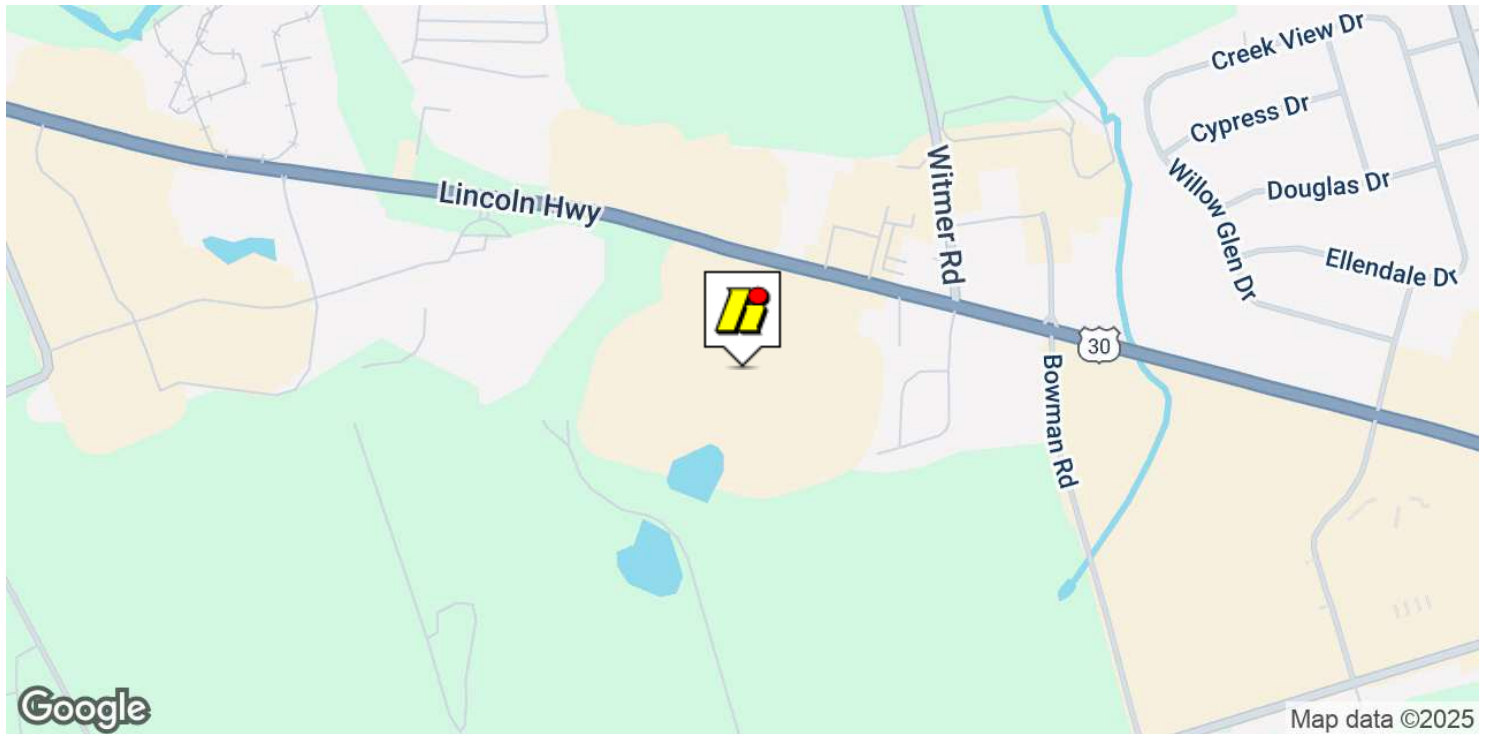
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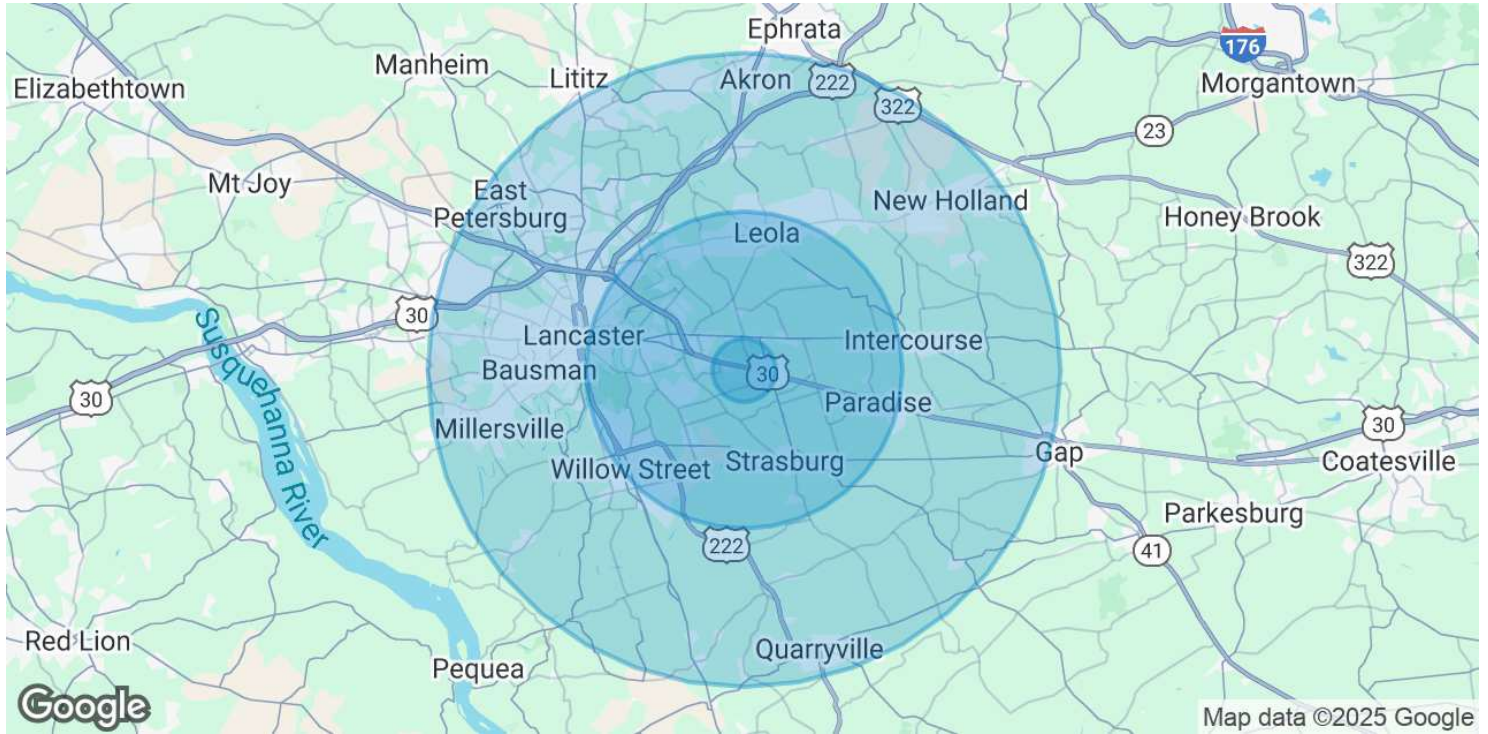
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,838	51,915	276,903
Average Age	38.2	39.6	37.5
Average Age (Male)	32.9	36.9	35.7
Average Age (Female)	44.5	42.4	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	791	20,109	105,273
# of Persons per HH	2.3	2.6	2.6
Average HH Income	\$61,053	\$71,820	\$64,394
Average House Value		\$259,125	\$216,173

* 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.

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Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201
Mechanicsburg, PA 17055
717.697.2422