

PROPERTY FOR LEASE

\$13.95 NNN

84 Doe Run Rd.

Manheim PA 17545

- Office/Retail Space
- 2,118 SF
- New Construction
- End Unit w/Signage
- Less than 1 mi. from Manheim Square
- Asking \$13.95 NNN
- CAM \$7.89 +/-
- T.I. allowance \$20.00 sf.



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PROPERTY OVERVIEW

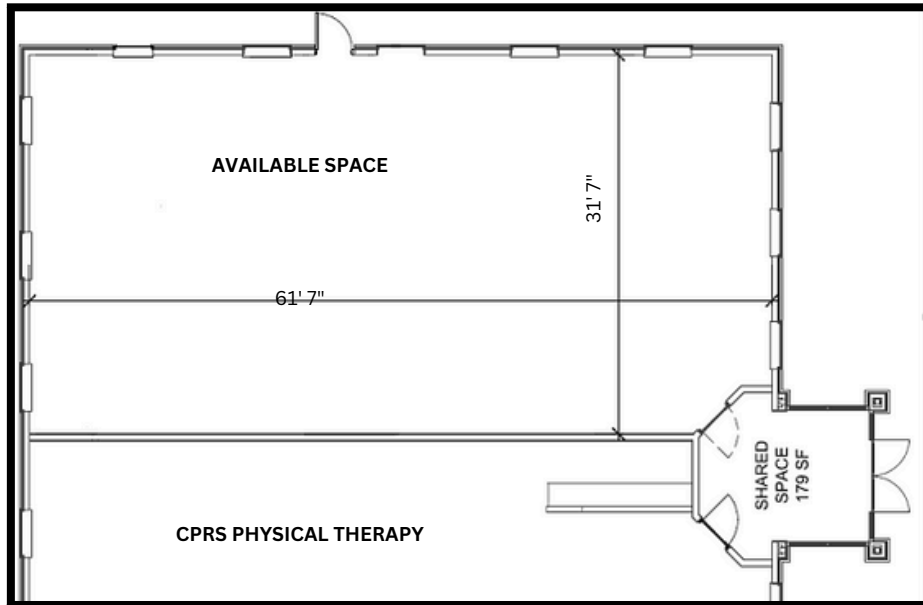
INTRODUCTION/BLUE PRINT



Property Description

Available for lease, 84 Doe Run Road is a 2,118 +/- sf end unit space facing Doe Run Road. It's located less than a mile from the Manheim Square and across the street from the Manheim Shopping Center. It has a shared main entrance and will be delivered with a new restroom, HVAC, walls, floors and ceiling. In addition, there will be a tenant improvement allowance of \$20.00 per square foot. This is a rare opportunity for a new office/retail location in beautiful Manheim Pa.

Blue Print

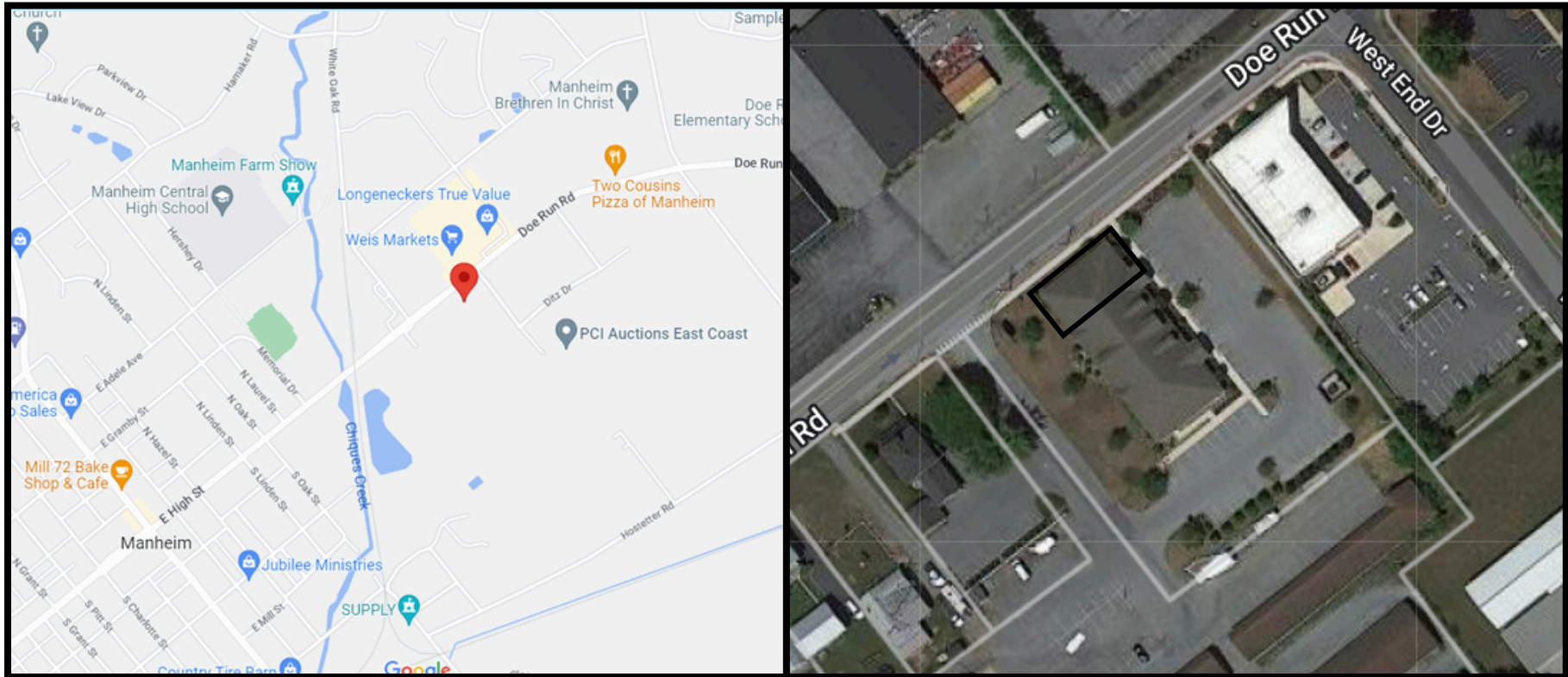


Property Data

Address:	84 Doe Run Rd.
Parcel Number:	500-09592-0-0000
Township:	Penn Township
Zoning:	Commercial/Light Industrial: CLI
Year Built:	2023
Signage:	Available on Doe Run Rd.
Square Footage Available:	2,118 +/-
Ceiling Height:	9'
Electric:	220 Volt
Lighting:	LED
Heating System	Forced Air
Heating Fuel Source:	Natural Gas
Cooling System:	Central Forced Air
Water:	Public
Water Heater:	TBD
Sewer:	Public
Roof Type:	Asphalt Shingle
Parking Spaces:	On Site
Total CAM:	Estimated at \$7.89 sq. ft.

PROPERTY OVERVIEW

AREA MAP / SATELLITE VIEW



PROPERTY OVERVIEW

PHOTOGRAPHS



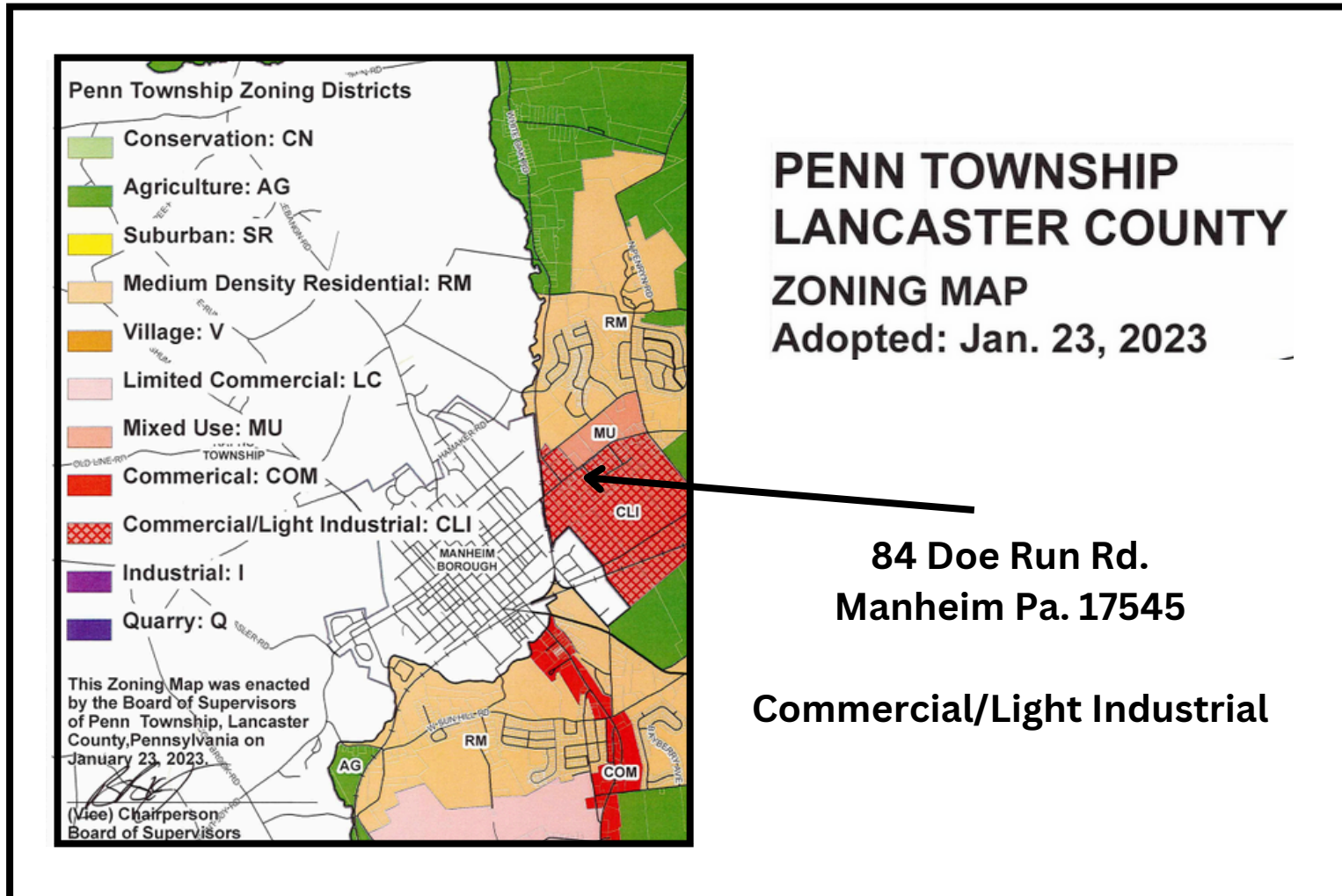
PROPERTY OVERVIEW

PHOTOGRAPHS



PROPERTY OVERVIEW

ZONING MAP

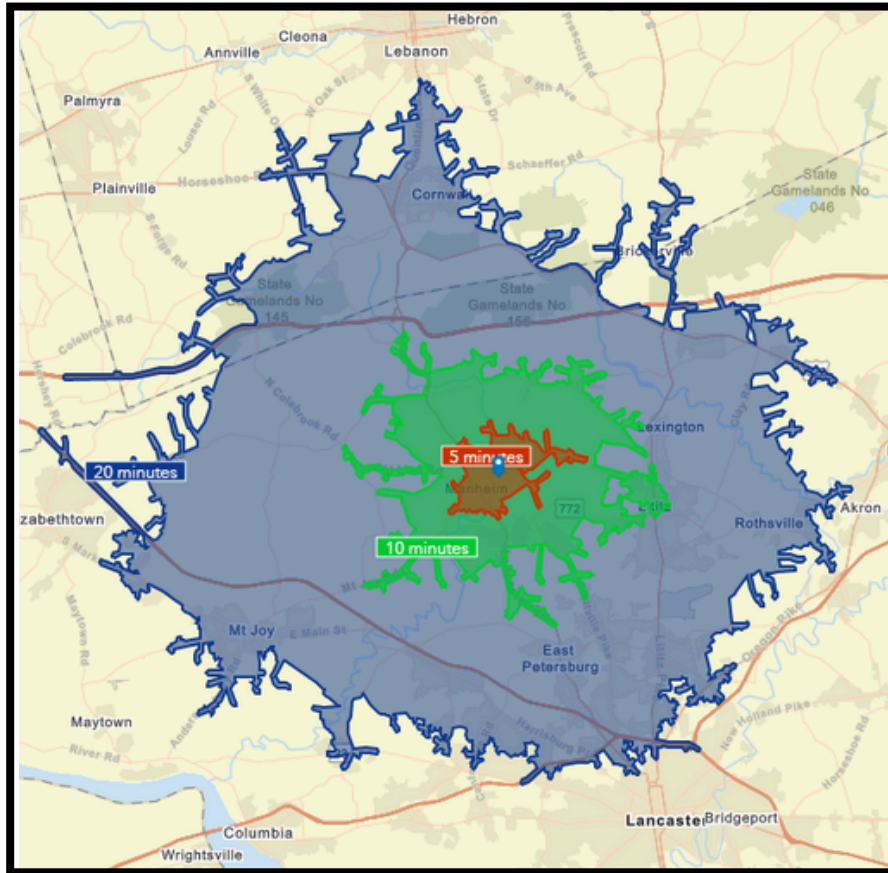


PROPERTY OVERVIEW

DEMOGRAPHICS



US Census Bureau, 2023,
ESRI Community Profile
Drive Time Data



Data Category	5 Minute	10 Minute	20 Minute
Total Population	7,252	21,993	139,063
Total Households	2,918	8,616	54,042
Median Household Income	\$69,999	\$76,322	\$85,970
Median Age	43.2	42.9	45.2

THE DAVISON ADVANTAGE

INDUSTRY AFFILIATIONS



The Self Storage Association (SSA) and its subsidiaries are the world's premier trade organization representing the best interests of the self-storage industry. They are the most respected source for industry information, education, resources, and legislative advocacy.



The Pennsylvania Self Storage Association is committed to strengthening and enhancing the self-storage industry in the keystone state. The mission is to promote the concept of self-storage and the business of the members, while monitoring legislation and acting as the industry's voice in the state.



For more than 50 years, the Certified Commercial Investment Member (CCIM) Designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other professionals. CCIMs complete a rigorous program of advanced coursework, training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.



The Pennsylvania Association of Realtors® is comprised of more than 35,000 residential and commercial Realtors® who subscribe to a strict Code of Ethics and Standards of Practice. The mission is to protect private property rights, facilitate a consistent and reliable marketplace and promote the professional, ethical, and successful practice of real estate.



The Society of Industrial and Office Realtors (SIOR) is the leading global professional office and industrial real estate association. With 3,700 members in 45 countries and 722 cities, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists.



Since 1917, the Lancaster Association of Realtors has been working to foster knowledgeable, ethical, and competent agents to support the needs of their buyers and sellers. Through leadership and education, we believe that all Realtors can continue to excel in their careers. We value our members' expertise, diversity, and pursuit of knowledge. Today, LCAR hosts over 1,600 members.



The National Association of Realtors is America's largest trade association, representing 1.5 million+ members, including NAR's institutes, societies, and councils, involved in all aspects of the residential and commercial real estate industries. The mission is to empower REALTORS® as they preserve, protect, and advance the right to real property for all.



The Lancaster Commercial and Industrial Realtors Council provides members with educational and networking opportunities through the exchange of information, cooperation, and fellowship. It serves to promote commerce, business, and economic growth of the county.

THE DAVISON ADVANTAGE

BROKER BIO / ABOUT US



Broker Bio:

Brian Davison is a graduate of Cedar Crest High School, holds a bachelor's degree in Education from Millersville University and a master's degree from The College of Notre Dame of Maryland. He was a high school educator in the Baltimore area for 7 years. While teaching, he also served as a varsity football and head wrestling coach.

After leaving the education field, he worked in the new home industry as a Sales Representative and Regional Sales Manager with Ryan Homes and Keystone Custom Homes, respectively. In January 2012, Brian began his career as a Commercial Broker with High Associates. While at High, he earned his Pennsylvania Real Estate Broker License, his Certified Commercial Investment Member (CCIM), and his Society of Industrial and Office Realtors (SIOR) designations.

After High, he served as the Vice President of Brokerage for a firm that sold specifically self-storage properties across the Mid-Atlantic and Northeast regions. This experience led Brian to start Davison Associates LLC in 2023. Davison Associates focuses on larger commercial transactions in south central Pennsylvania and self-storage transactions nationally.

He has served on the Board for the Lancaster County Association of Realtors, as the President of the Commercial and Industrial Realtor's Council and was the 2019 Commercial Realtor of the Year. He is the past President of the Lancaster Early Education Center and currently serves on the Hourglass Lancaster Board and is an Officer for the SIOR Philadelphia Chapter.



About Us:

Davison Associates LLC is a commercial real estate brokerage with a focus on office and industrial properties locally, as well as self-storage properties regionally. We opened our doors in 2023 in beautiful Lancaster, Pennsylvania. This address serves as a great location to the properties and clients we serve at home and in the Mid-Atlantic Region.

We feel the best customer experience comes from an appreciated, talented, and engaged employee who loves what they do. Our team members live by the Golden Rule and have a calling to help people. Our passion for seeing lives improved through our efforts drive us. We strive every day to reach our full potential by working smart and hard, with an endless curiosity to learn about people and real estate.

We believe that investing in our communities is not just good business, it's our responsibility. Each of our team members is required to serve the community in some capacity. Please read our biographies to see how we are involved and feel free to contact us with any questions.