

FOR LEASE

31 S Lime St



LANCASTER, PA 17602

**RECENT RENOVATIONS OF
MEDICAL USE FINISHES (2020-
2021)**

**STANDALONE BUILDING WITH
PRIVATE PARKING LOT (10
SPACES)**

**GREAT EXPOSURE FOR ALL
MEDICAL, PROFESSIONAL AND
SERVICE TYPE USERS**



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

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LEASE INFORMATION

Lease Rate:	\$16.00 PSF N/N/N
CAM:	\$3.19 PSF
Municipality:	Lancaster City
County:	Lancaster
Building Area:	5,044 SF
Available SF:	5,028 SF

PROPERTY OVERVIEW

Located in the Mussertown Neighborhood of Lancaster City, located just blocks of the Central Business District. Past uses of the building have been medical and service type uses, with a renovation taking place in late 2020, into 2021 for the current owner-user, Lancaster Maternal Fetal Medicine. Many private consultation rooms with plumbing, along with private offices and storage areas. ADA building with multiple restrooms. The existing owner can vacate immediately, and this building will be offered on a single tenant basis.

OFFERING SUMMARY

HVAC:	Central Air	Lighting:	LED/Fluorescent
Sprinklers:	None	Number of Floors:	2
Parking:	On Property, 10 Spaces	Flooring:	Carpet/LVT
Water:	Public - Lancaster City		
Sewer:	Public - Lancaster City		
Zoning:	R3		

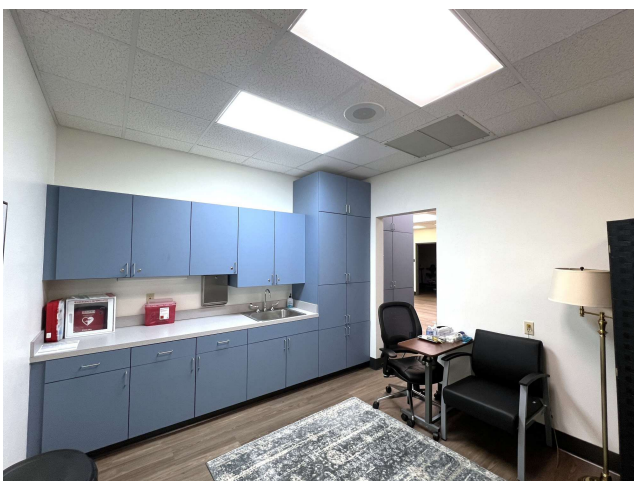
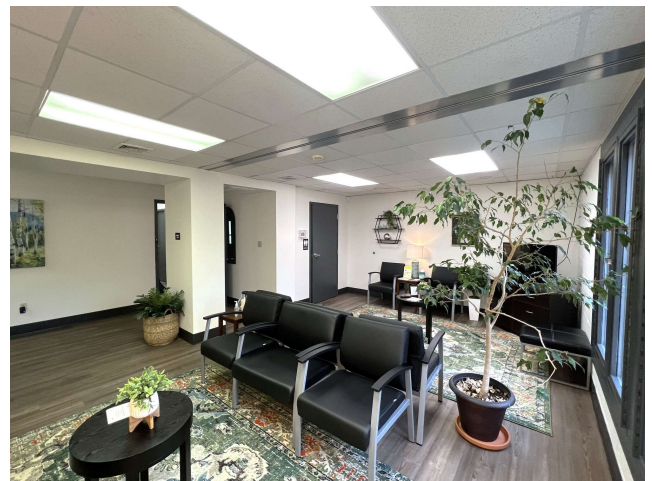
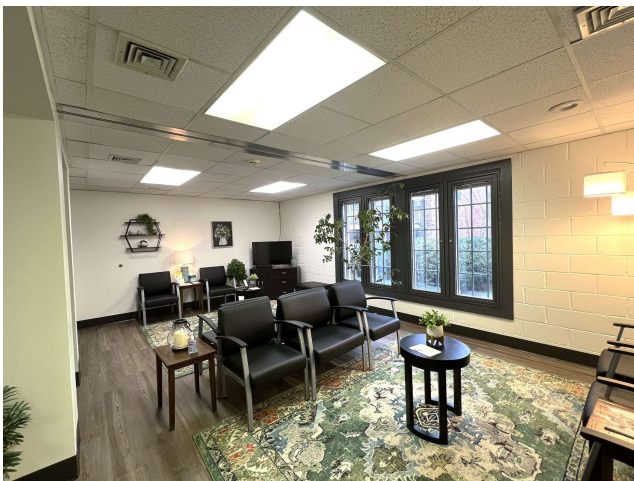
ADDITIONAL COMMENTS

R3 Zoning allows for a variety of service type uses, and medical type users with special exception per the City of Lancaster table of permitted uses. Please insure the proper due diligence is taken with the Zoning Authority on a Tenant's desired use.



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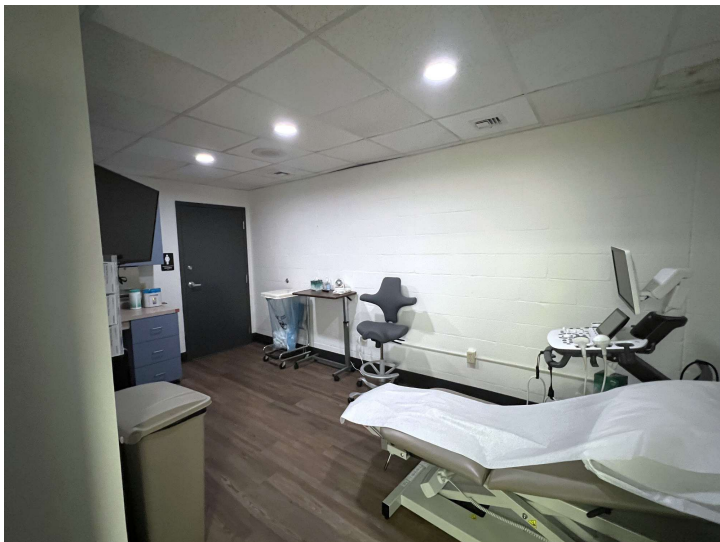


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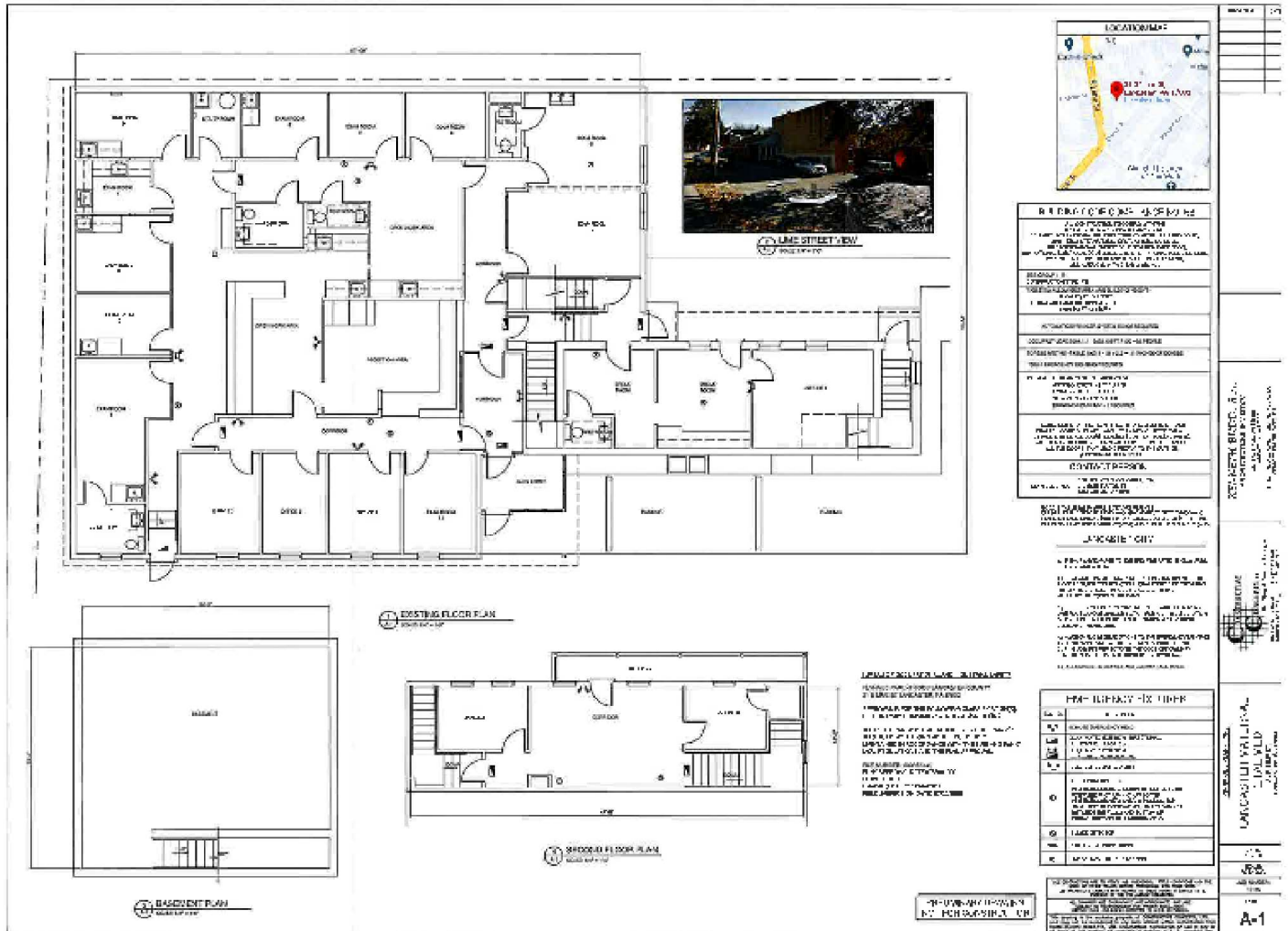
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FLOOR PLAN

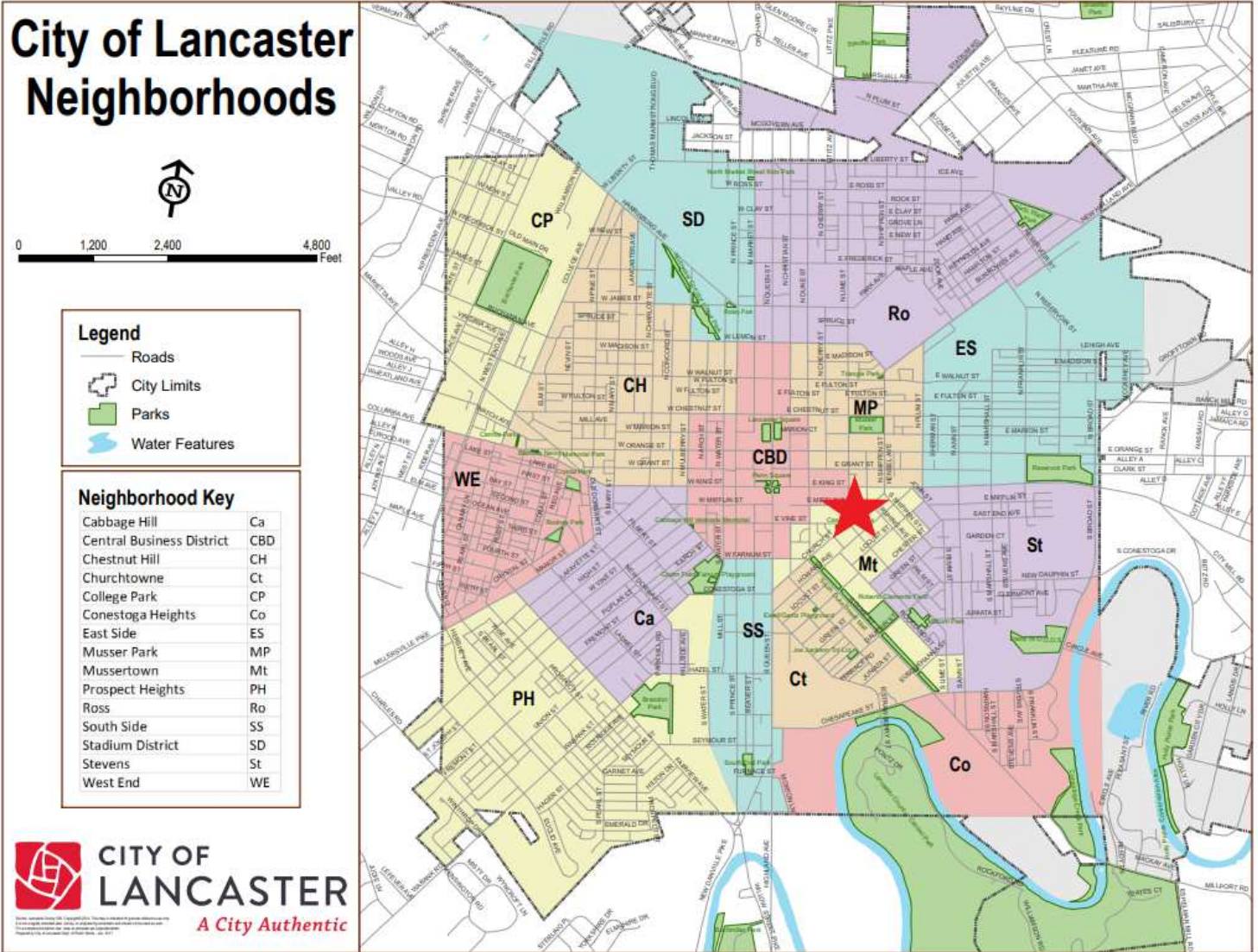
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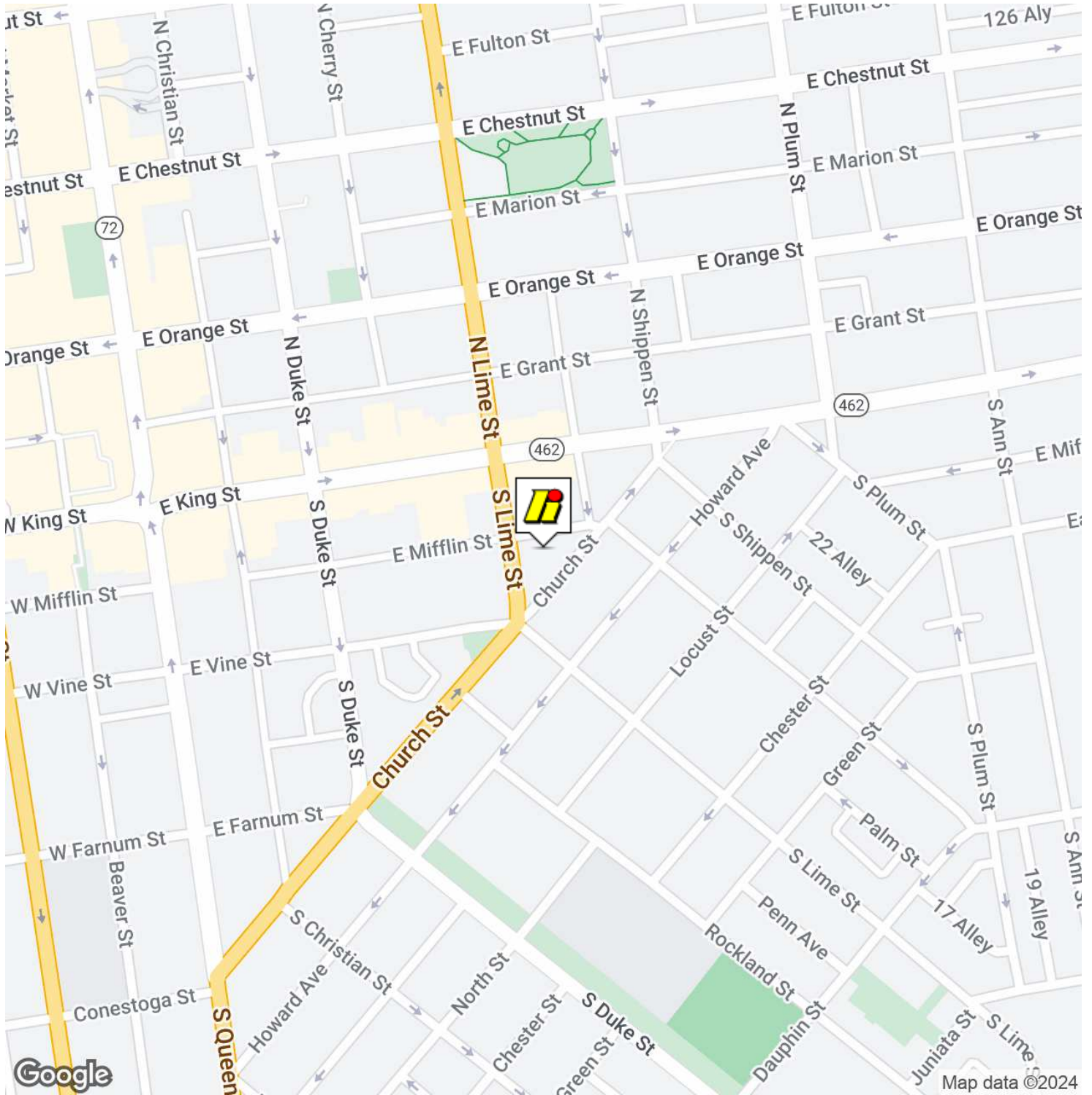
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LOCATION MAP

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RETAILER MAP

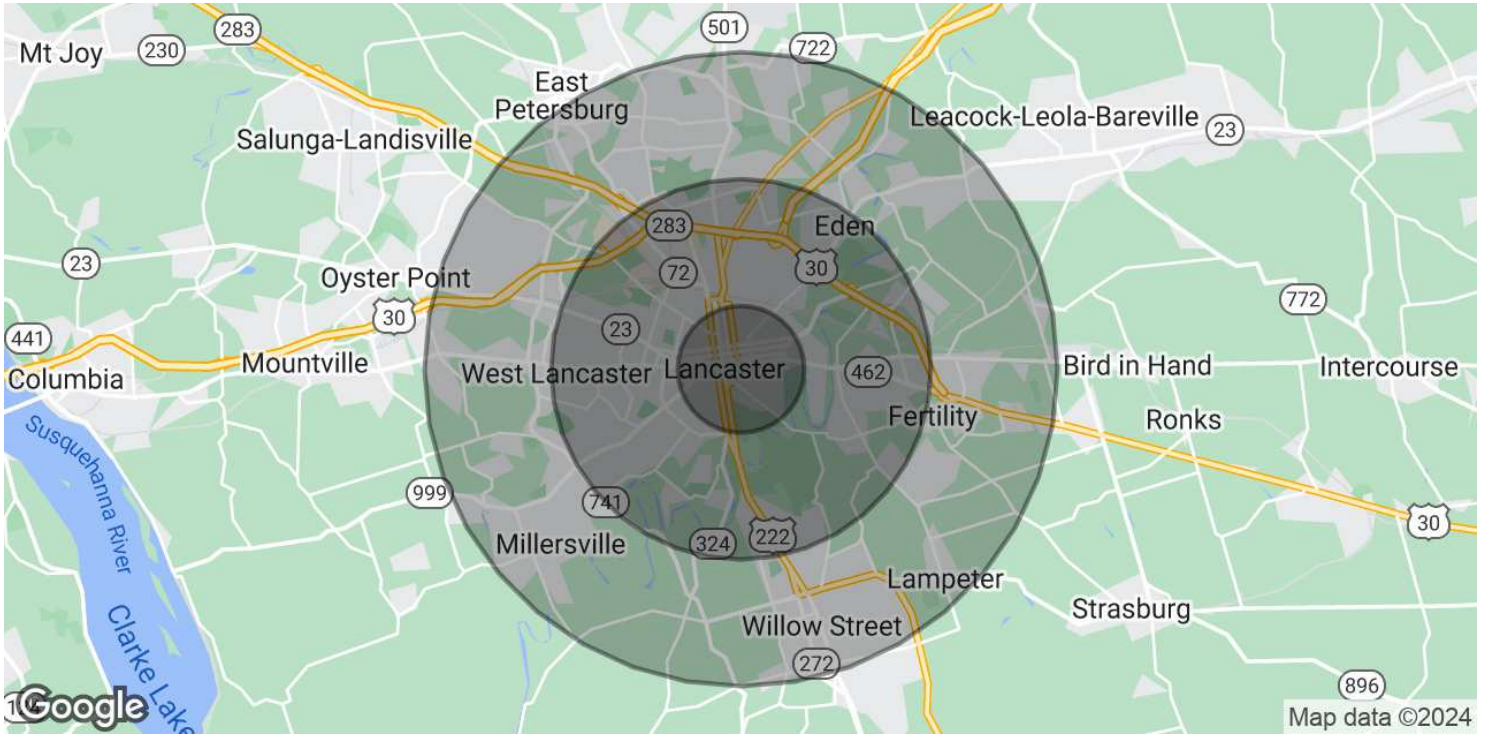
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,465	106,295	175,162
Average Age	33.4	38.0	39.6
Average Age (Male)	32.5	36.8	38.8
Average Age (Female)	34.4	39.0	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,864	43,094	71,782
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$53,960	\$73,303	\$81,300
Average House Value	\$138,794	\$174,361	\$200,229

* Demographic data derived from 2020 ACS - US Census

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*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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