

FLORIN HILL CROSSROADS

FLEX SPACE AVAILABLE

MOUNT JOY, PA 17552



find your PERFECT opportunity
CYGNETPROPERTIES.COM

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 **CYGNET PROPERTIES**

- Cover Sheet
- Property Information
- Area Map
- Site Plan
- Available Spaces

FEATURES

- A premier location, in the middle of everything, with a Mount Joy address located minutes from 283 and easy access to Harrisburg and Lancaster.
- A healthy and engaging work environment - as part of the Florin Hill neighborhood - that includes parks, walking trails, and Florin Hill Crossroads, featuring small locally owned businesses just 500 steps away.
- Award winning building designs with oversized windows ensuring plenty of natural light, comfortable interiors, and timeless architecture, providing more productive work spaces that make a statement about your business.
- Plenty of parking that make access easy.
- Well landscaped grounds with a view of preserved space.

SALES DETAILS

For pricing information and questions, please contact Jim Christoffel at 717-490-8008.

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SITE INFORMATION

Address: W Main Street, Mount Joy, PA 17552

County: Lancaster

Municipality: Mount Joy Borough

Tax Parcel ID: 450229801000B

Uses:

Retail Store, Service Businesses
and Food Establishment

Visibility/Exposure: W Main Street

Access: W Main Street and Merchant Ave

Parking: Shared Parking

Common Shared Expenses: TBD

Utilites:

Water: Public (Mount Joy Borough)

Sewer: Public (Mount Joy Borough)

Natural Gas: UGI

Electric: PP&L

Cable/Data: Comcast/Verizon

BUILDING INFORMATION

Unit Sizes: 306-2,317 SF

Floor Levels: First or Second

Construction Type: Wood frame

Demising Walls: Wood frame

Exterior Walls: Brick | Siding

Roof: Asphalt Shingle

Ceiling Height: 9-12'

Floor Type: Concrete

HVAC: Gas forced air

Electric: 200 Amp Service

Sprinkler: Yes

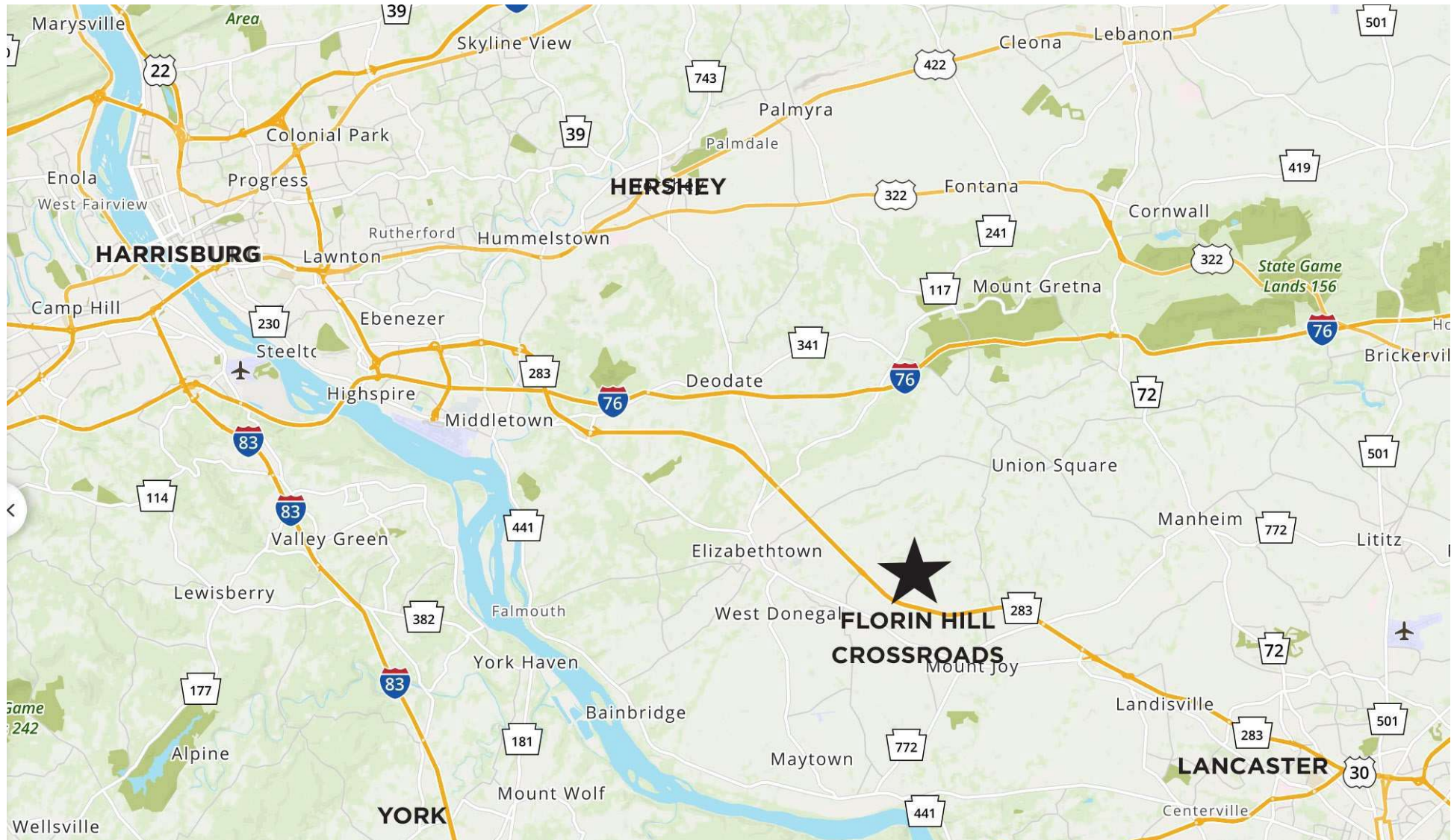
Interior Finishes: Painted Drywall

Tenant Improvement Allowance: TBD

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location MAP



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CROSSROADS SPACES

1027-1029 W MAIN STREET | UNIT B1-F&G | 2,317 SF

- AVAILABLE

1023-1025 W MAIN STREET | UNIT B1-D&E | 2,204 SF

- AVAILABLE

1021 W MAIN STREET | UNIT B1-C | 1,116 SF

- LEASED - HIDE & SEEK

1017-1019 W MAIN STREET | UNIT B1-A&B | 2,204 SF

- LEASED - STEINER-HOUCK

1009-1011 | UNIT B2-E&F | 2,192 SF

- AVAILABLE

1007 W MAIN STREET | UNIT B2-D | 1,096 SF

- LEASED - AMADA

1005 W MAIN STREET | UNIT B2-C | 1,089 SF

- LEASED - CYGNET

1001 W MAIN STREET | UNIT B2-A | 1,671 SF

- LEASED - DETAILS SALON

1003 W MAIN STREET | UNIT B2-B | 600 SF

- AVAILABLE

100 MERCHANT AVE | UNIT B3-A | 2,383 SF

- LEASED - IDEA COFFEE

102 MERCHANT AVE | UNIT B3-B | 2,383 SF

- LEASED - REDEFINE BEAUTY CO.

110 MERCHANT AVE | UNIT B3-F | 1,108 SF

- LEASED - PURE PILATES

114 MERCHANT AVE | UNIT B4-A | 1,214 SF

- LEASED - KELLY JOHNSON PHOTOGRAPHY

116 MERCHANT AVE | UNIT B4-B | 1,072 SF

- AVAILABLE

118-120 MERCHANT AVE | UNIT B4-C&D | 2,181 SF

- LEASED - JOURNEY INNOVATION

122-124 MERCHANT AVE | UNIT B4-E&F | 2,283 SF

- AVAILABLE

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