

FOR LEASE

1848 Fruitville Pike



LANCASTER, PA 17601

**CENTRALLY LOCATED OFF
FRUITVILLE PIKE**

**AMPLE NATURAL LIGHT
IN WAITING AREA**

MULTIPLE OFFICES

2 ADA RESTROOMS



BREE ROBINSON

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LEASE INFORMATION

Lease Rate:	\$22.28 SF/yr (NNN)
CAM:	\$4.94 PSF
County:	Lancaster
Municipality:	Manheim Township
Available SF:	3,000 SF

PROPERTY OVERVIEW

Sublease opportunity at centrally located Towne Center. Formerly a Physical Therapy Center, this wide open floor plan allows for a wide range of uses. The space offers a waiting area with natural light, multiple offices, large open multipurpose area, utility room with W/D hook up, two ADA restrooms, and break area. Ample parking with easy access to suite. The space is fully sprinklered and has been recently updated with LED lighting, new carpet, and paint.

OFFERING SUMMARY

HVAC:	Heat Pump	Signage:	On Exterior of Suite and Door
Sprinklers:	Yes	Traffic Count	21,863 Estimated ATD
Parking:	Surface Lot	Co-Tenants:	Aldi, Dunkin, Health Food Restaurant, Japanese Restaurant, Nail Salon, and more
Water:	Public	Location:	Close to Routes 30, 283, 222, 501, 72, 272
Sewer:	Public Sewer		
Zoning:	Business District B4		
Lighting:	LED		

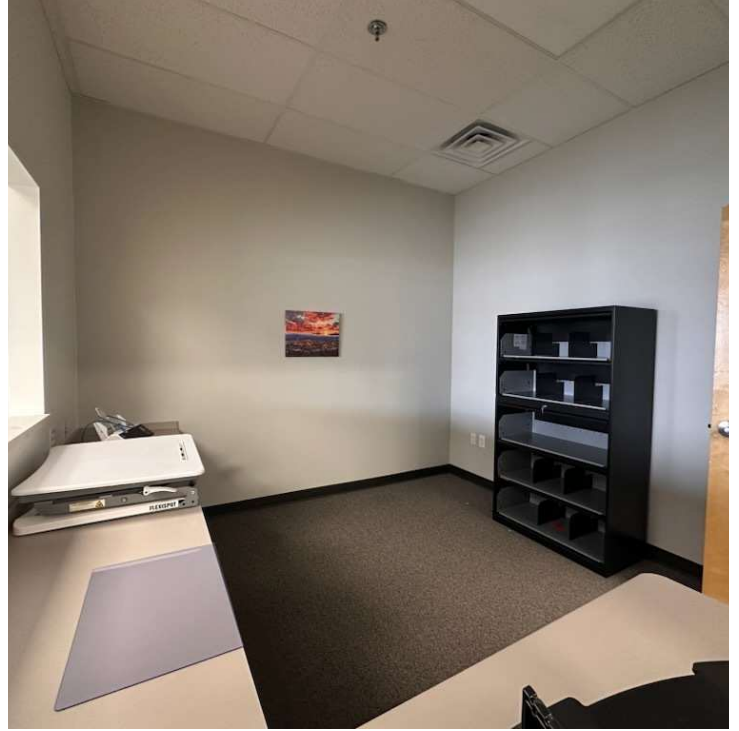


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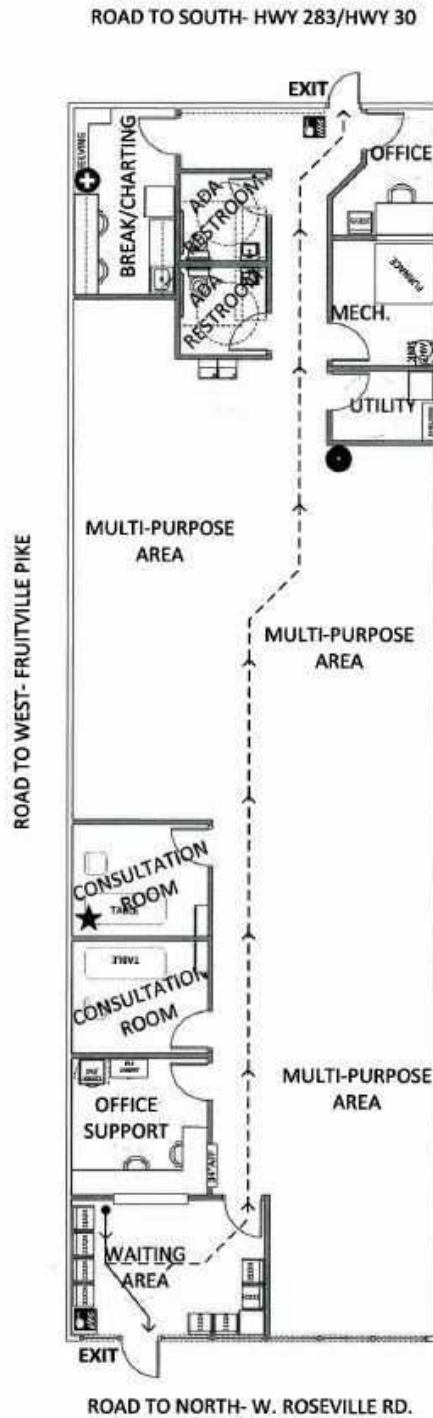
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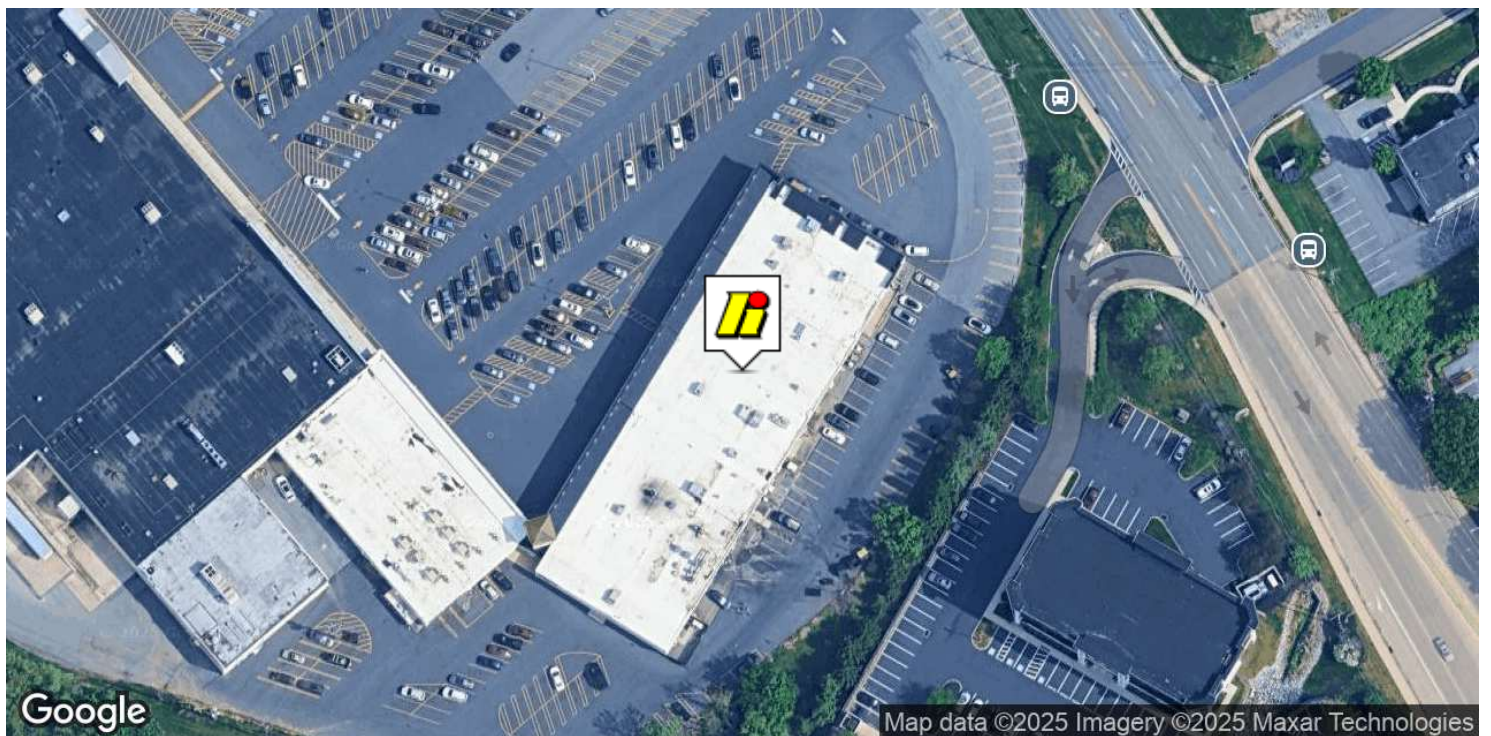
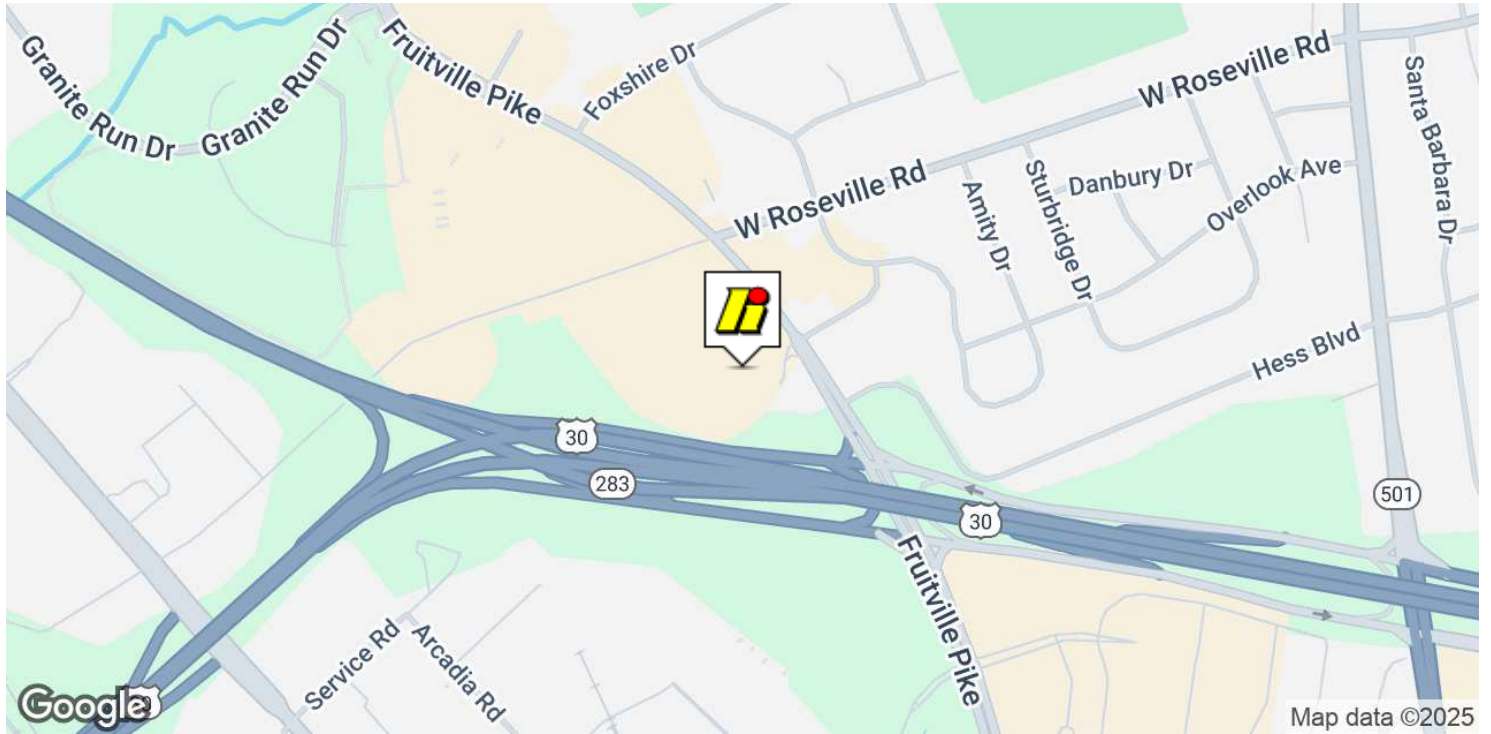
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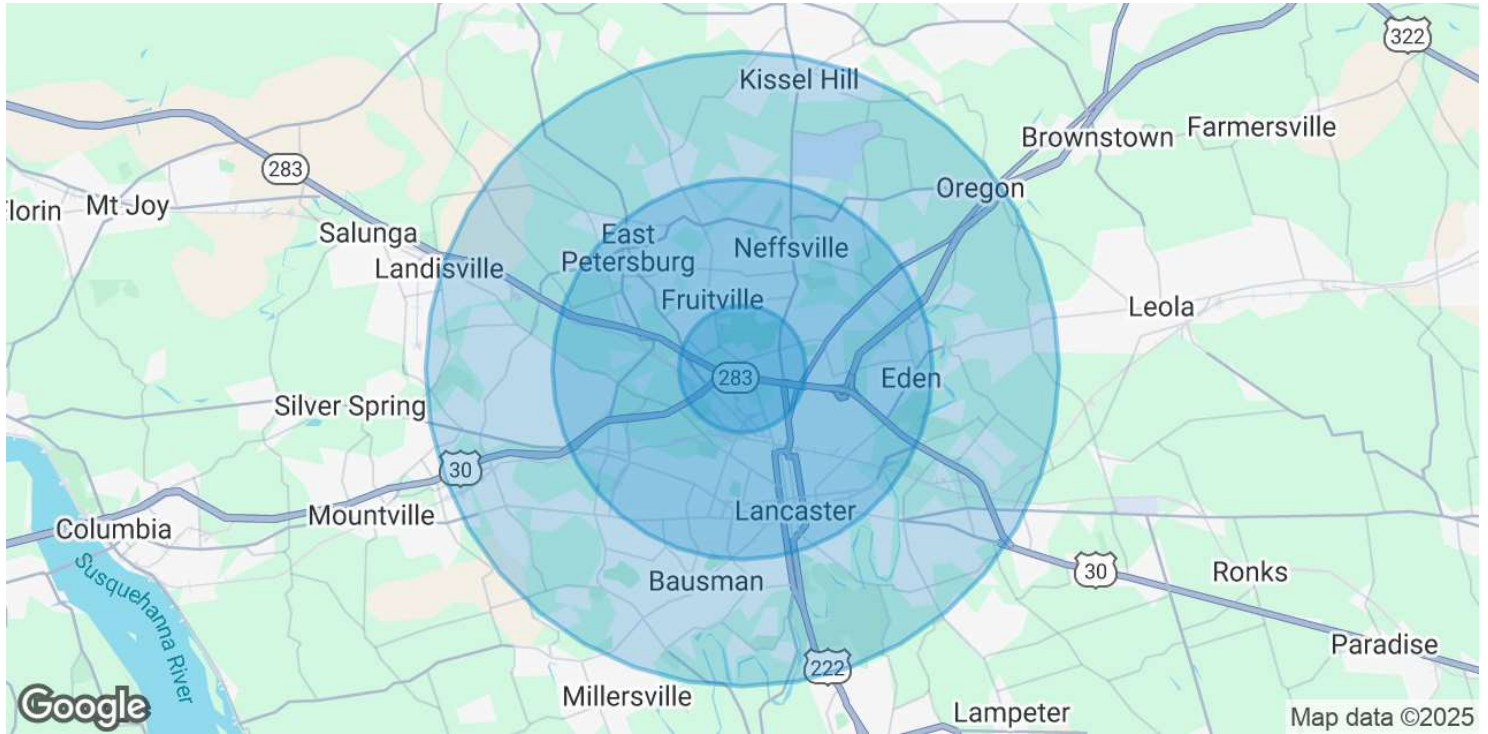
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,085	104,339	180,516
Average Age	42	40	41
Average Age (Male)	41	39	40
Average Age (Female)	44	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,488	40,450	69,385
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$135,217	\$107,459	\$109,216
Average House Value	\$367,175	\$315,440	\$316,477

Demographics data derived from AlphaMap

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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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