

FOR LEASE

1860 Charter Lane Suite 208

 Greenfield

 **HIGH** ASSOCIATES LTD.  
An Affiliate of High Real Estate Group LLC



LANCASTER, PA 17601

**LOCATED IN GREENFIELD BUSINESS PARK**

**PRIME LOCATION NEAR DOWNTOWN  
LANCASTER & DIRECT HIGHWAY ACCESS  
TO RT. 30 / RT. 222 / RT. 283**

**ONSITE PARKING**



**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • [HIGHASSOCIATES.COM](http://HIGHASSOCIATES.COM)

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FOR LEASE

# 1860 Charter Lane



## LEASE INFORMATION

Suite:	208
Available SF:	3,000 SF
Lease Rate:	\$14.50 SF/yr
CAM:	\$5.55
County:	Lancaster
Municipality:	East Lampeter Township

## PROPERTY OVERVIEW

Great starter space for a small professional office business. This space offers a large private office with plenty of open space and storage. This space also provides a great transition togeting back into an affordable office location in the premier center of Greenfield.

## OFFERING SUMMARY

HVAC:	Heat pump
Sprinklers:	No
Parking:	On-site
Water:	Public - Lancaster City
Sewer:	Public - East Lampeter
Zoning:	Business Park

Lighting:	Fluorescent
Flooring:	Carpet
Number of Floors:	2

## ADDITIONAL COMMENTS

Conveniently located in Greenfield with easy access to Route 30, nearby restaurants, and other amenities.

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717.293.4477

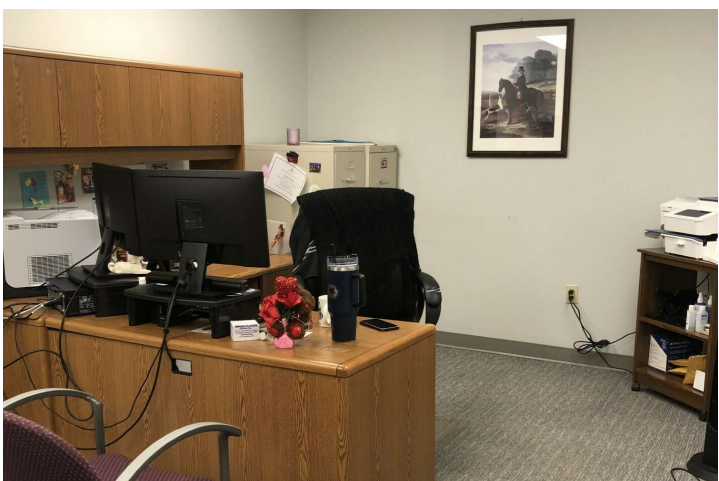
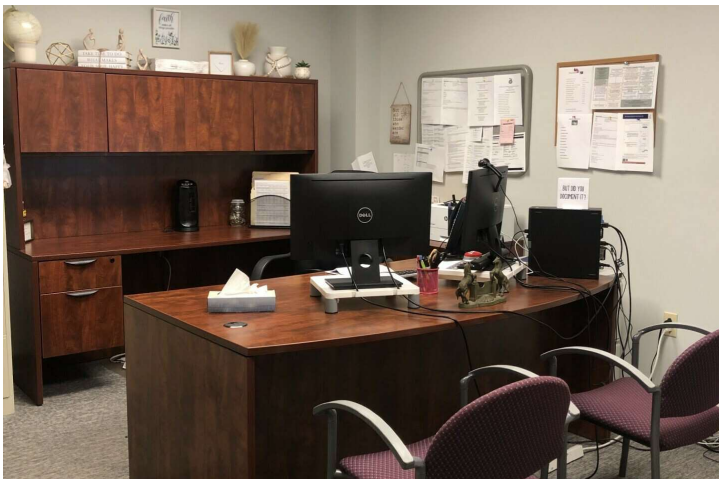
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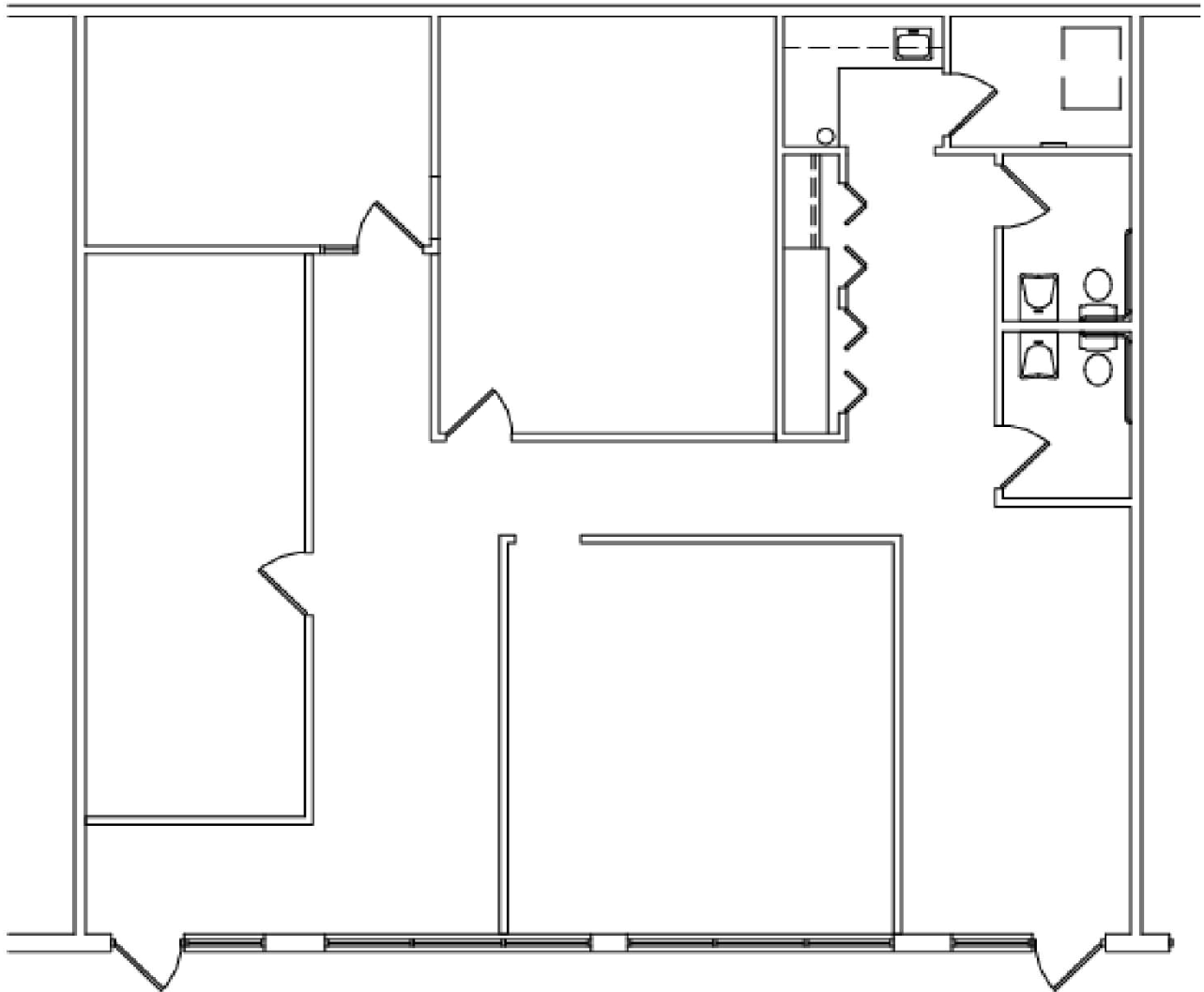
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## FLOOR PLAN

SCALE: NTS

## BUILDING 159

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LANCASTER, PA  
SUITE 208

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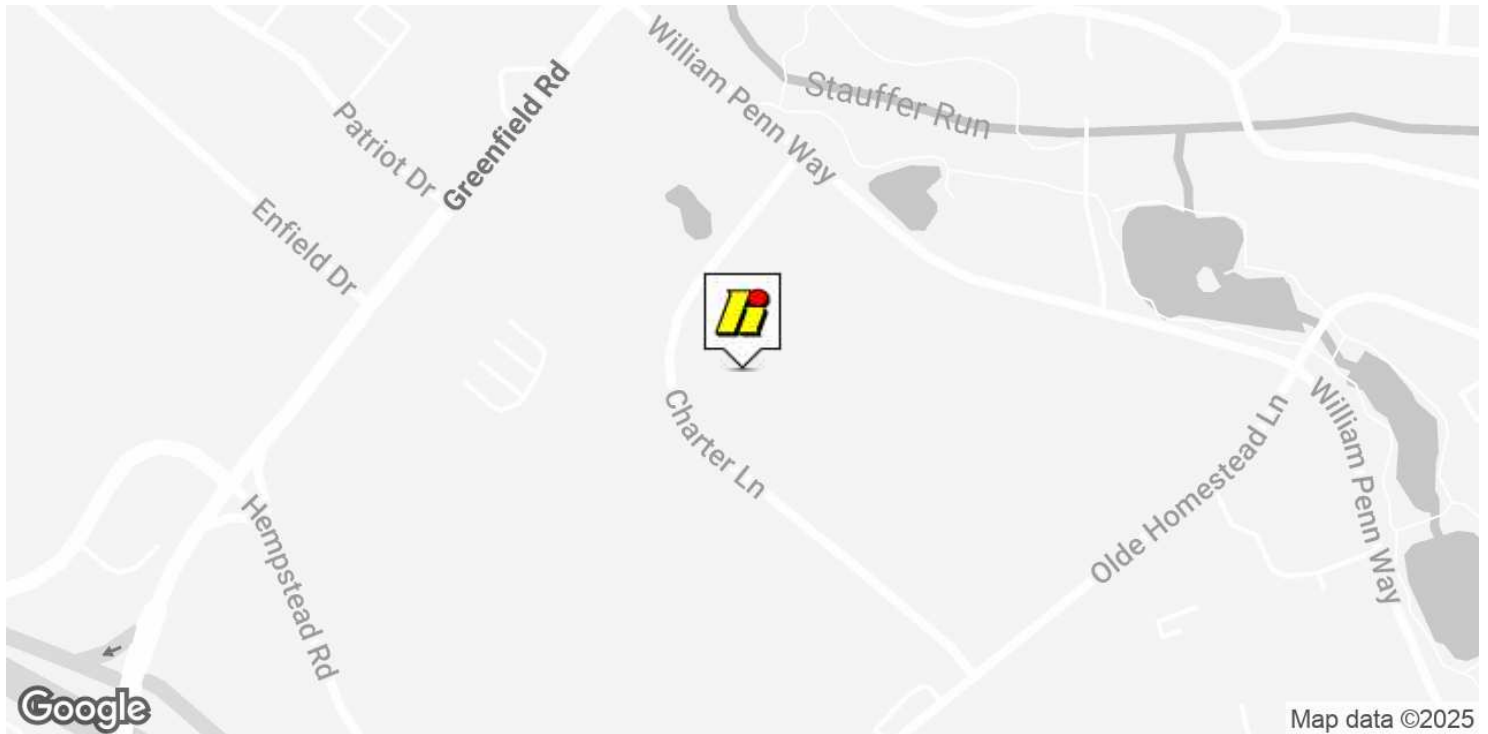
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Map  
data  
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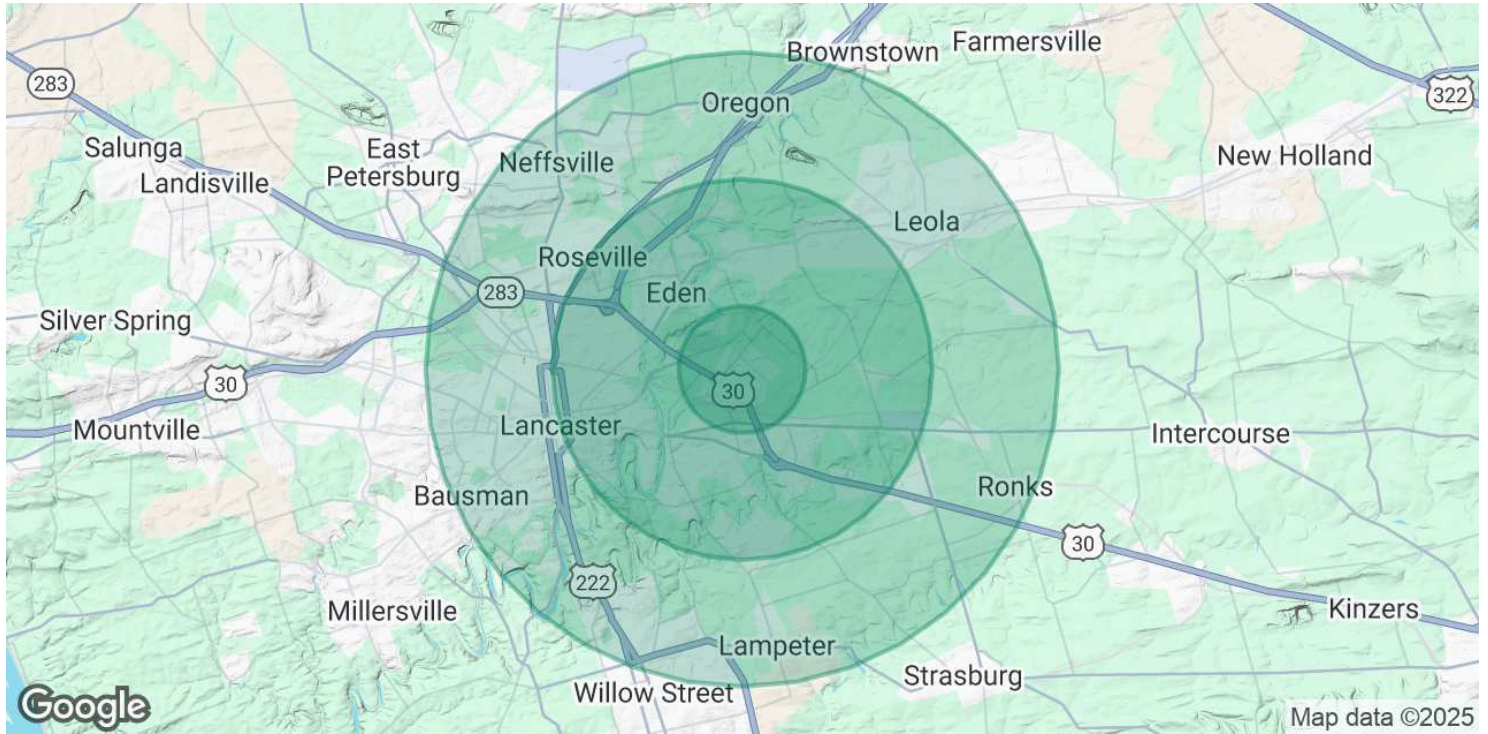
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,640	61,094	142,991
Average Age	40.4	38.7	38.8
Average Age (Male)	41.2	37.7	38.1
Average Age (Female)	38.6	39.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,288	23,611	57,442
# of Persons per HH	2.0	2.6	2.5
Average HH Income	\$70,939	\$82,877	\$81,051
Average House Value	\$177,104	\$202,937	\$207,336

2020 American Community Survey (ACS)

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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.**

**1853 WILLIAM PENN WAY**

Lancaster, PA 17601  
717.293.4477

**5000 RITTER ROAD SUITE 201**

Mechanicsburg, PA 17055  
717.697.2422