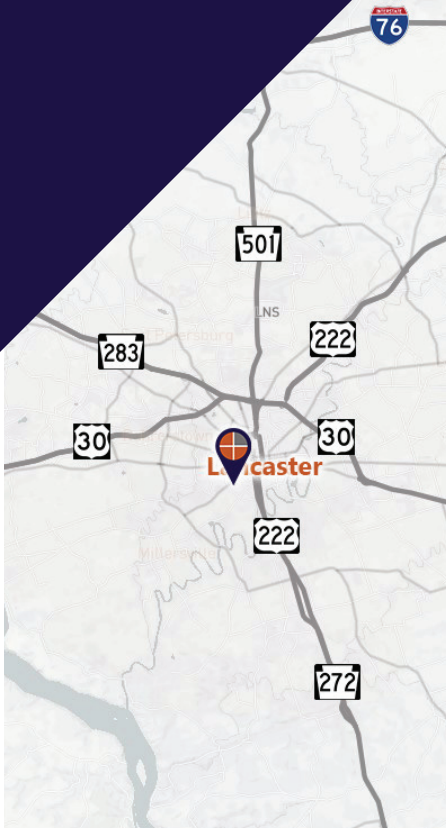


### FOR LEASE

3,650 +/- SF of great office / warehouse space for new & existing entrepreneurs.



**Darin R. Wolfe**  
Cell: 717.669.1187  
drwolfe@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

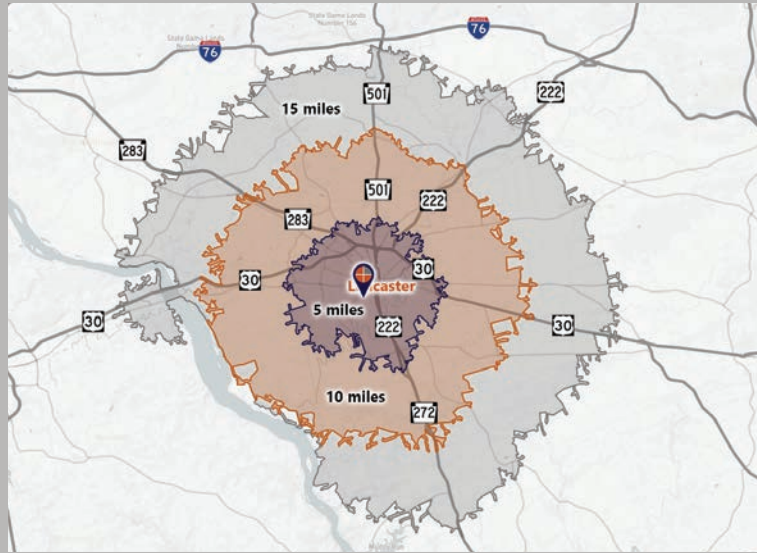


# OFFICE / WAREHOUSE SPACE

## DEMOGRAPHICS

Variable	932 High St. Lancaster, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	146,950	278,433	411,550
Population Density (Pop per Sq. Mile)	3,092.5	1,298.5	907.3
Total Daytime Population	171,667	298,038	417,679
Total Households	56,729	106,575	157,713
Per Capita Income	\$32,704	\$38,238	\$37,222
Average Household Income	\$83,940	\$99,189	\$96,612
Average Disposable Income	\$64,993	\$75,229	\$73,833
Aggregate Disposable Income	\$3,686,983,518	\$8,017,503,760	\$11,644,369,077
Total (SIC01-99) Businesses	6,656	11,444	16,591
Total (SIC01-99) Employees	113,942	180,431	241,576
Total (SIC01-99) Sales (\$000)	\$16,229,395	\$33,824,719	\$52,289,066
Annual Budget Expenditures	\$4,099,355,547	\$9,033,203,563	\$13,028,538,377
Retail Goods	\$1,221,287,605	\$2,714,012,371	\$3,942,502,926

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Great office / warehouse space for new and existing entrepreneurs!

Site consists of 1,250 SF of office space and 2,400 SF of warehouse space. The warehouse space is accessible by two drive-in doors, one at each end of the space. Drive-ins provide pass through access for loading/off-loading and additional utility.

On premises parking in front and rear of the building (12 parking spaces). Rear portion of parcel includes areas suitable for employee parking, service vehicles or small fleet. Could also be used as outdoor play area for day care.

Ideal for small business and trade entrepreneurs in HVAC, plumbing & heating, painting/art/ photography studio, or day care.

## PROPERTY DETAILS

- Available Space: ..... 3,650 +/- SF
- Lease Rate: ..... \$12.00/SF
- Lease Terms: ..... Negotiable
- Zoning: ..... R3 - Residential District
- Land/Lot Size: ..... 0.21 acres
- Warehouse Space SF: ..... 2,400 SF
- Office Space SF: ..... 1,250 SF
- Parking: ..... On-Site, Front & Rear
- Year Built: ..... 1950
- Construction: ..... Masonry
- Drive-In Doors: ..... 2
- Heating: ..... Office Only - Forced Air
- Cooling: ..... Office Only - CAC
- Water: ..... Public
- Sewer: ..... Public

## TRAFFIC COUNTS

- High St.: ..... 1,069 VPD
- Millersville Pike/Route 999: ..... 11,589 VPD
- Hershey Ave.: ..... 11,278 VPD



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)





# ESTABLISHED REGIONAL AREA MAP



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





# AERIAL DRONE PHOTO & BUILDING PHOTOS



For More Information Call: 717.850.TRUE (8783) | [www.TRUECommercial.com](http://www.TRUECommercial.com)

The information has been secured from sources we believe to be reliable. TRUE Commercial Real Estate LLC makes no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.