

FOR LEASE

501 Leaman Avenue



MILLERSVILLE, PA 17551

HIGH EXPOSURE LOCATION  
ALONG MILLERSVILLE PIKE

END CAP SPACE

OPEN FLOORPLAN WITH  
NATURAL LIGHT



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## LEASE INFORMATION

Available SF:	3,600 +/- SF
Lease Rate:	\$13.95 SF/yr
CAM:	\$4.65 SF/yr
County:	Lancaster
Municipality:	Millersville Borough

## PROPERTY OVERVIEW

Well positioned office/retail space located off of Manor Ave/Rt. 999. The former pharmacy space provides an open floor plan, plenty of natural light and enjoys recent light renovations for a Tenant's vision. The end cap space is supported with on-site parking and ample signage to take advantage of the well traveled Manor Ave with 15,072 ADT.

## OFFERING SUMMARY

HVAC:	Central Air, Heating Fuel: Gas/Electric	Lighting:	Fluorescent
Sprinklers:	No	Traffic Counts:	15,072 ADT
Parking:	Off Street		
Water:	Public		
Sewer:	Public		
Zoning:	Downtown District Zoning		



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**HIGH ASSOCIATES** L.T.D.  
An Affiliate of High Real Estate Group LLC



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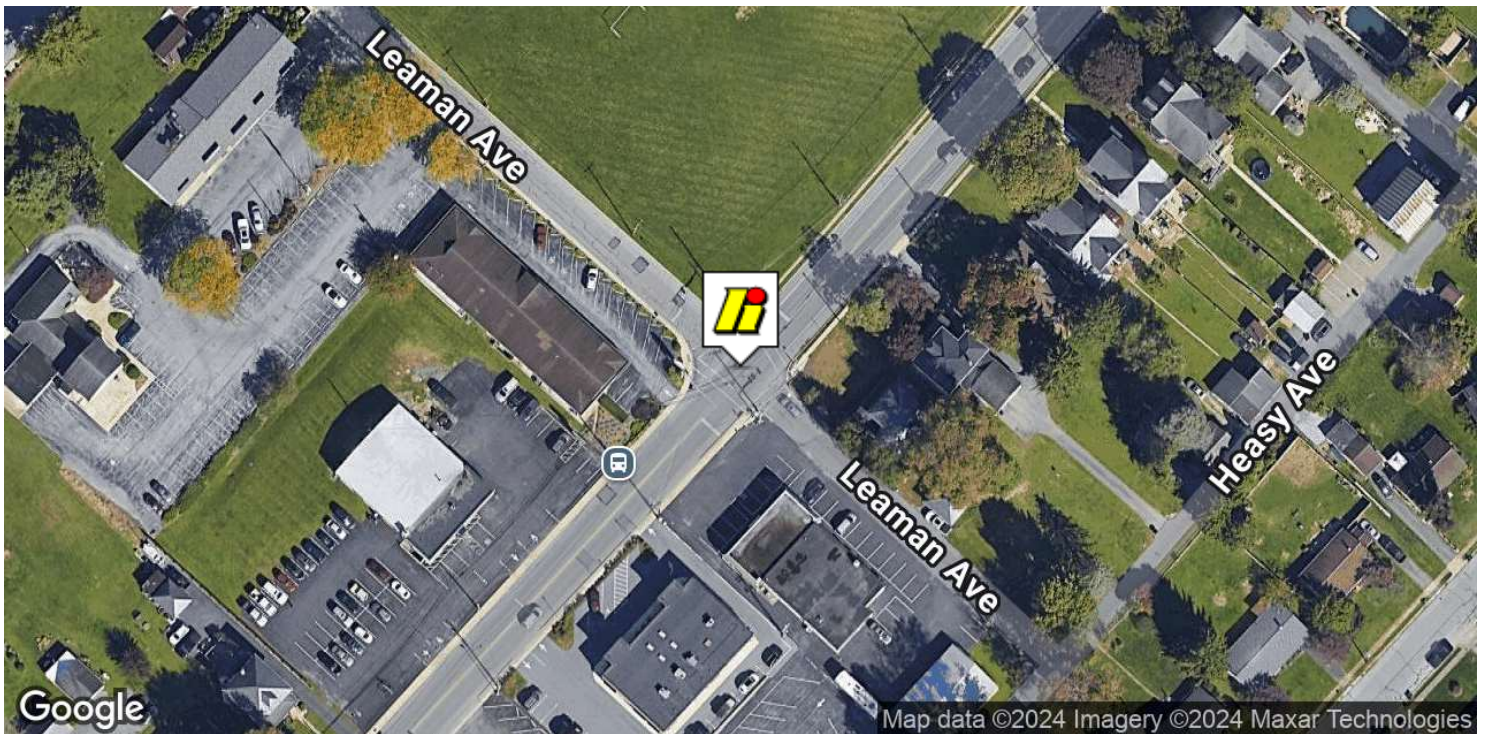
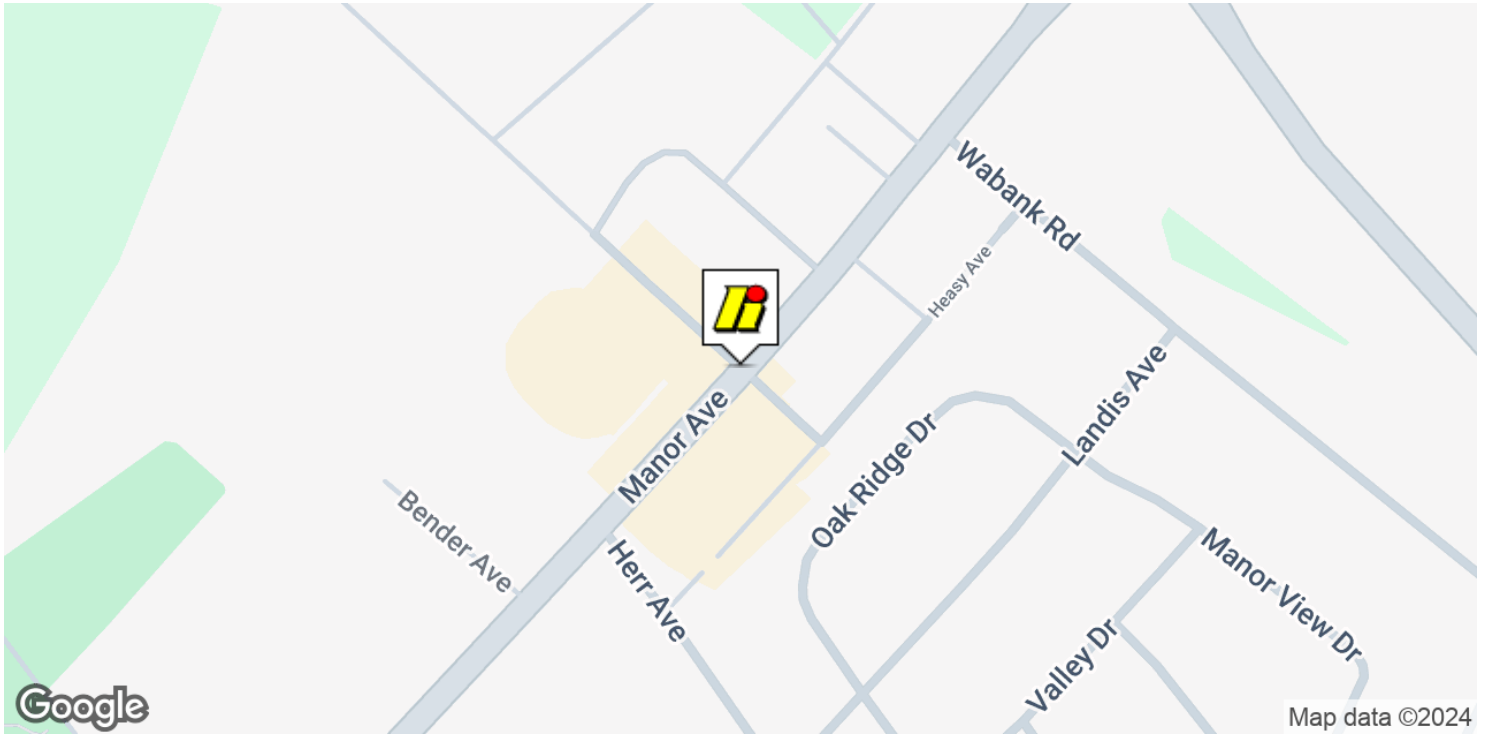
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Map  
data  
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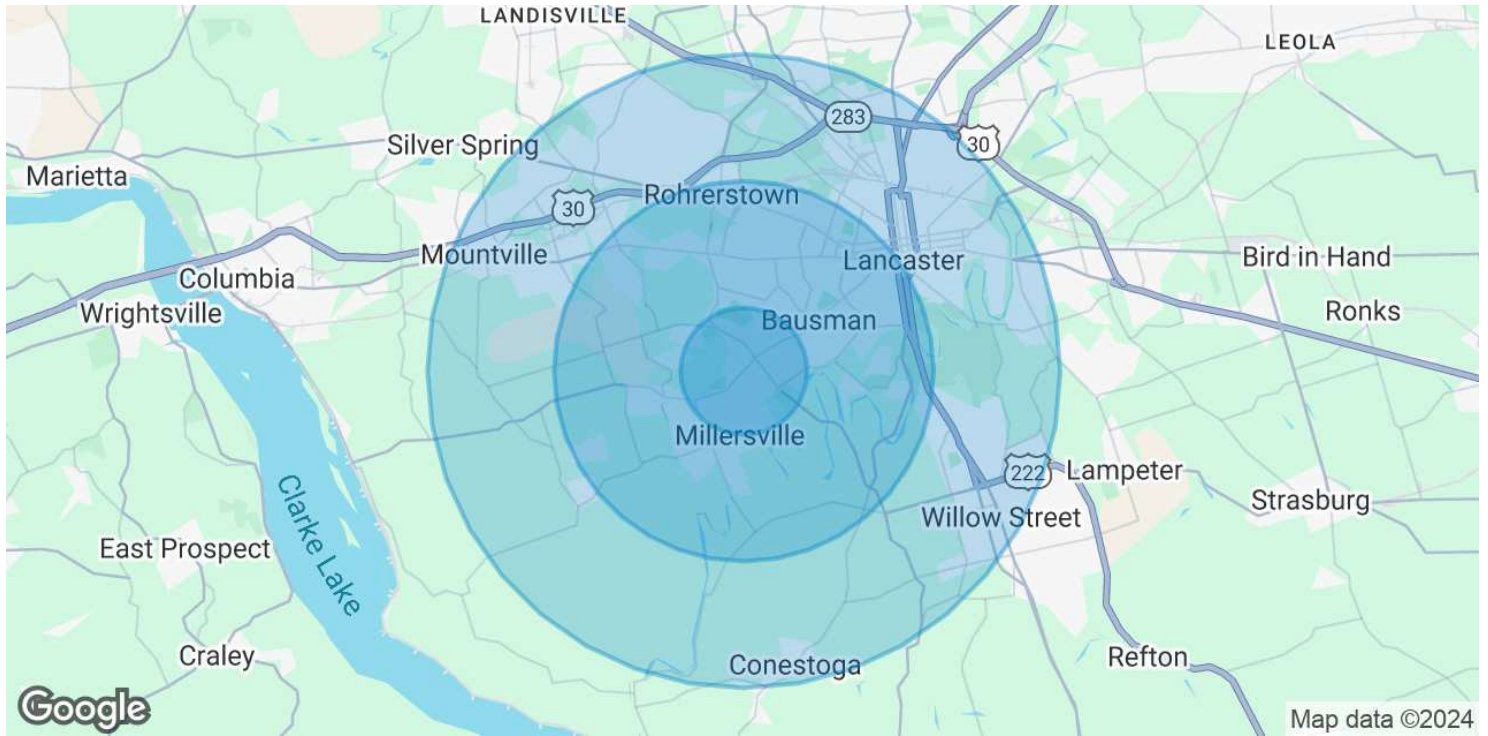
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,921	67,964	150,104
Average Age	35.1	36.5	39.4
Average Age (Male)	35.2	35.7	38.5
Average Age (Female)	35.6	36.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,916	27,439	61,774
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$75,175	\$74,281	\$77,449
Average House Value	\$195,124	\$179,804	\$194,013

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.**

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