

FOR LEASE

# 935 Stone Hill Rd REAR



DENVER, PA 17517

MINUTES OFF TURNPIKE

STONED LOT

WATER, SEWER, ELECTRIC & OFFICE  
TRAILER INCLUDED



F. JEFFREY KURTZ, CCIM, SIOR  
717.293.4554  
jkurtz@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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## LEASE INFORMATION

Lease Rate:	\$1.20 SF/yr (Ground)
County:	Lancaster
Municipality:	East Cocalico Township
Available SF:	40,000 SF

## PROPERTY OVERVIEW

Ground Lease Only - Hard to find approximately one acre of outside storage opportunity in Denver, Pa. just minutes from the turnpike. Stoned lot with office trailer with water, sewer, electric, storage, etc. Check zoning for what is permitted . This area is in the far rear of the parcel which is accessible from Stonehill Road. There are other buildings and operating business at this location. Be respectful of that if you visit the site. Be sure to contact me first if you plan to stop by on your own.

## OFFERING SUMMARY

HVAC:	Electric Hot Water	Lighting:	Fluorescent
Sprinklers:	No		
Parking:	Stoned Lot		
Water:	Public		
Sewer:	Public		
Zoning:	Light Industrial		



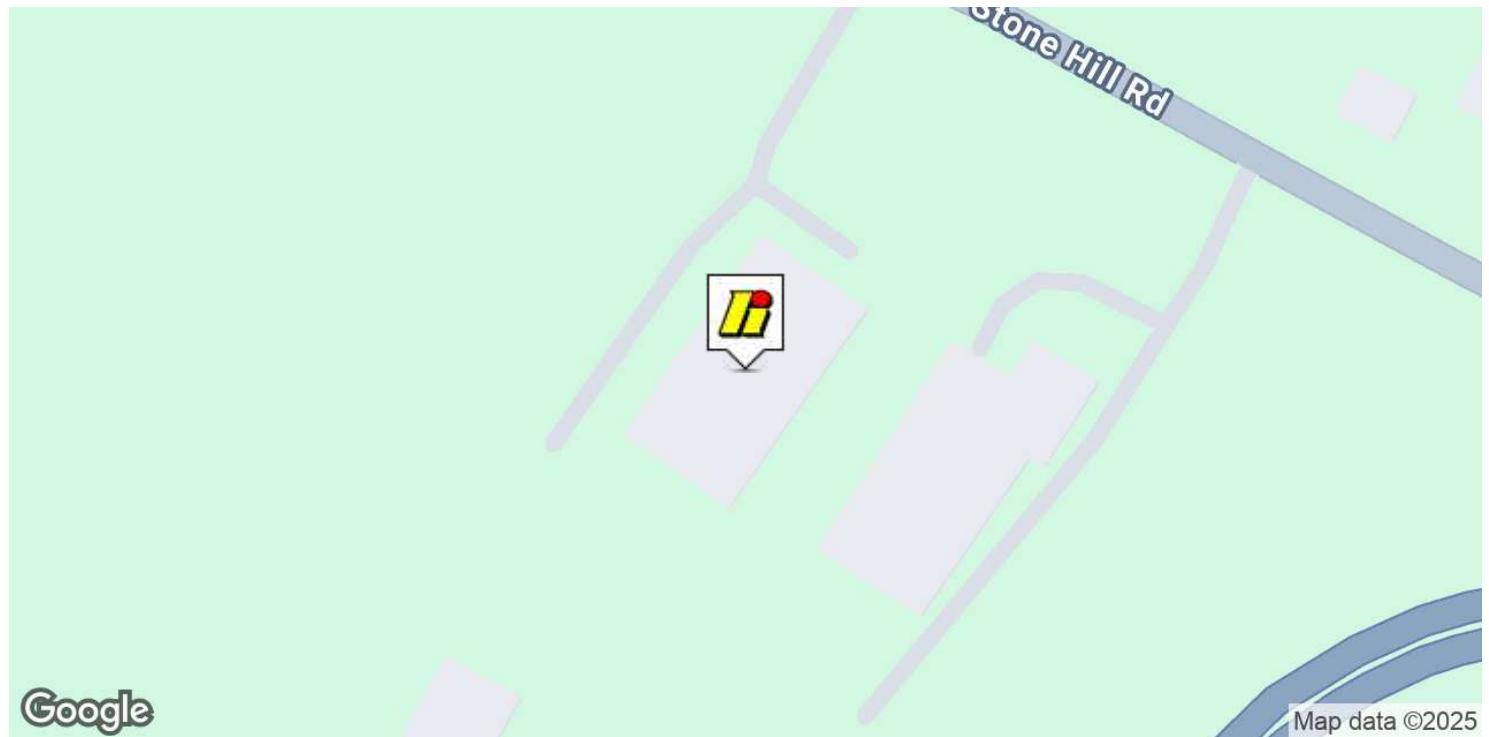
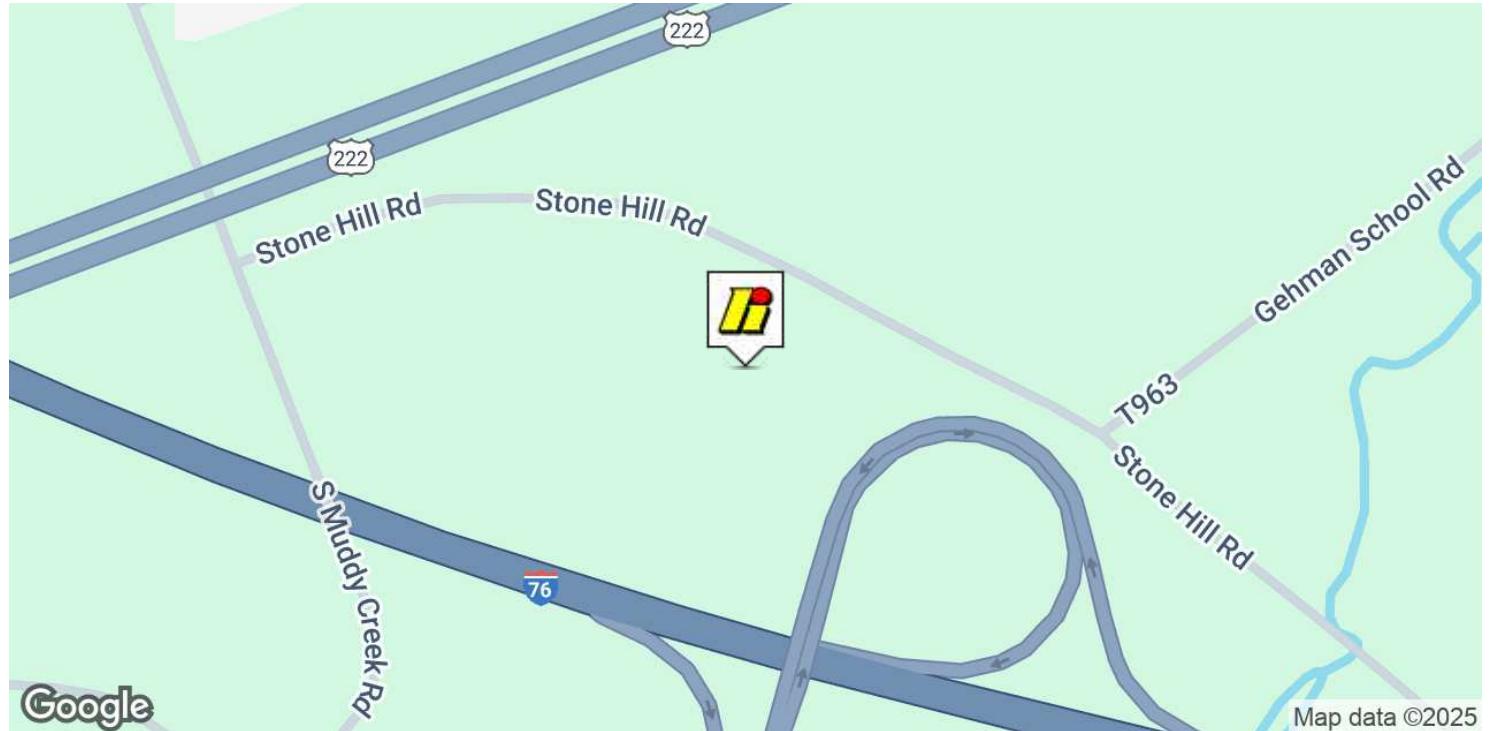
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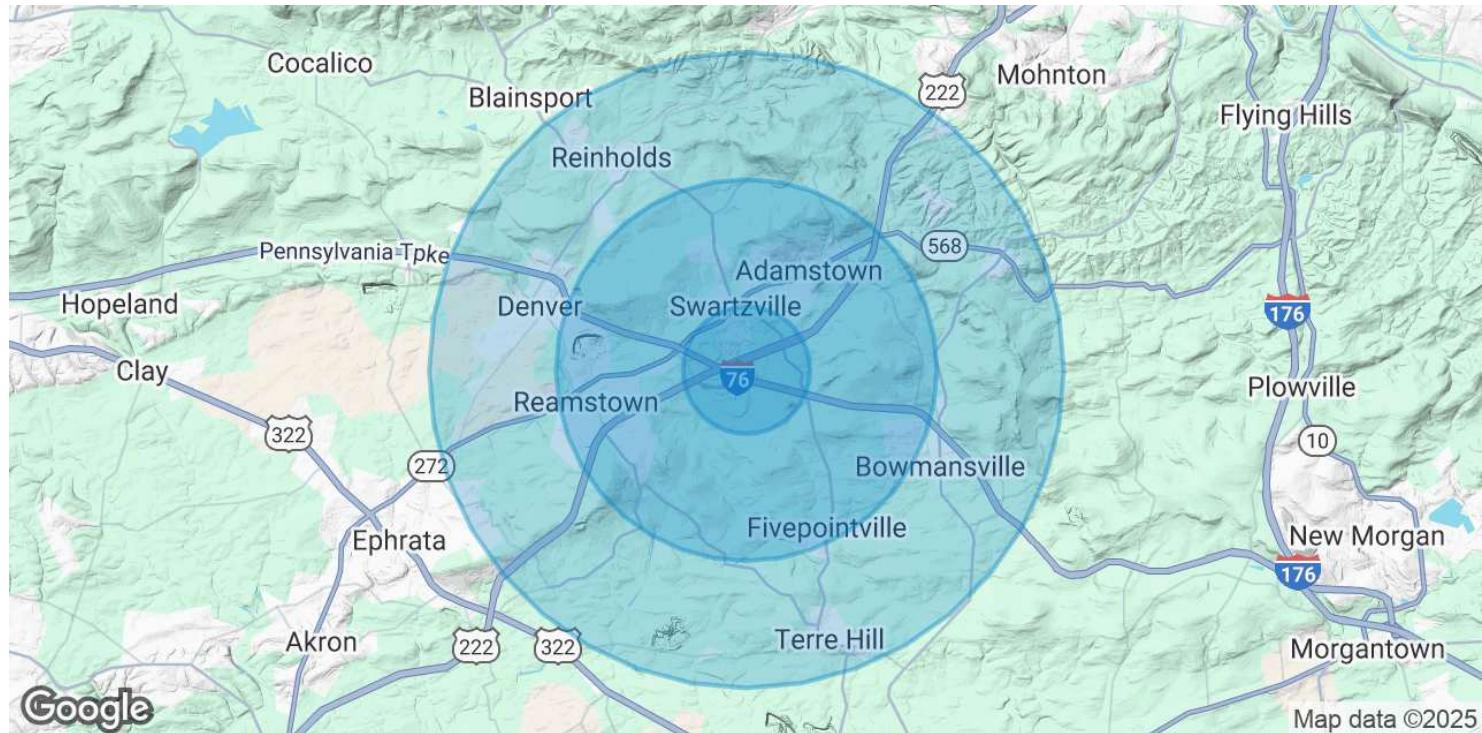
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,908	15,402	35,456
Average Age	41	40	40
Average Age (Male)	41	40	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	726	5,670	12,726
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$153,320	\$126,930	\$121,730
Average House Value	\$275,116	\$318,891	\$335,677

Demographics data derived from AlphaMap

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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