

FOR LEASE

794 - 798 New Holland Avenue



LANCASTER, PA 17601

**CENTRALLY LOCATED JUST OFF
RT 30 AND 23**

**LANDLORD WILLING TO
SUBDIVIDE**

**CITY LOCATION WITH
ABUNDANCE OF PARKING**



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

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LEASE INFORMATION

Lease Rate:	\$10.00 - \$12.00 SF/yr (NNN)
County:	Lancaster
Municipality:	City of Lancaster
Available SF:	8,560 - 18,535 +/- SF

PROPERTY OVERVIEW

Owner willing to invest in tenant improvements to subdivide, modify floorplan, carpet and paint. Can be subdivided into approximately 8,560 - 18,535 +/- square feet.

OFFERING SUMMARY

HVAC:	Heat pumps	Lighting:	Fluorescent
Parking:	275 on-site	Number of Floors:	1
Water:	Public	Flooring:	Carpet
Sewer:	Public		
Zoning:	Commercial Regional (C-3)		



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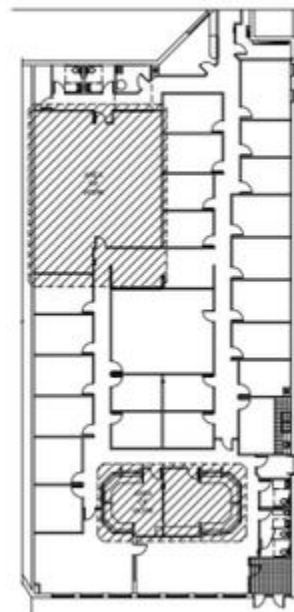
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Floor Plan – South End of Building



Floor Plan – North End of Building

- 11,200 +/- SF
- Potential for 16' +/- Ceilings
- Loading dock can be installed in rear



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Signage/Visibility



Tenant may have a sign similar to the one in the above image that is consistent with the rest of the property.

Or similar to the one below if agreeable to landlord depending on the space taken.



Tenant may have space on the monument sign along New Holland Avenue.

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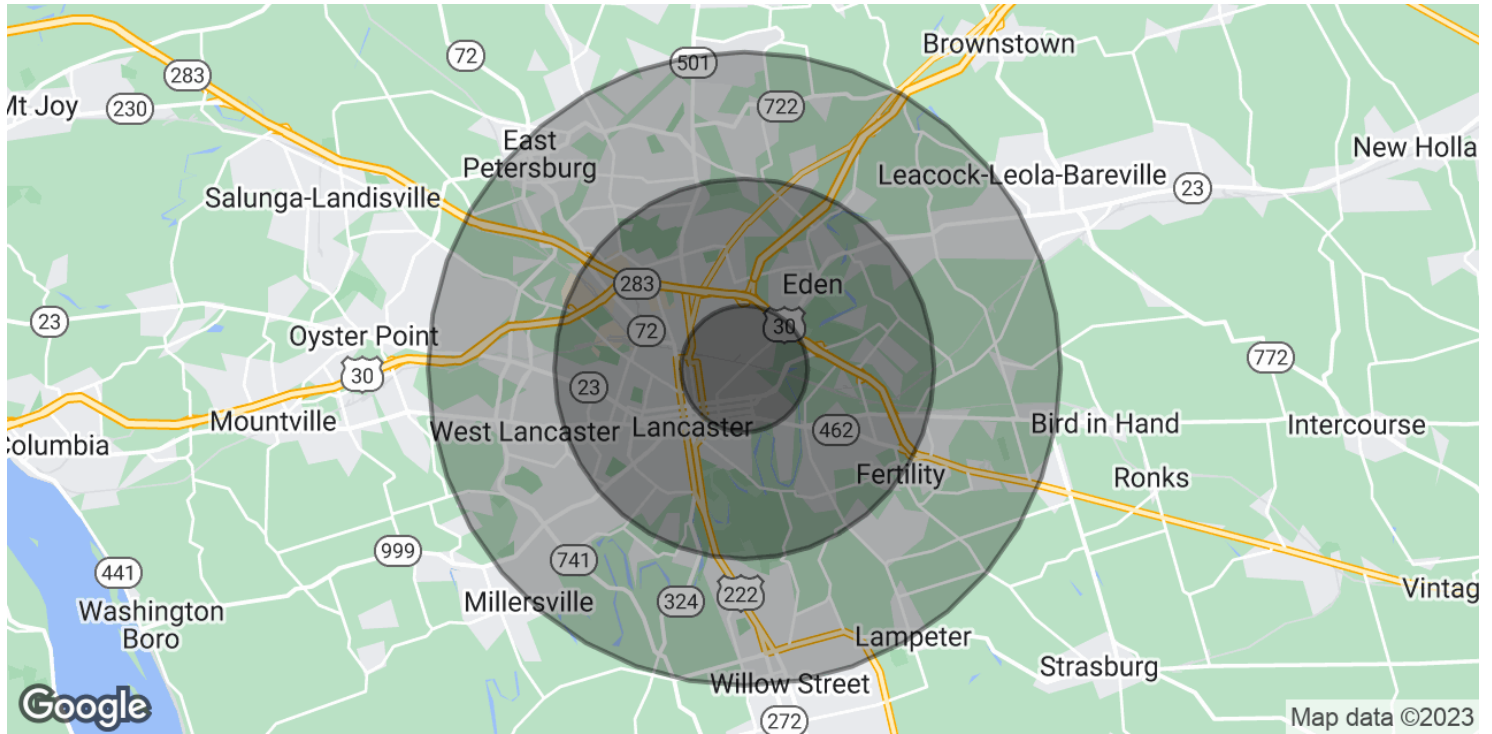


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,702	113,495	176,873
Average Age	35.3	34.7	37.3
Average Age (Male)	34.3	33.1	35.6
Average Age (Female)	35.8	36.0	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,602	43,790	69,297
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$47,744	\$52,890	\$61,906
Average House Value	\$113,403	\$151,924	\$195,050

* Demographic data derived from 2020 ACS - US Census

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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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