

FOR SALE

242 Bender Rd



MILLERSVILLE, PA 17551

**BUILT IN 2014 ON 20+ ACRES**

**350-SEAT WORSHIP SANCTUARY**

**175 PARKING SPACES**

**DESIGNED FOR EXPANSION**

**TWO STORY, ELEVATOR ACCESS**

**CHILD AND TEEN CLASSROOMS**



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



**MICHAEL BOWSER, CCIM**  
717.293.4553  
mbowser@high.net

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

Information furnished regarding property for sale or rent is from sources deemed reliable but is not guaranteed. No warranty or representation is made as to accuracy thereof and is submitted subject to errors, omissions, change of price, or other conditions, prior sale or lease or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



FOR SALE

242 Bender Rd



**SALE INFORMATION**

Sale Price:	\$5,500,000
County:	Lancaster
Municipality:	Manor
Building Area:	21,052 SF
Acres:	20.1 Acres
Tax Account Number:	410-93319-0-0000

**PROPERTY OVERVIEW**

Modern, fully-equipped 21,052 +/- SF church/worship facility with a 350-seat sanctuary, 175 parking spaces, child classrooms, large cafe/gathering area and more. The building was thoughtfully designed for future growth on a 20+ acre site. Built in 2014, the building has modern accessibility features, including an elevator. Skip the multi-year process of designing, obtaining approvals and permits, construction, etc. by acquiring this already built church facility and spending the time you save furthering your purpose and mission.

**OFFERING SUMMARY**

HVAC:	Central A/C, Heating Fuel: Propane	Parking:	Parking Lot
Sprinklers:	Yes	Zoning:	RL1
Water:	Public	Lighting:	LED and Fluorescent
Sewer:	Public (with pump)		



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



MICHAEL BOWSER, CCIM  
717.293.4553  
mbowser@high.net

FOR SALE

242 Bender Rd

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



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

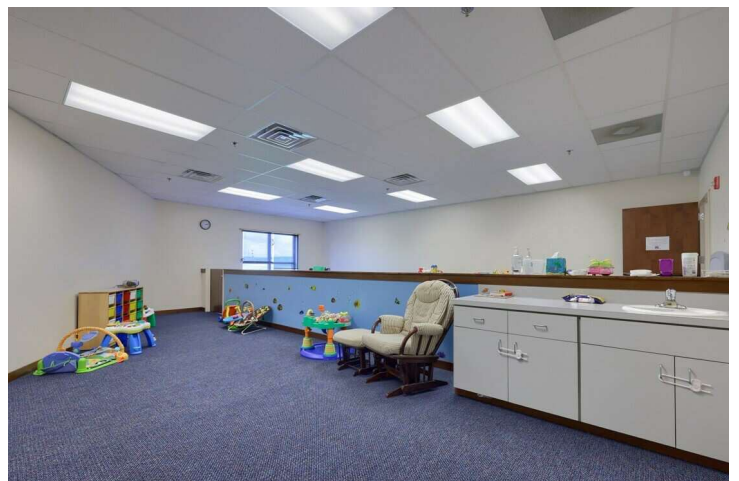
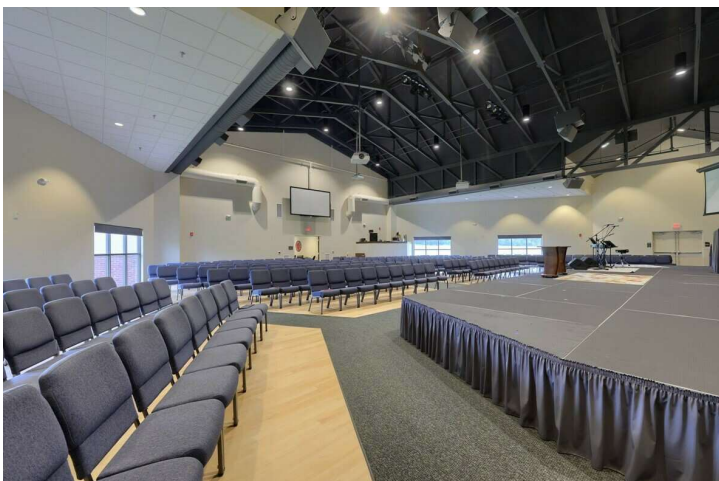
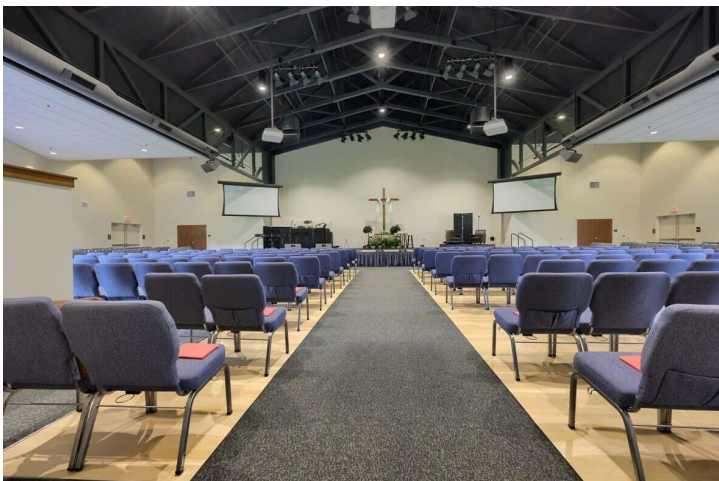
MICHAEL BOWSER, CCIM

717.293.4553  
mbowser@high.net

FOR SALE

242 Bender Rd

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



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

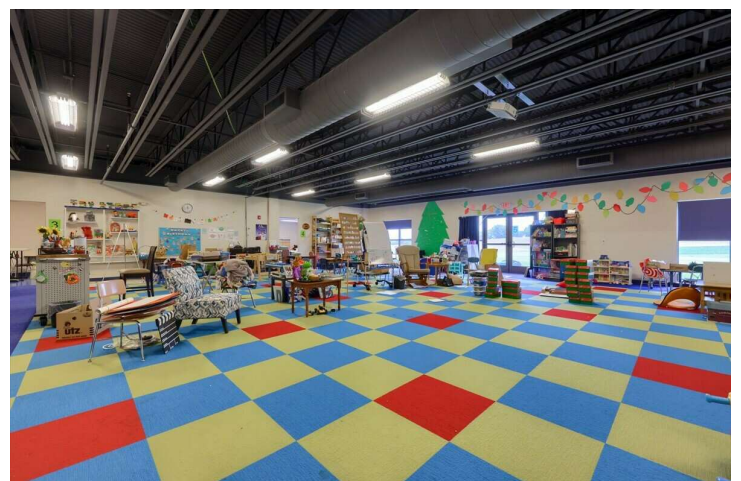
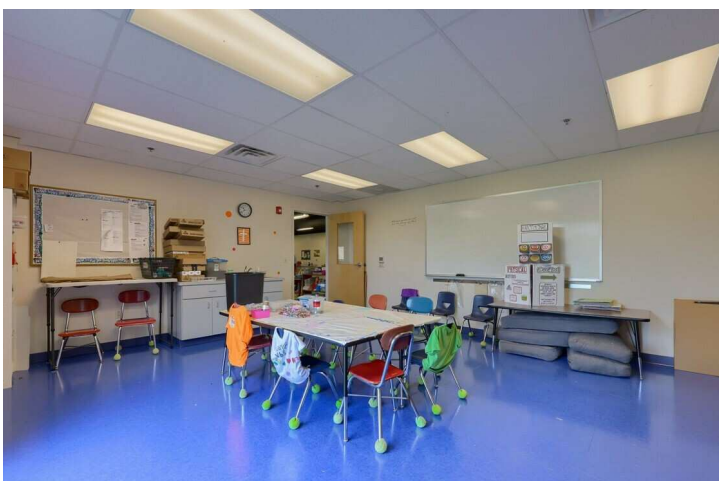
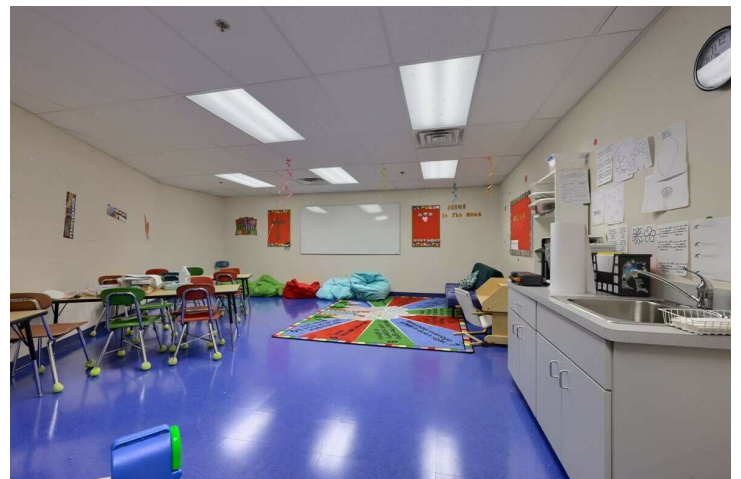
MICHAEL BOWSER, CCIM

717.293.4553  
mbowser@high.net

FOR SALE

242 Bender Rd

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



F. JEFFREY KURTZ, CCIM, SIOR

717.293.4554  
jkurtz@high.net

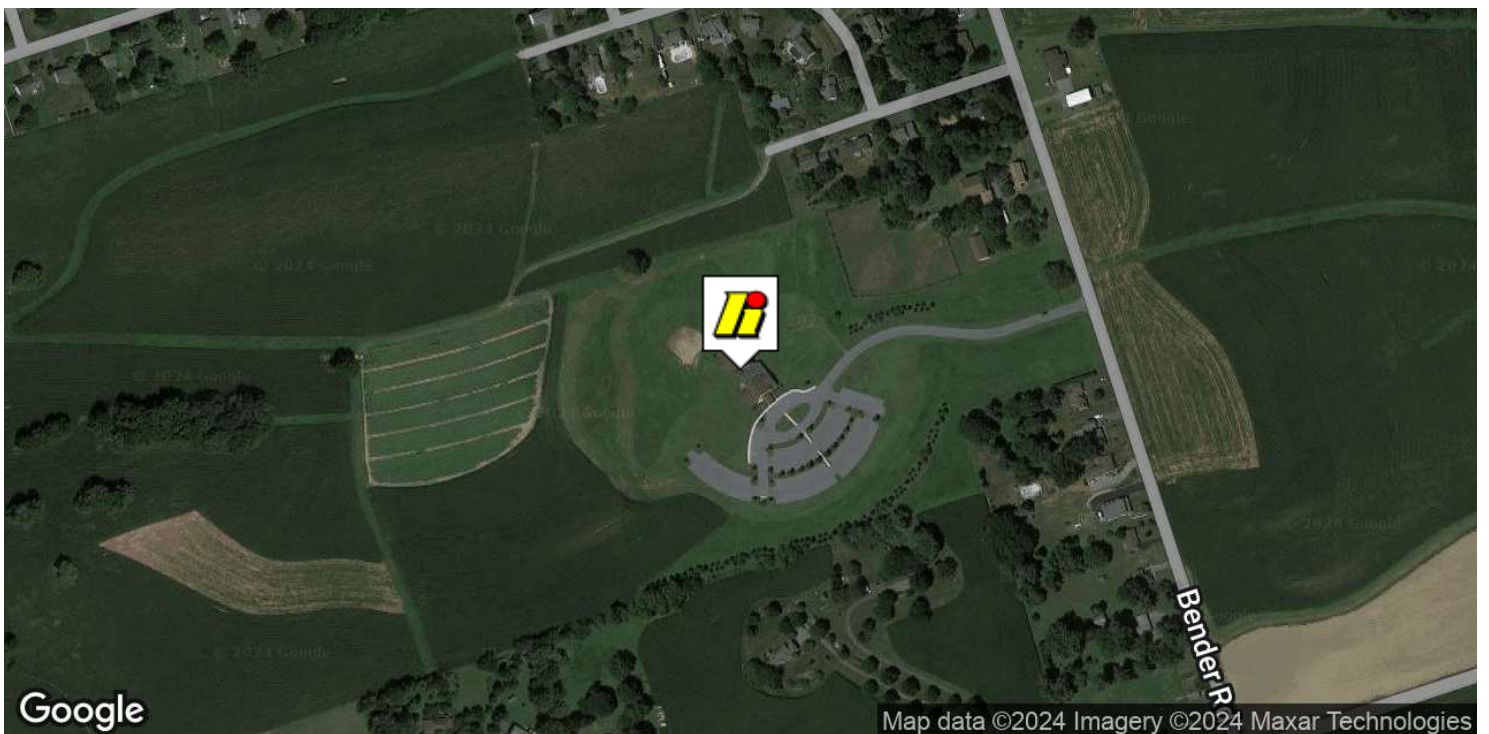
MICHAEL BOWSER, CCIM

717.293.4553  
mbowser@high.net

FOR SALE

242 Bender Rd

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



F. JEFFREY KURTZ, CCIM, SIOR

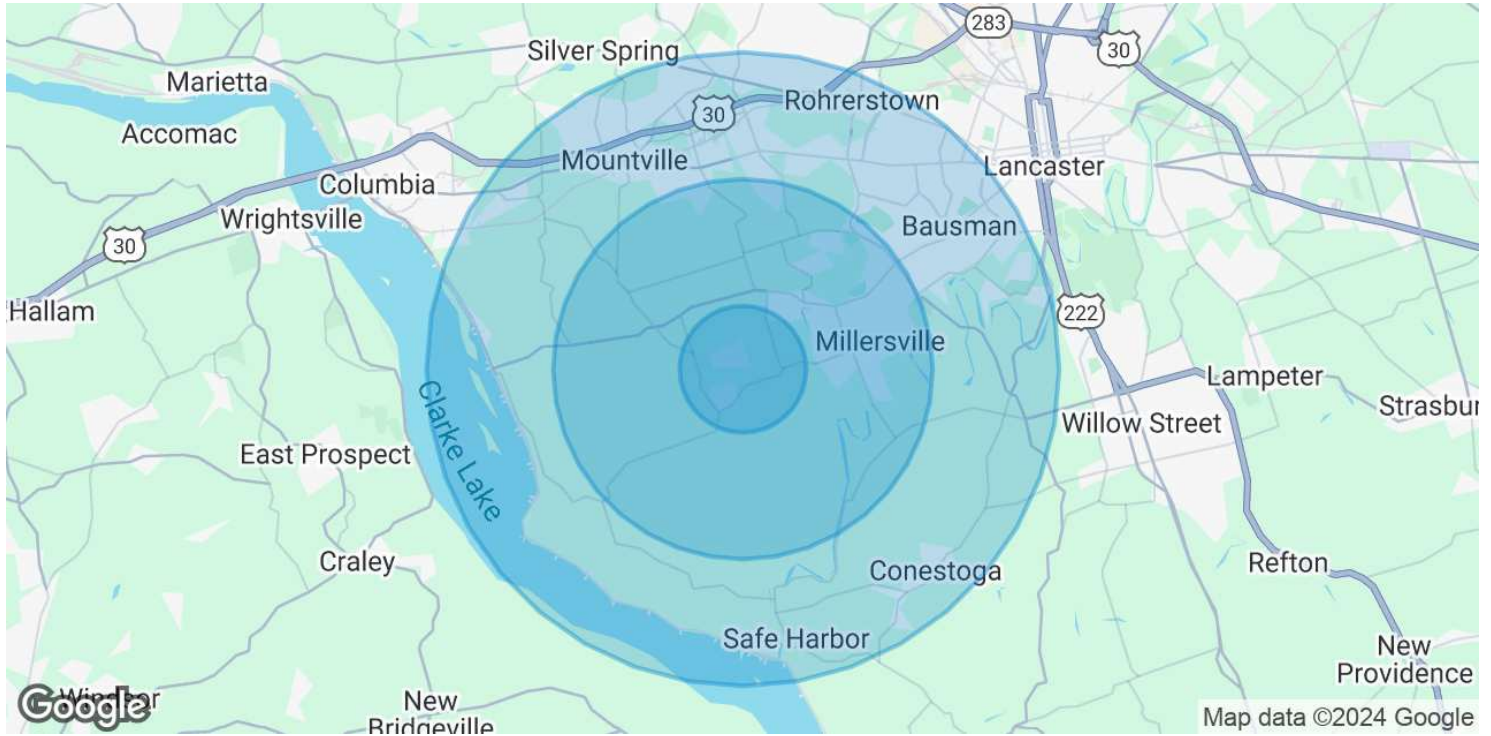
717.293.4554  
jkurtz@high.net

MICHAEL BOWSER, CCIM

717.293.4553  
mbowser@high.net

FOR SALE

# 242 Bender Rd



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,249	21,193	87,513
Average Age	43	39	40
Average Age (Male)	43	38	39
Average Age (Female)	44	39	41
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	464	7,492	33,061
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$123,393	\$98,849	\$100,842
Average House Value	\$366,827	\$327,852	\$296,183

Demographics data derived from AlphaMap

F. JEFFREY KURTZ, CCIM, SIOR    MICHAEL BOWSER, CCIM

717.293.4554  
jkurtz@high.net

717.293.4553  
mbowser@high.net

FOR SALE

242 Bender Rd



*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