



8 Tristian Drive, Suite #3 Dillsburg, PA 17019 York County, Carroll Township

One suite is available for lease in the growing Carroll Township area, offering good visibility and convenient access to Route 15. The suite features a welcoming reception/waiting area, two private offices, a restroom, and kitchenette. This well-designed space is ideal for a professional office or commercial user seeking a clean, well-maintained building in an easily accessible location.

Square Feet Available	1,130 SF
Lot Size	1.04+/- AC
Date Available	Immediately
Price	\$8.00 / SF

Zoning

Commercial (C) which permits a bank or similar financial institution, barber, beauty, tanning, and/or health salon and/or spa, essential services, medical clinic, pet grooming facility, professional office, retail sales, and more.

Building Information

SF Available	1,130
Total SF in Building	7,200
Construction	Stone and dryvit
Year Constructed	2006
Elevator	None
Number of Floors	One
Sprinklers	None
HVAC	Electric split-system heat pump and air conditioning
Ceiling Type	Acoustic tile (2x4)
Ceiling Height	8'11"
Floor Type	Carpet and linolium
Business ID Sign	Yes; on building face and door
Basement	None
Restroom	One unisex facility
Electrical Capacity	250 Amp
Roof	Asphalt shingle
Walls	Painted drywall
Lighting	Fluorescent

Leasing Information

Price Per SF	\$8.00
Price Notes Leasing	Lease rate is NNN.
Monthly	\$754.00
Annually	\$9,040.00
Rentable/Useable	Rentable
Real Estate Taxes	Paid by Tenant; estimated to be \$2.72/SF
Operating Expenses	Paid by Tenant through CAM
Insurance	Paid by Tenant; estimated to be \$0.57/SF
Finish Allowance	Negotiable
Lease Term	2-4 years
Options	None
Escalation	3% annual increases on the base rent
Possession	At lease commencement

Building Hours	Unlimited
Security Deposit	Amount equal to first months' rent
CAM	Paid by Tenant; estimated to be \$2.92/SF
Additional Leasing Information	Total CAM, tax, and insurance is estimated to be \$6.21/SF

Utilities And Services

(T= By Tenant, L= By Landlord)

Heat	T	Trash Removal	T
Insurance	T	Air Conditioning	T
HVAC Repairs	T	Interior Repairs	T
Water and Sewer	T	Supplies	T
Taxes	T	Electric	T
Janitorial	T	Structural Repairs	L
Parking Lot Maintenance	T	Light Bulbs	T
Plumbing Repairs	T	Roof Repairs	L
Data, Fax, Phone	T		

Demographics

Radii	Population	Households	Household Income
0.25	97	36	\$119,848
0.5	410	149	\$122,634
1	1,681	605	\$124,693

Land Information

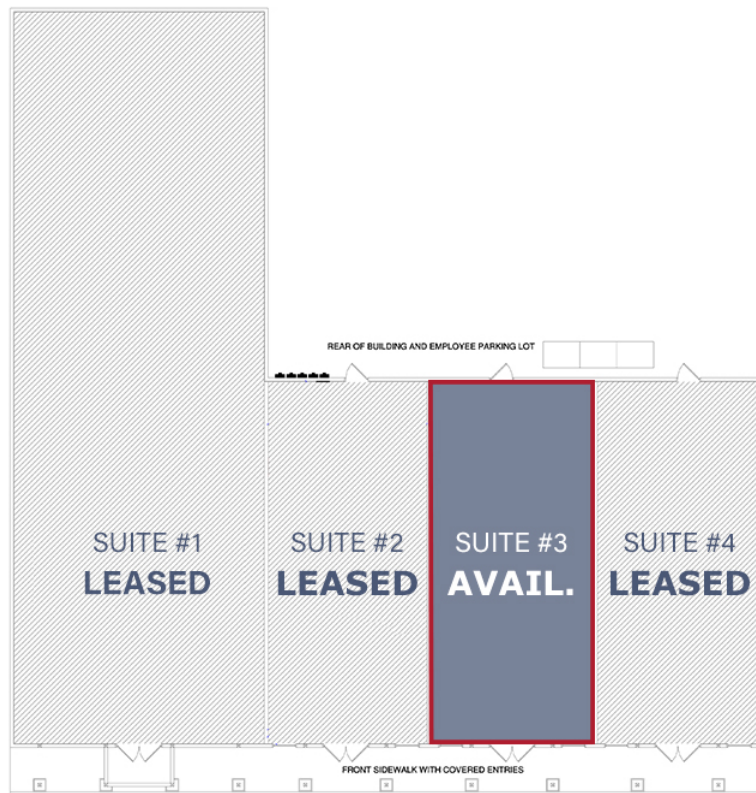
Acres	1.04+/- AC
Land SF	45,301
Fencing	None
Frontage	Over 130' along Gettysburg Pike and 160' along Tristan Drive
Parking	55+/- lined spaces; all in-common
Topography	Generally level
Tax Parcel Number	20-000-PC-0055.N0

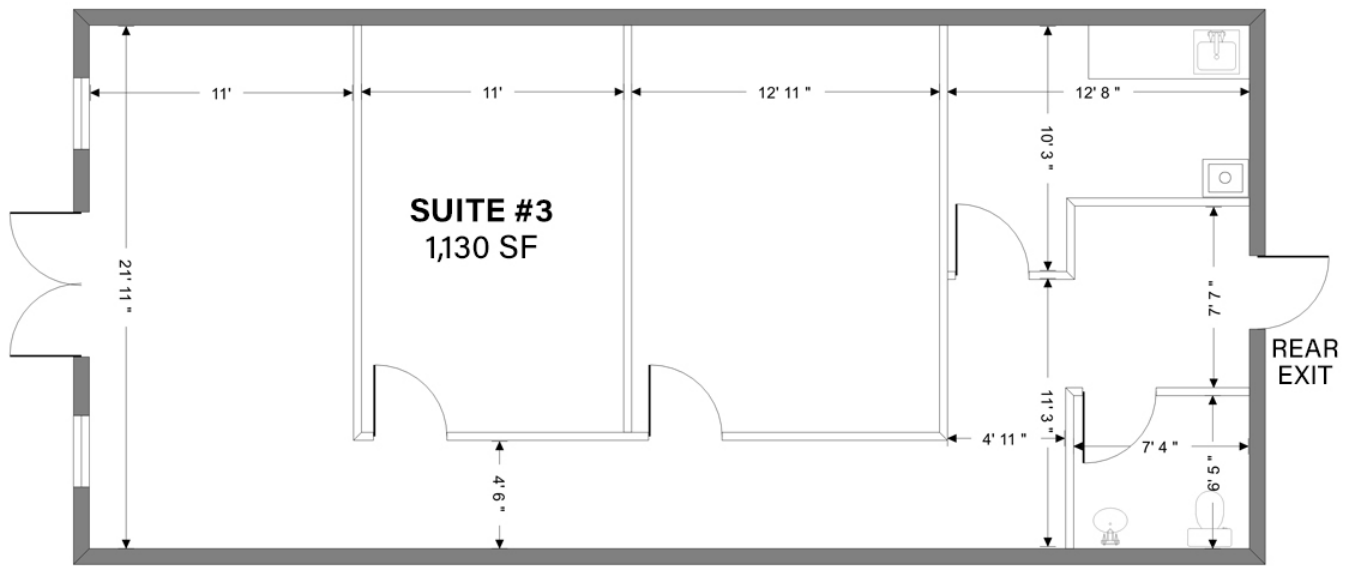
Utilities

Water	Public
Sewer	Public
Gas	None









Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice. All sizes approximate.