


OFFICE BUILDING  
**FOR LEASE**

**564 OLD YORK ROAD**  
ETTERS, PA 17319



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 1015 Mumma Road  
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# 564 OLD YORK ROAD

## PROPERTY DETAILS

# FOR LEASE

\$12.95 SF/YR (MG)

### OFFERING SUMMARY

Lease Rate	\$12.95 SF/yr (MG)
Number of Units	1
Available SF	900 SF
Lot Size	2.57 Acres

### PROPERTY SUMMARY

Address	564 Old York Road Etters, PA 17319
Municipality	Fairview
County	York
Tax Parcel #	27-000-QG-0003-G0-00000
Building Size	10,000 SF
Year Built	1983

### PROPERTY HIGHLIGHTS

- 900 SF suite available for lease in Fairview Township
- Floor plans can be made to suit tenants needs
- Multi-tenant office and retail building with dentist, tanning salon, dog groomer, and barbershop as current occupants
- Convenient location off Exit 36 of Interstate 83

### PROPERTY DESCRIPTION

Multi-tenant office/retail building. Join dentist, tanning salon, dog groomer, and barber shop. Super convenient location just off I-83 at exit 36. Potential to design your space to suit your needs.



### BUILDING INFORMATION

Construction	Masonry
# of Floors	1
Restrooms	2
HVAC	Electric heat pump
Electrical Capacity	225 amps
Roof	Shingle
Ceilings	8'3"
Ceiling Description	2x4 suspended acoustical tiles
Walls	Drywall
Floor Type	Concrete
Basement	No
Business ID Sign	Yes

### UTILITIES & ZONING

Zoning	CB - Commercial Business; permits financial services, offices, medical, personal service, retail, therapeutic massage business, light industrial, etc.
Zoning Description	Check zoning ordinance for a complete list of permitted uses.


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## LEASE INFORMATION

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### LEASE INFORMATION

Monthly Payments	\$971.25
Annual Rent	\$11,655.00
Real Estate Taxes	Included in rent
Lease Term	Negotiable
Options	Yes
Escalation	3%
Possession	Upon execution of lease contract
Building Hours	Unlimited
Security Deposit	Yes

### LANDLORD/TENANT RESPONSIBILITIES

Heat	T
Trash Removal	L
Insurance	L
Air Conditioning	T
HVAC Repairs	L
Interior Repairs	T
Water & Sewer	L
Supplies	T

Taxes	L
Electric	T
Janitorial	T
Structure Repairs	L
Parking Lot Maintenance	L
Light Bulbs	T
Plumbing Repairs	L
Roof Repairs	L

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## LEASE SPACES

# FOR LEASE

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### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	900 SF	Lease Rate:	\$12.95 SF/yr

### AVAILABLE SPACES


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
564 Old York Road - 900 SF	Available	900 SF	Modified Gross	\$12.95 SF/yr



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## EXTERIOR PHOTOS

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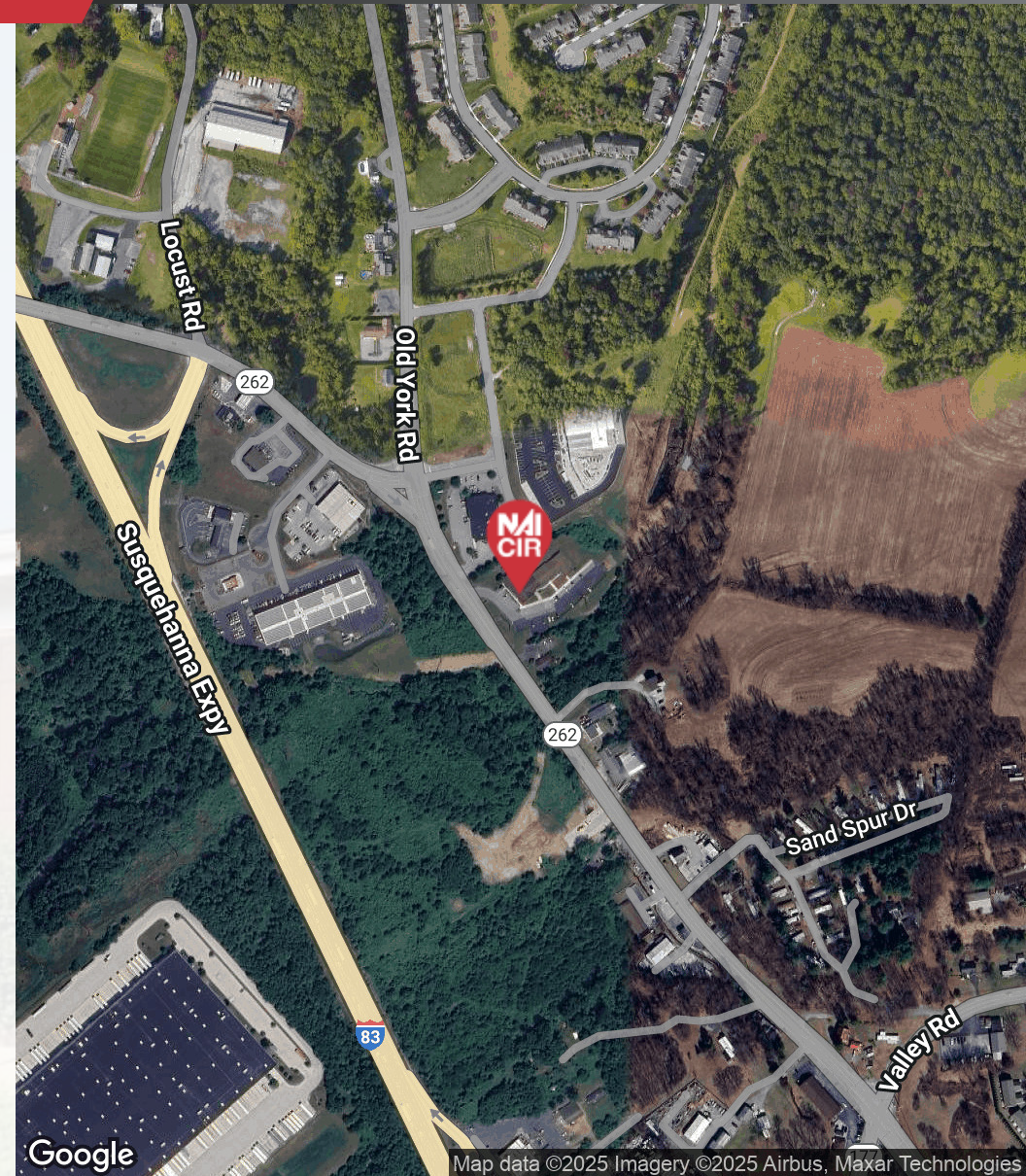
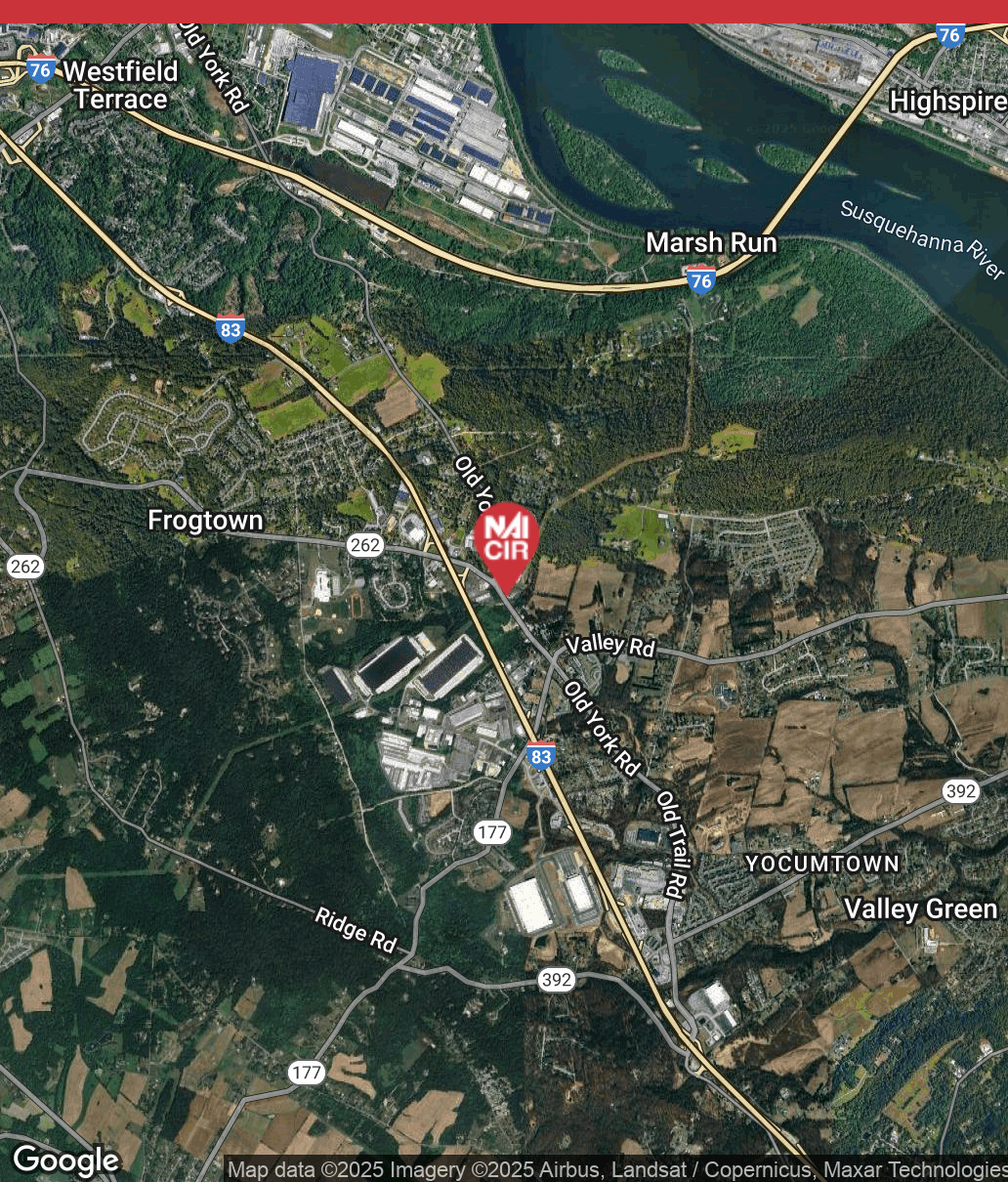
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## LOCATION MAP

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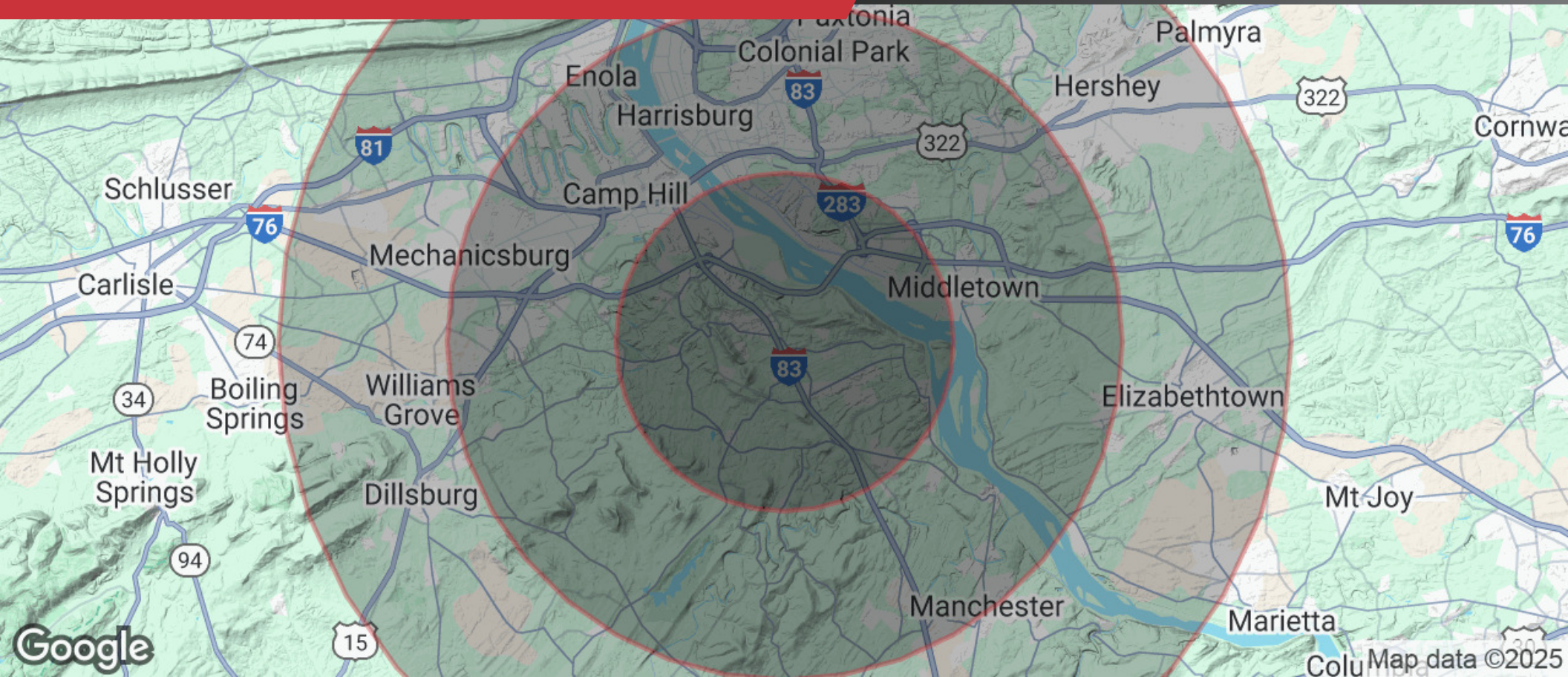
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## DEMOGRAPHICS

**FOR LEASE**  
\$12.95 SF/YR (MG)



### POPULATION

5 MILES	10 MILES	15 MILES
65,718	363,694	634,583



### HOUSEHOLDS

5 MILES	10 MILES	15 MILES
26,409	146,509	253,580




### INCOME

5 MILES	10 MILES	15 MILES
\$101,821	\$102,975	\$106,743

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