

FOR LEASE

684 West Main Street



NEW HOLLAND, PA 17557

MIX OF PRIVATE OFFICES AND
OPEN SPACES

HIGH-VISIBILITY OFFICE SUITE
OFF RT 23 NEXT TO SHEETZ

PERFECTLY SUITED FOR
PROFESSIONAL SERVICES



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:	\$9.75 SF/yr (NNN)
County:	Lancaster
Municipality:	Earl Township
CAM:	\$1.42
Building Area:	15,275 SF
Available SF:	1,950 SF

PROPERTY OVERVIEW

1,950 SF (Unit C) – Features five private offices for exam rooms, reception area and breakroom.

Position your business in the heart of New Holland with this versatile, high-visibility office suite located directly next to Sheetz. Offering 1,950 square feet of functional space, this layout is perfectly suited for professional services, medical practitioners, or creative agencies. Key Features include Professional Entry: A welcoming waiting area featuring a built-in check-in counter ensures a polished first impression for your clients. Versatile Layout: Includes 5 to 6 private offices—ideal for executive suites or medical exam rooms, complemented by a spacious open area for cubicles, collaborative workstations, or a large conference setup. Flexible Availability: Currently occupied, but available for your team with just 30 days' notice. Ideal For: Marketing firms, financial or investment groups, lenders, or medical users requiring a mix of private and common areas.

OFFERING SUMMARY

HVAC:	Heat Pumps
Parking:	On-site
Water:	Well
Sewer:	Public
Zoning:	Commercial

Lighting:	Fluorescent
Number of Floors:	1
Flooring:	Carpet

ADDITIONAL COMMENTS

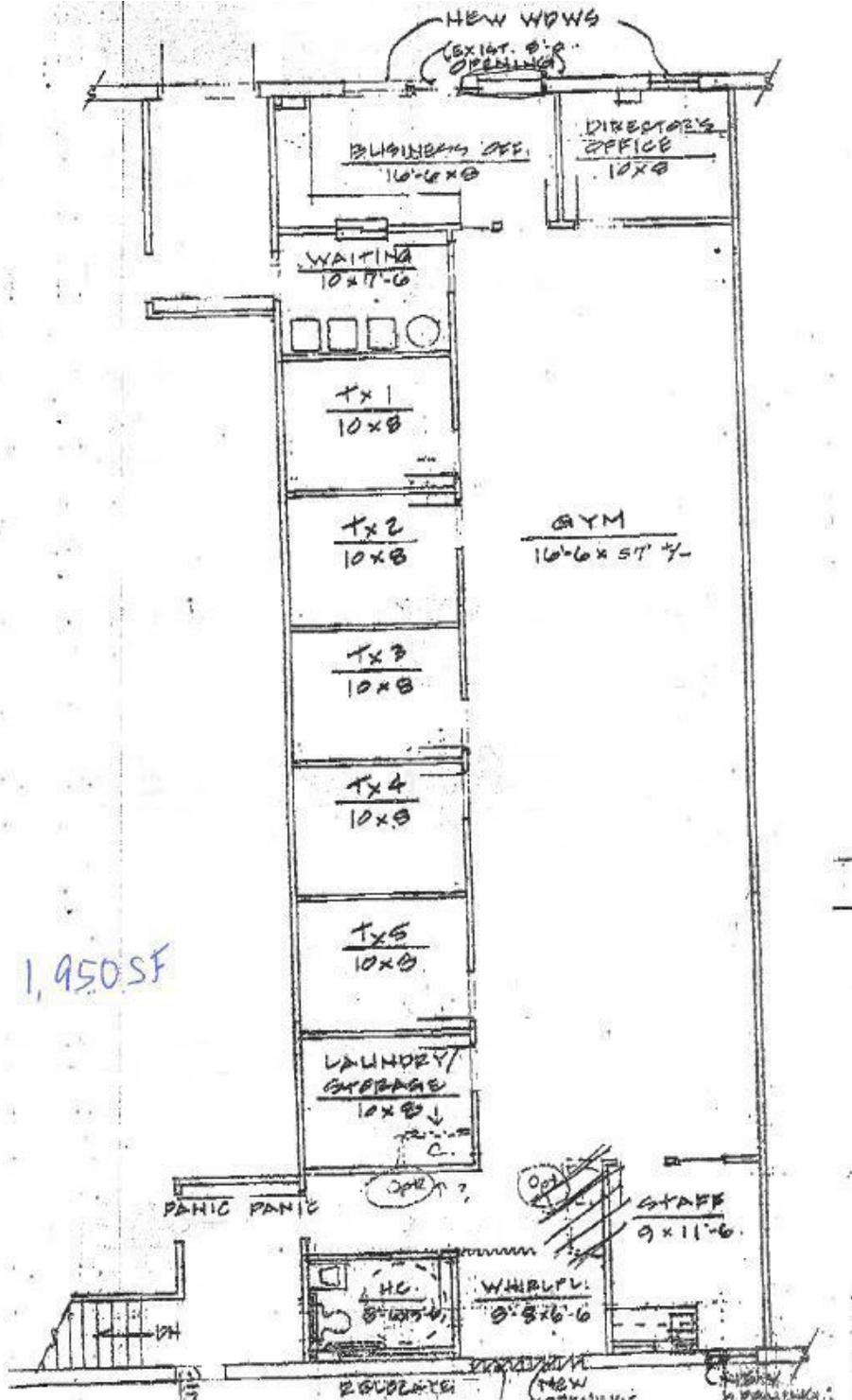
Different suite sizes available based on need.



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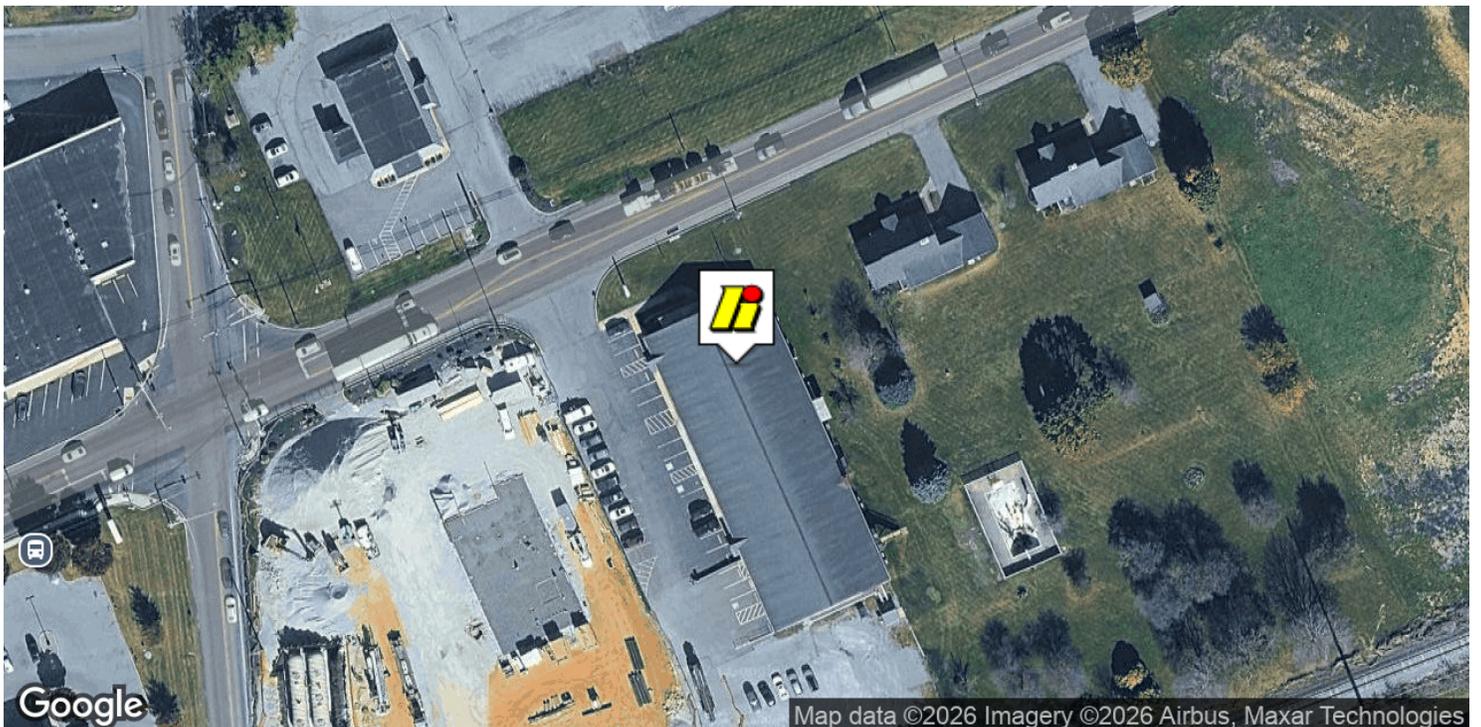
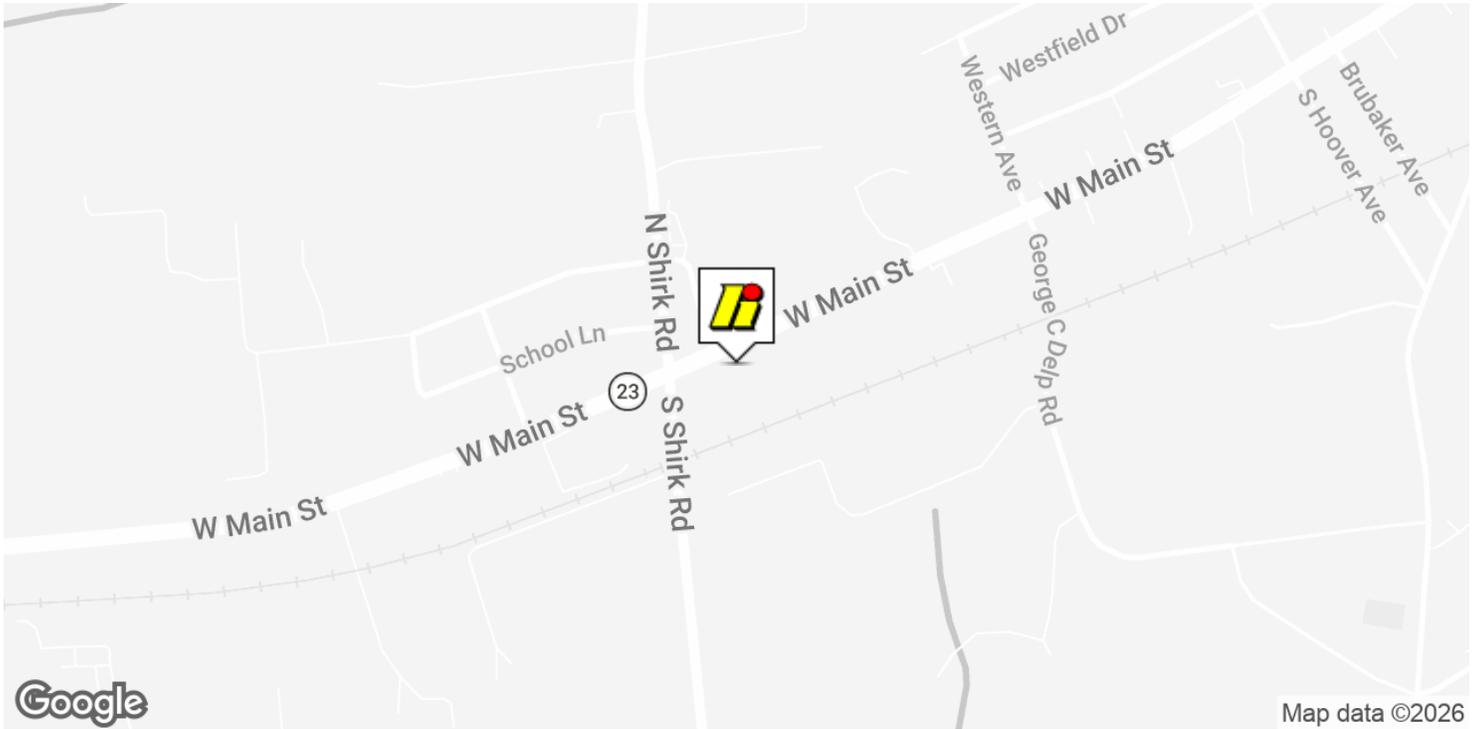
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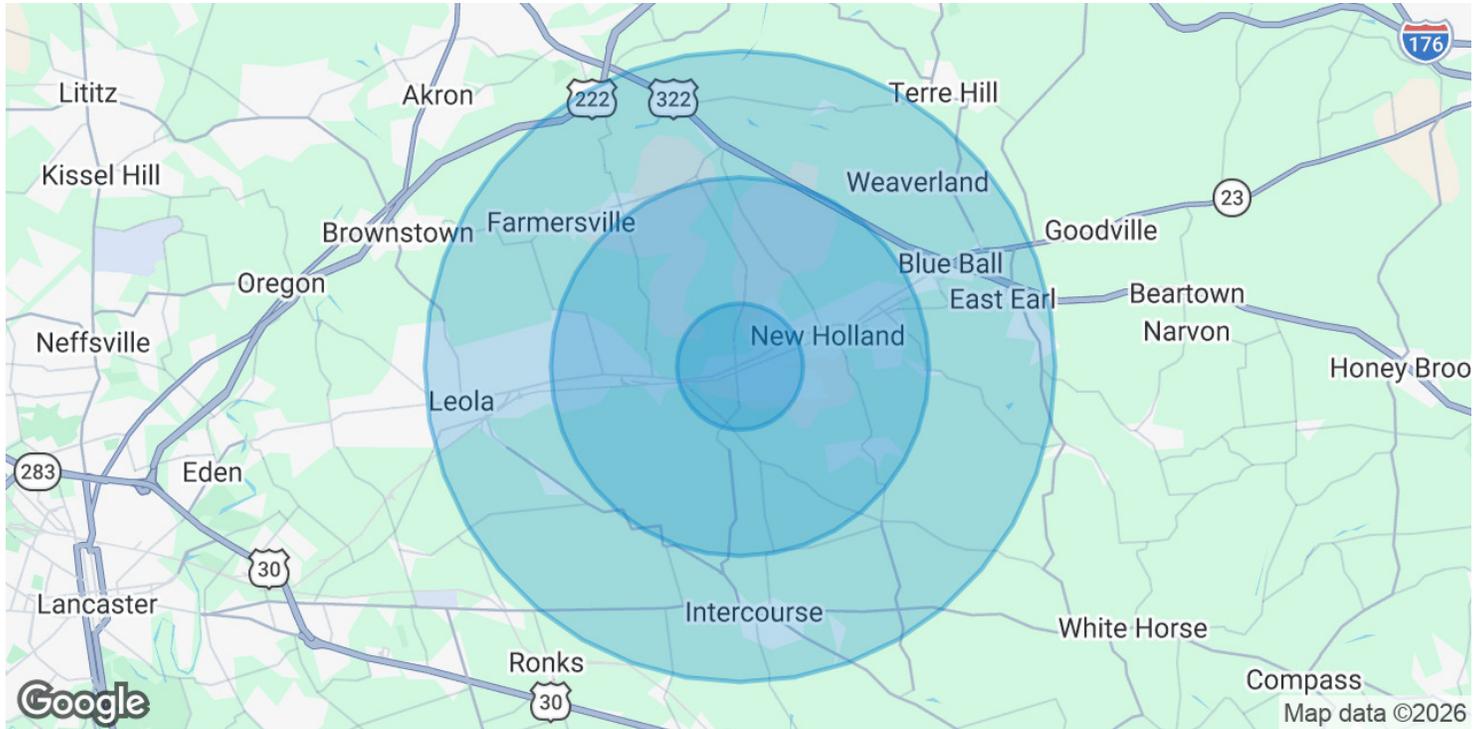
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,382	16,056	31,493
Average Age	43	42	40
Average Age (Male)	40	40	39
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	967	5,813	10,801
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$79,033	\$97,416	\$105,295
Average House Value	\$274,136	\$351,823	\$402,984

* 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.

1853 WILLIAM PENN WAY
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