

FOR LEASE
±1,400 to ± 2,900 SF AVAILABLE
Lancaster, Pennsylvania



Location: 2160 E. Lincoln Highway (Unit 1-4A and Unit 1-3A), East Lampeter Township, Lancaster, PA 17602

Zoning: C-2 Commercial - permitted uses include offices, day care facilities, financial institutions, personal service facilities, restaurants, retail bakeries or confectioner, retail sales, and more.

Available Space: Unit 3: ± 1,500 square feet
 Unit 4: ± 1,400 square feet
± 2,900 contiguous square feet available

Fit-Out*: Unit 3: Hair salon
 Unit 4: Currently configured as office space, including four offices, conference room, reception, work area and private restroom.

*Spaces are contiguous and can be combined

Construction: Single-story stone and stucco exterior

Mechanicals: HVAC system is a gas-fired furnace with split system heat pump (air conditioning and heat) for each space.

Parking: 65 spaces on three sides of the building for convenient access.

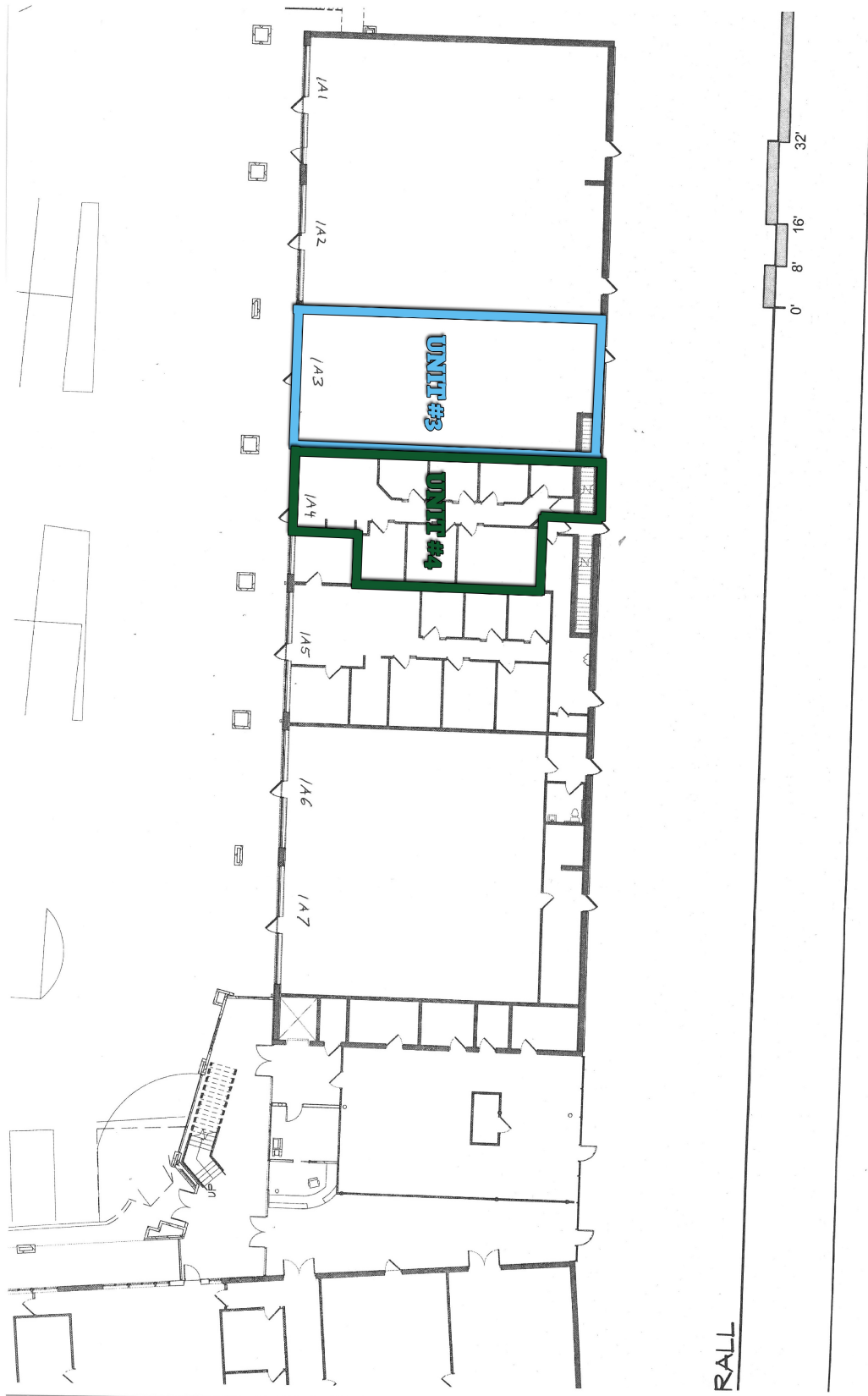
Demographics:	2017	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
Population:		27,044	126,427	302,785
Average HH Income:		\$84,114	\$67,852	\$79,087

Traffic Counts: Lincoln Highway East (Route 30): 29,131 vehicles per day, both directions

Rent: **\$10 PSF NNN plus electric/ HVAC**

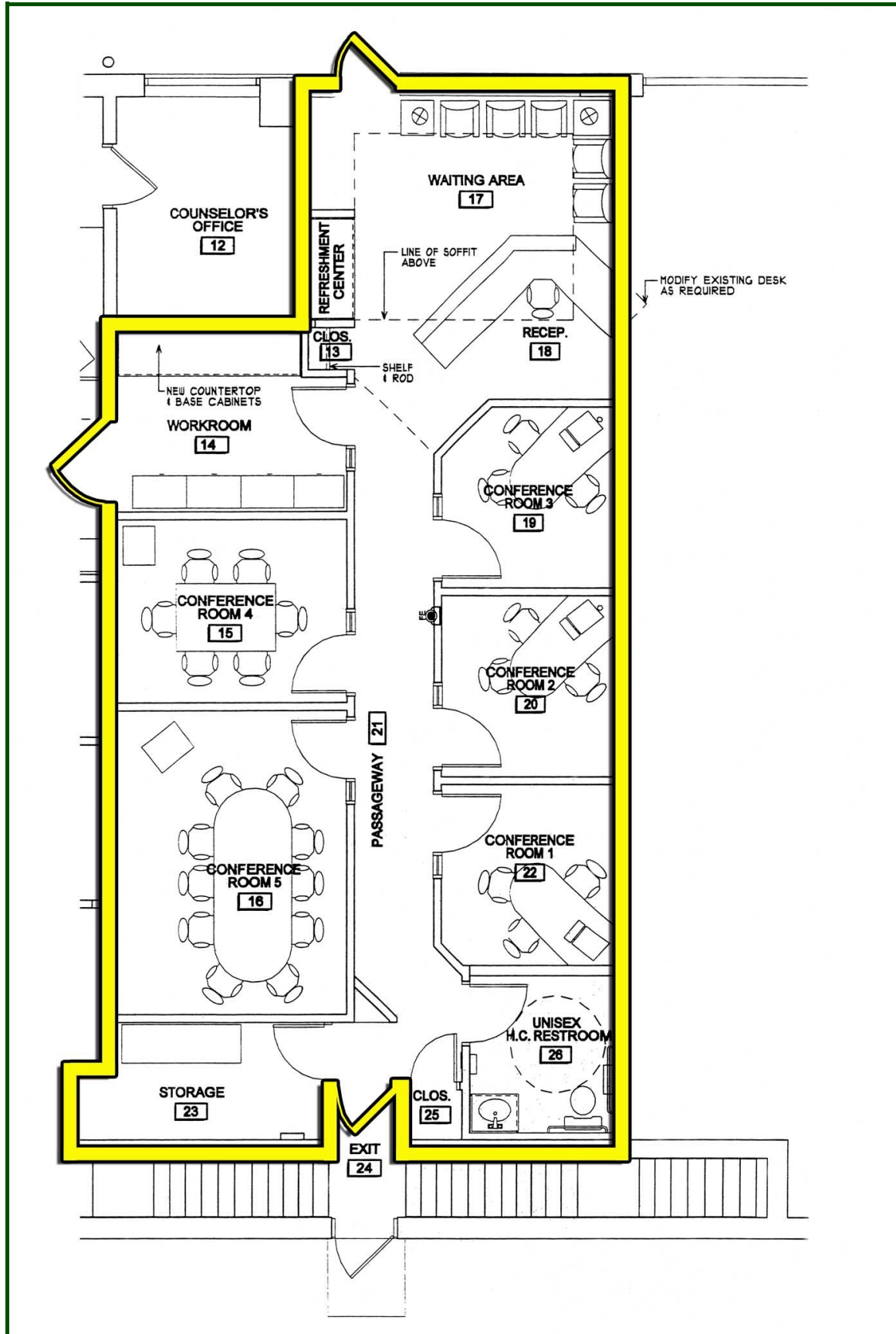
* Landlord will consider a gross lease plus electric at \$15 PSF.

SITE PLAN

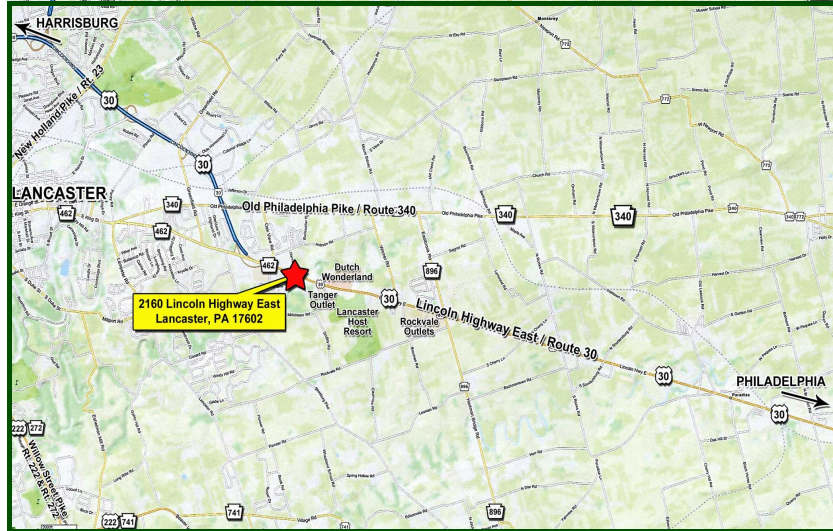


FLOOR PLAN

Unit 1-4A



LOCAL MAP



AERIAL



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