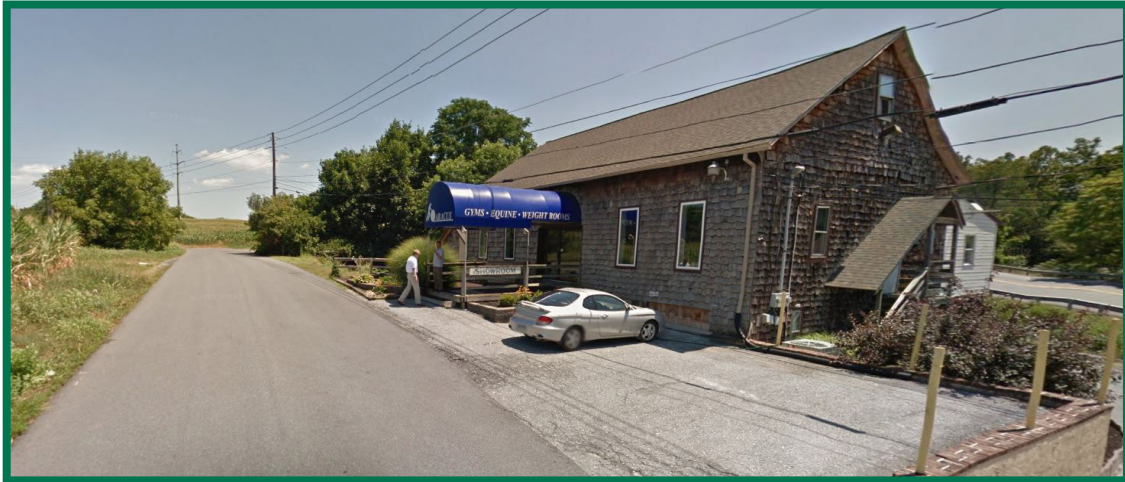


FOR LEASE COMMERCIAL BUILDING

836 FLORY MILL ROAD, LANCASTER, PENNSYLVANIA 17601



SALE PRICE:	\$45,000/year (\$3,750/month) Triple Net			
LOCATION:	836 Flory Mill Road, Manheim Township, Lancaster, PA 17601			
BUILDING SIZE:	Gross SF:	6,690 ± SF		
	Showroom/Office:	2,300 ± SF		
	Service/Storage Area:	4,390 ± SF		
LOT SIZE:	0.44 ± Acres			
ZONING:	(I-2) Industrial with D-R Retrofit Overlay			
WATER:	On-site Well			
SEWER:	On-site Septic			
TRAFFIC COUNT:	64,204 vehicles per day on Route 283 16,039 vehicles per day on Route 741			
DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile	
	Population	5,639	48,759	172,391
	Households	2,531	18,822	66,716
	Median Income	\$51,006	\$79,072	\$56,771
ADDITIONAL COMMENTS:	Freestanding commercial building of 6,690 ± SF comprised of 2,300 ± SF of showroom/office area and 4,390 ± SF of service area/storage. High profile location with easy access to Route 283. Flexible zoning allows retail, office, medical and service businesses.			

Daniel A. Berger, CCIM, SIOR **Daniel Berger, Jr.**



1650 Crooked Oak Drive, Suite 310, Lancaster PA 17601-4279
(717) 735-6000 Office

dan@uscommercialrealty.net danjr@uscommercialrealty.net
(717) 940-1436 Cell (717) 419-0901 Cell

www.uscommercialrealty.net