

**AVAILABLE FOR LEASE**  
**Two Suites ± 1,400 - ± 1,500 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, convenience stores, emergency service facilities, financial institutions, hotels and/or motels, restaurants, retail stores, and more.

**Available Space:** Unit 3: ± 1,500 square feet  
 Unit 4: ± 1,400 square feet

**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.

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

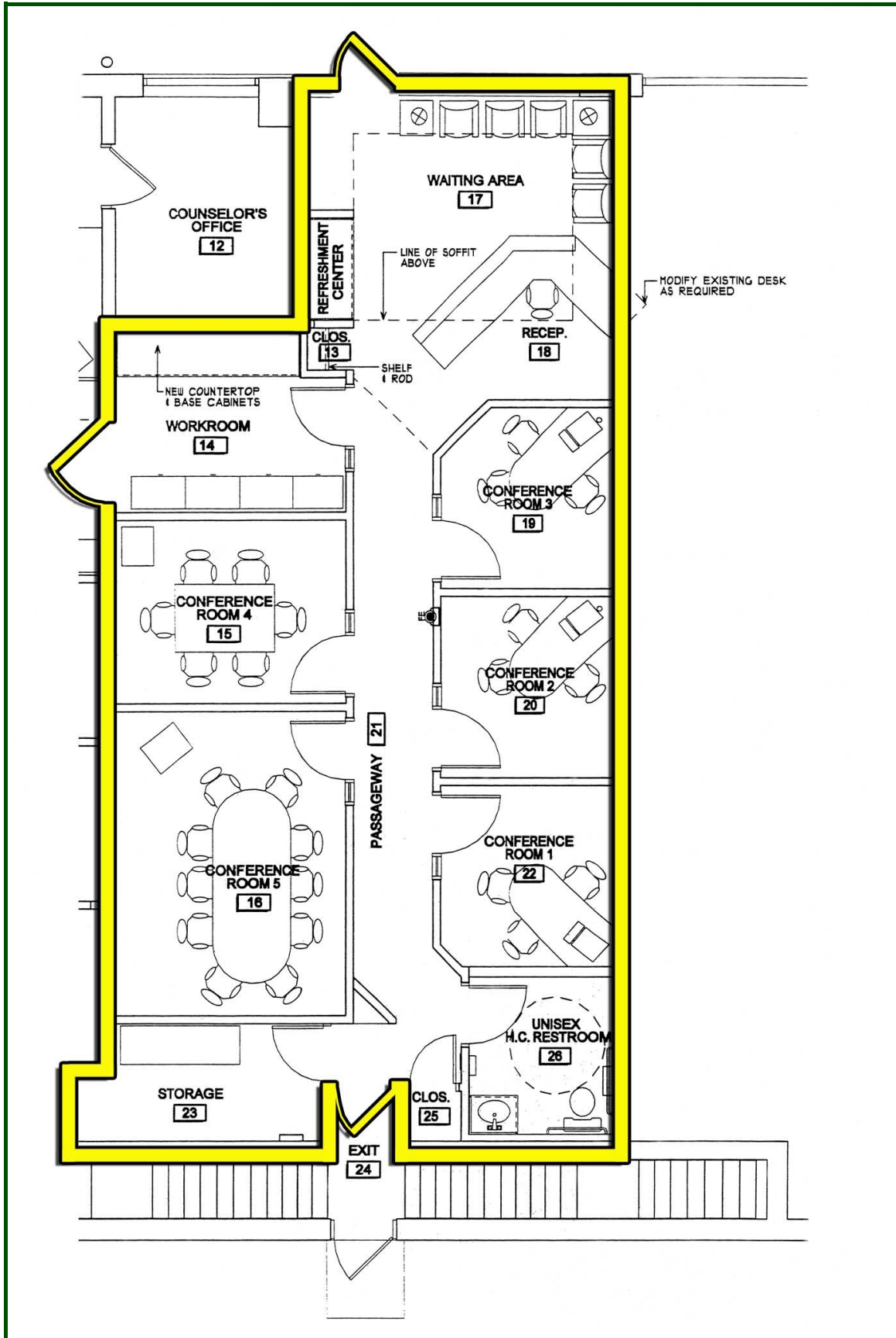
**Traffic Counts:** Lincoln Highway East (Route 30): 29,131 vehicles per day, both directions

**Rent:** **\$13 PSF NNN plus electric/ HVAC**

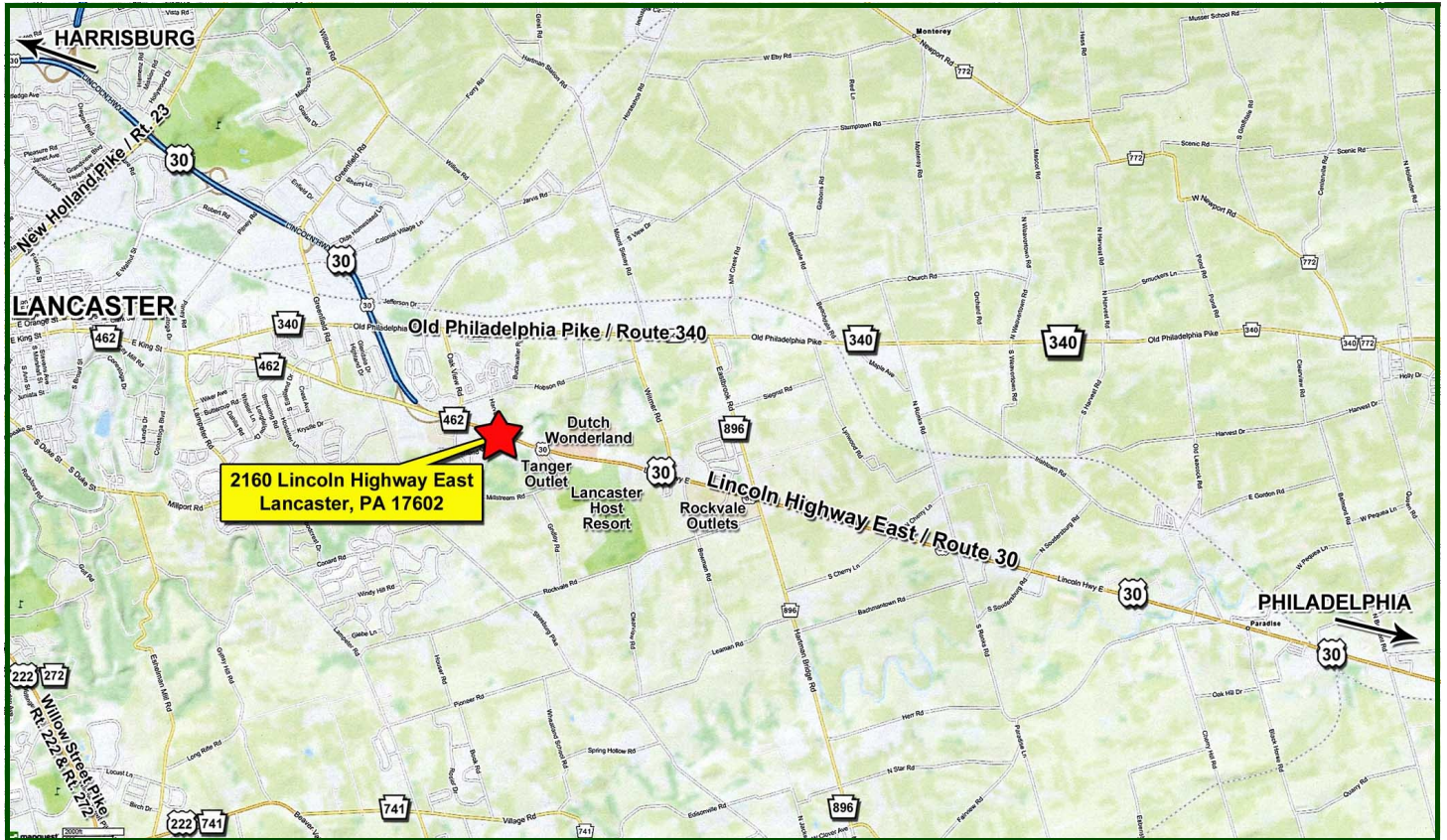
\* Landlord will consider a gross lease plus electric at \$18 PSF.

# FLOOR PLAN

## Unit 1-4A



**LOCAL MAP**



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