



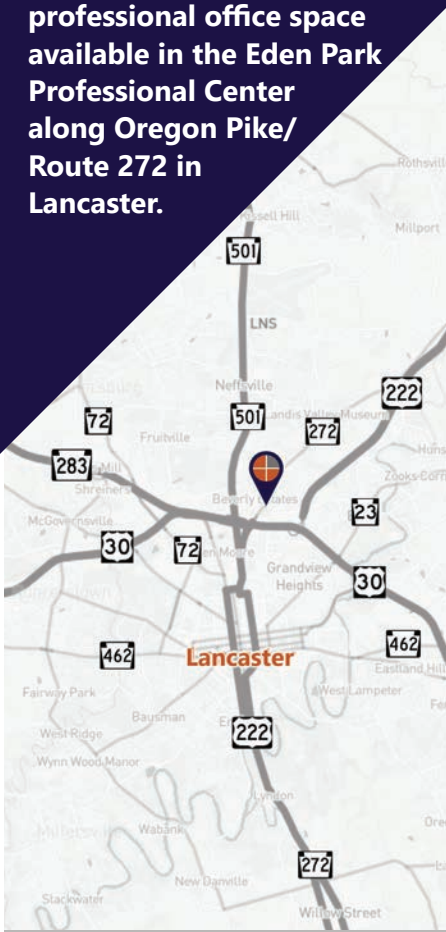
CLASS A PROFESSIONAL OFFICE SPACE

Manheim Township | Lancaster County

1755 Oregon Pike, Suite 203 Lancaster, PA 17601

FOR LEASE

Second floor, class A professional office space available in the Eden Park Professional Center along Oregon Pike/Route 272 in Lancaster.



Marisa Benjamin
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For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

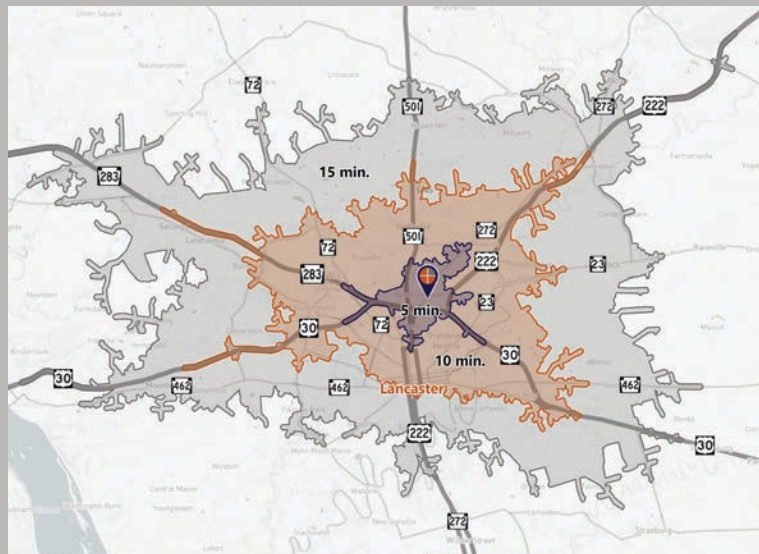
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CLASS A PROFESSIONAL OFFICE SPACE

DEMOGRAPHICS

Variable	1755 Oregon Pike Lancaster, PA 17601		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	9,293	87,892	211,459
Population Density (Pop per Sq. Mile)	2,619.5	2,450.1	1,837.4
Total Daytime Population	13,323	124,290	237,726
Total Households	3,751	34,757	81,291
Per Capita Income	\$40,739	\$38,972	\$38,546
Average Household Income	\$101,411	\$97,714	\$99,659
Average Disposable Income	\$77,654	\$73,778	\$75,236
Aggregate Disposable Income	\$291,279,199	\$2,564,311,283	\$6,116,007,005
Total (SIC01-99) Businesses	916	5,458	9,852
Total (SIC01-99) Employees	11,356	95,538	156,938
Total (SIC01-99) Sales (\$000)	\$1,564,842	\$13,786,430	\$28,501,137
Annual Budget Expenditures	\$326,114,397	\$2,914,527,103	\$6,923,272,940
Retail Goods	\$98,486,983	\$865,102,157	\$2,070,522,261

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Eden Park Professional Center at 1755 Oregon Pike, Manheim Township, is well-positioned along Oregon Pike/Route 272 just off the on/off ramps of US Route 30 and US Route 222, less than a mile from Route 283. The 2,838± SF space is located on the second floor with elevator access to the space and ample on-site parking. The interior space is well laid out with a reception desk, multiple conference/training rooms, several private offices, a kitchenette and open bullpen area. Suitable for both professional services and medical office use. A conceptual floor plan is available, showing this space divided into two separate office suites. Each suite will be approximately 900 to 950 SF. Please contact the broker for more details.

Many nearby amenities and quick access to both downtown Lancaster and surrounding communities provide additional value to this professional office building. Other neighboring businesses within the building include: Behavioral Healthcare Consultants, Dr. John M. Schmidt, DMD, and Teacher Benefits Strategies.

PROPERTY DETAILS

- Total Building Size:.....22,210± SF
- Available Space:.....2,838± SF
Can be subdivided.
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....B-1
- Land/Lot Size:.....0.14 Acres
- Date Available:.....Immediately
- Parking:.....On-Site, Paved, Shared
- Year Built:.....1986
- Roof Type:.....Shingle
- Construction:.....Masonry
- Heating:.....Forced Air
- Cooling:.....Central Air
- Electric:.....Tenants Expense
- Water:.....Public
- Sewer:.....Public
- Elevator:.....Yes

TRAFFIC COUNTS

- Oregon Pike/Route 272:.....17,312 VPD
- Eden Road:.....5,351 VPD
- Route 30:.....133,646 VPD

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ESTABLISHED REGIONAL AREA MAP



Within 3 Miles of the Site

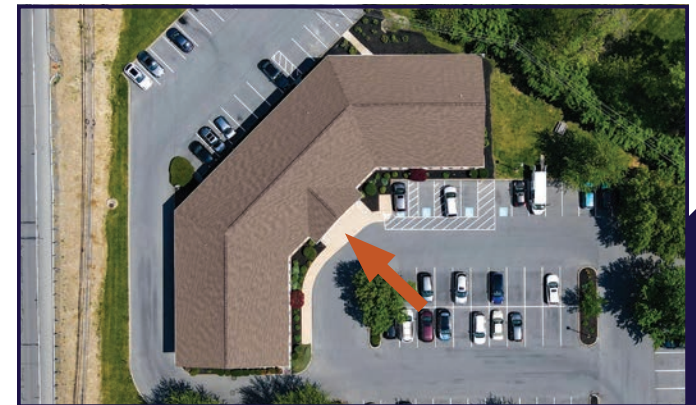
- 650+ Offices & Clinics of Doctors of Medicine (including ambulatory surgical centers, dermatologists, free-standing urgent care centers, gynecologists, neurologists, eye doctors, orthopedic physicians, pathologists, pediatricians, plastic surgeons, primary care physicians, psychiatrists, surgeons, and urologists.)
- 65+ Insurance Agents / Brokers
- 30+ Banks & Credit Unions
- 14 Title Abstract Offices
- 35+ Mortgage Brokers & Loan Correspondents
- 80+ Financial Planning & Investments
- 80+ Legal Services / Attorneys
- 20+ Child Day Care Services

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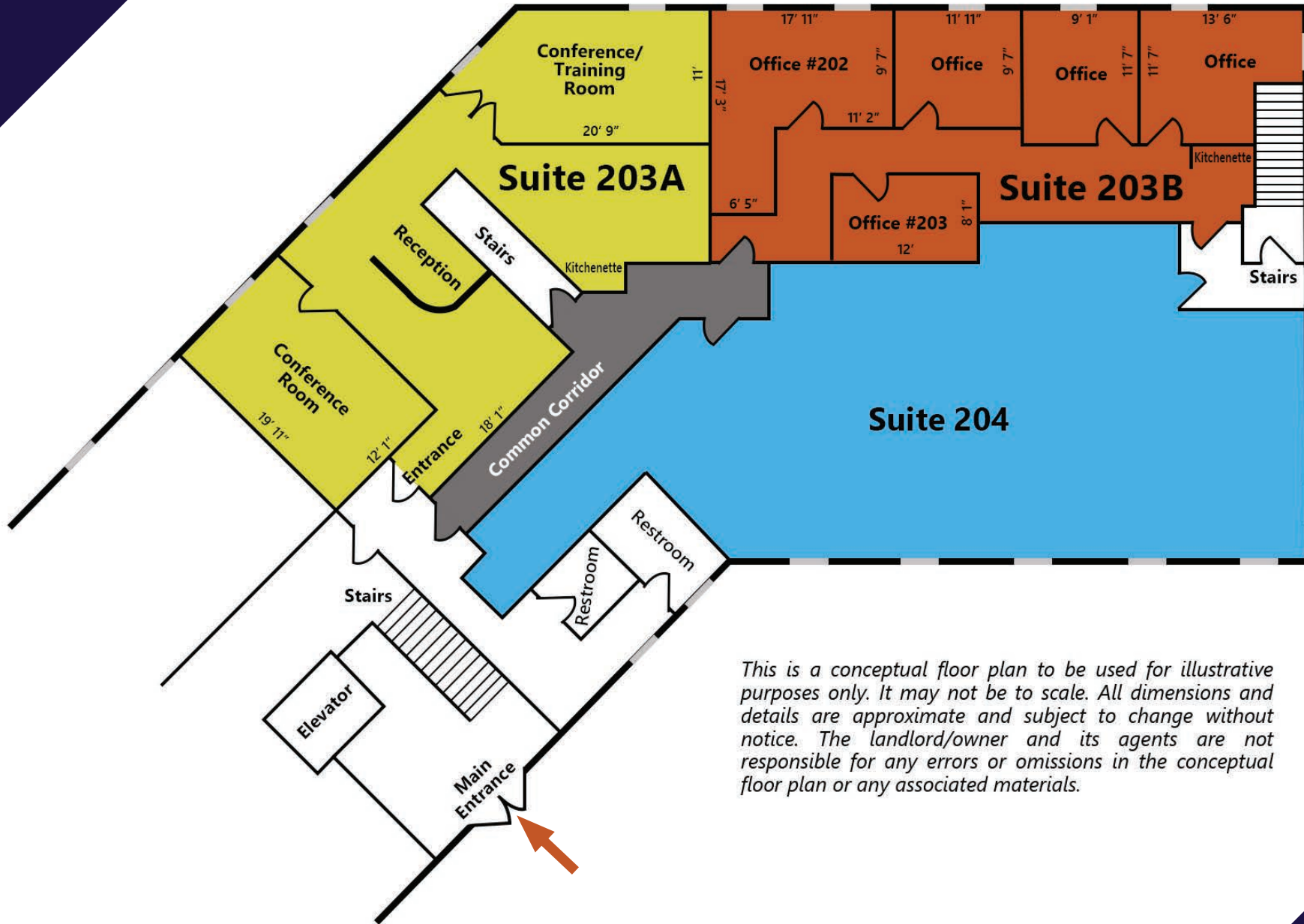
FLOOR PLAN | SUITE 203



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CONCEPTUAL FLOOR PLAN | SUITE 203 DIVIDED



This is a conceptual floor plan to be used for illustrative purposes only. It may not be to scale. All dimensions and details are approximate and subject to change without notice. The landlord/owner and its agents are not responsible for any errors or omissions in the conceptual floor plan or any associated materials.

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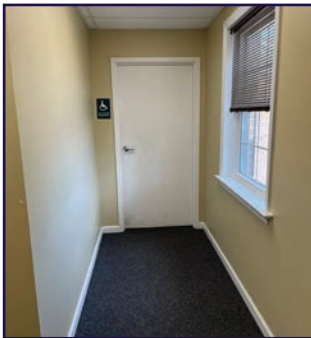
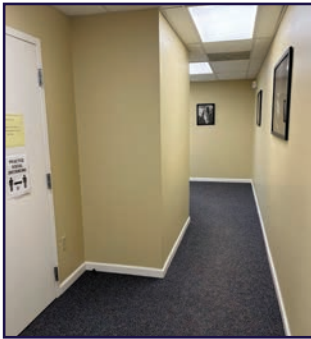
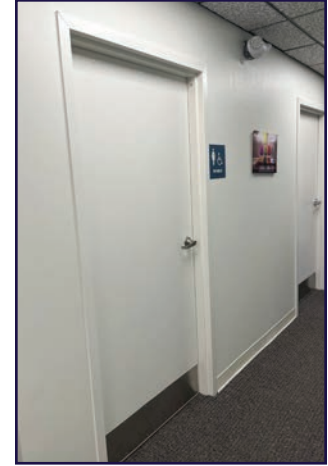
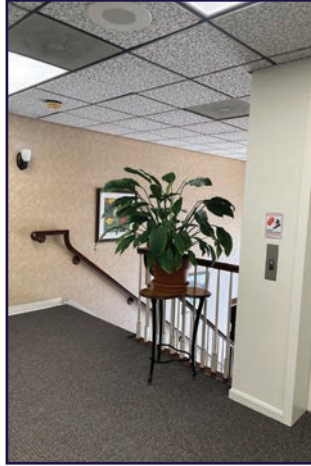
INTERIOR PHOTOS | SUITE 203



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INTERIOR & EXTERIOR PHOTOS | COMMON AREAS



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AERIAL DRONE PHOTO



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