

FOR LEASE

805 Estelle Drive



LANCASTER, PA 17601

**MEDICAL SPACE CONVENIENTLY
LOCATED OFF OF ROUTE 30**

**MULTIPLE ENTRANCES,
RECEPTION AREA,
EXAM ROOMS, AND BREAKROOM**

HIGH ASSOCIATES LTD.

717.293.4477

lancasterrealestate@high.net

HIGH ASSOCIATES LTD. • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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LEASE INFORMATION

Suite:	102
Available SF:	1,936 SF
Lease Rate:	\$18.50 SF/yr
CAM:	\$4.19
County:	Lancaster
Municipality:	East Hempfield Township

PROPERTY OVERVIEW

Medical professional office space with waiting/reception area, private exam rooms, break room, ample storage space, and multiple entrances.

OFFERING SUMMARY

HVAC:	Heat pump	Lighting:	Fluorescent
Sprinklers:	No	Flooring:	Carpet and Tile
Parking:	200 on-site	Number of Floors:	2
Water:	Public		
Sewer:	Public		
Zoning:	Community Business Center		

ADDITIONAL COMMENTS

Conveniently located off of Route 30 in the Cherry Hill Corporate Park in Centerville by multiple restaurants and eateries.



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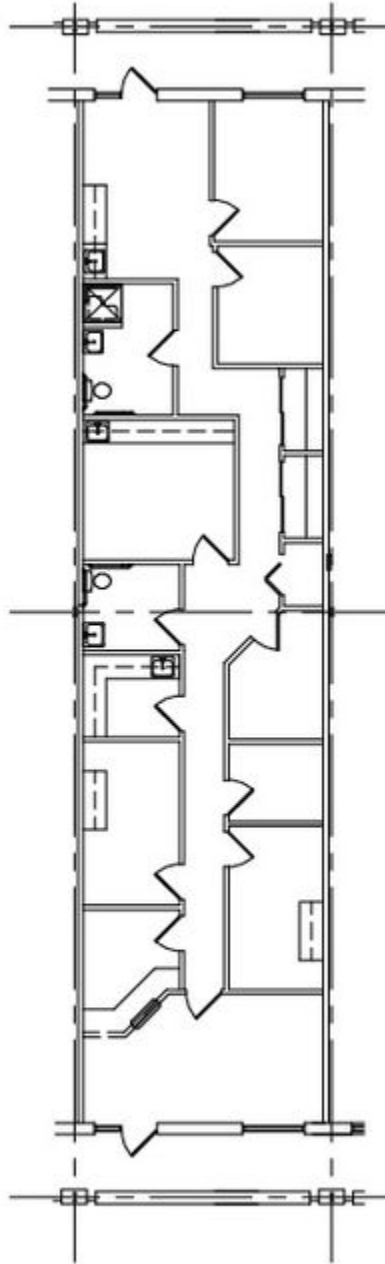
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FLOOR PLAN

SCALE: N.T.S.

BUILDING 49

805 ESTELLE DRIVE
LANCASTER, PA
SUITE 102

HIGH ASSOCIATES LTD.

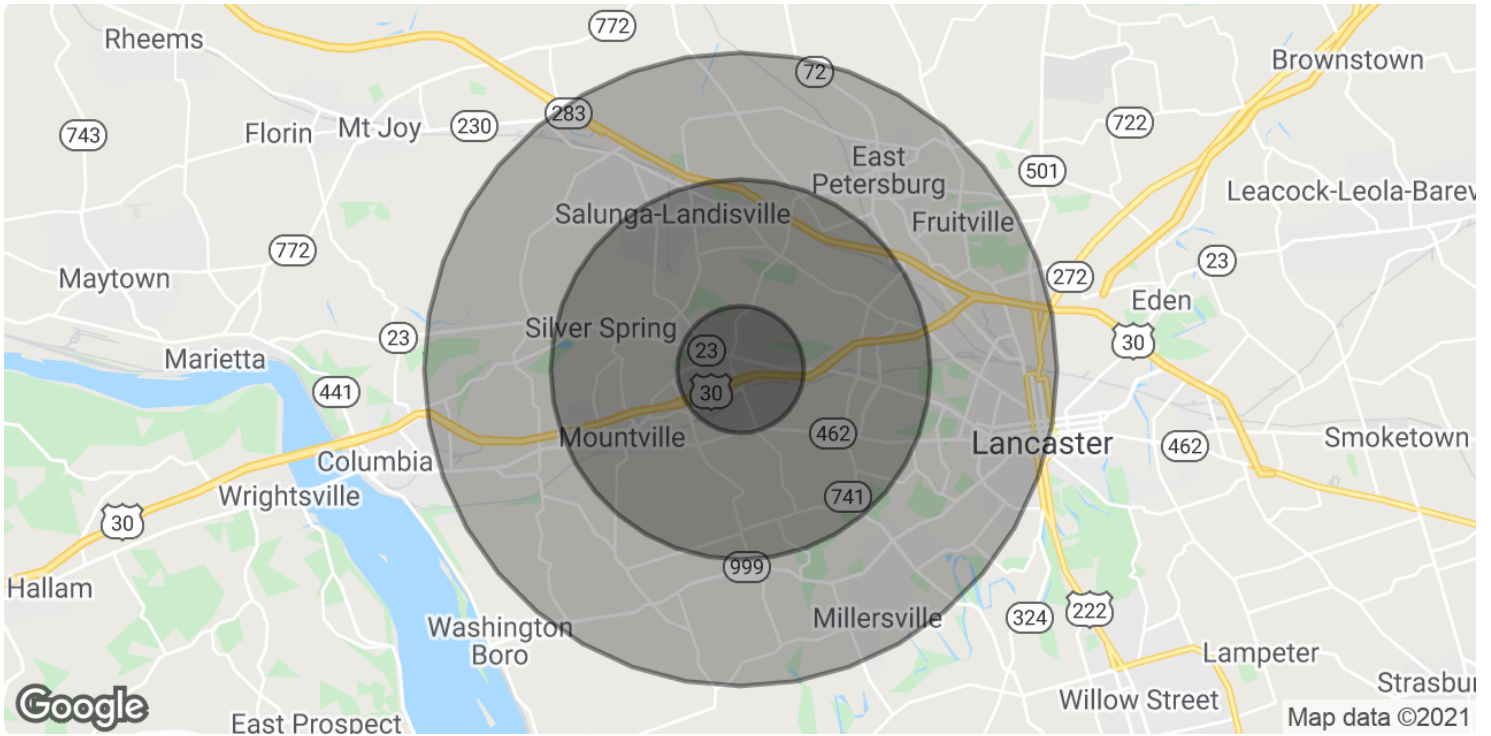
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,862	39,708	94,709
Average age	45.2	42.2	40.6
Average age (Male)	44.1	40.6	39.3
Average age (Female)	45.2	43.3	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,968	16,129	37,442
# of persons per HH	2.5	2.5	2.5
Average HH income	\$87,488	\$83,119	\$78,784
Average house value	\$289,788	\$263,594	\$228,838

* Demographic data derived from 2010 US Census

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An Affiliate of High Real Estate Group LLC

*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.

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5000 RITTER ROAD SUITE 201
P.O. Box 1367
Mechanicsburg, PA 17055