

FOR LEASE

5015 Lincoln Hwy



KINZERS, PA 17535

RETAIL OPPORTUNITY

14,000+ ADT

**PROMINENT SIGNAGE
OPPORTUNITY**

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LEASE INFORMATION

Available SF:	1,800 SF
Lease Rate:	\$8.00 SF Gross Plus Electric
County:	Lancaster
Municipality:	Salisbury

PROPERTY OVERVIEW

Retail property with ADT of over 14,000, highly visible signage opportunity, and ample storage and parking. Space offers three private offices, 2 ADA restrooms, kitchenette, and bullpen area. Location is superior to Route 30, Route 41, and just a few miles from Route 10. The property sits across the road from Urban Outfitter's distribution center in Gap. Gross rate of \$1,200 a month plus electric makes this opportunity very affordable. Most retail, professional office, medical uses would be acceptable.

OFFERING SUMMARY

HVAC:	Central A/C	Lighting:	Fluorescent
Sprinklers:	No	Signage:	Prominent Opportunity on 4'x8' Sign
Parking:	Parking Lot	Traffic Counts:	ADT of Over 14,000
Water:	Private		
Sewer:	Public		
Zoning:	Agricultural		



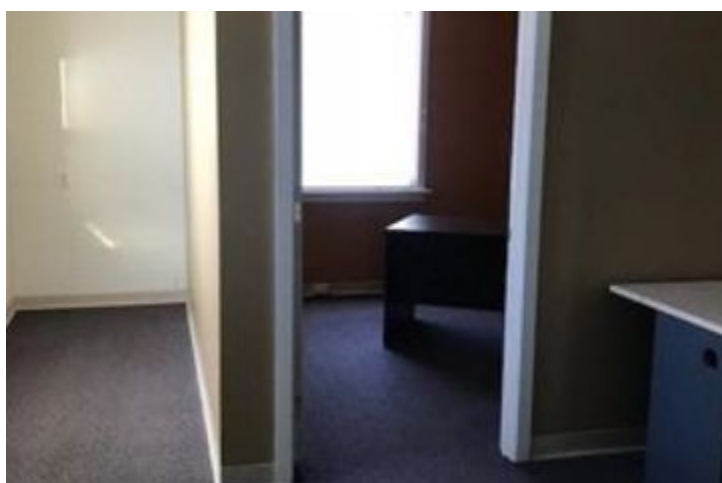
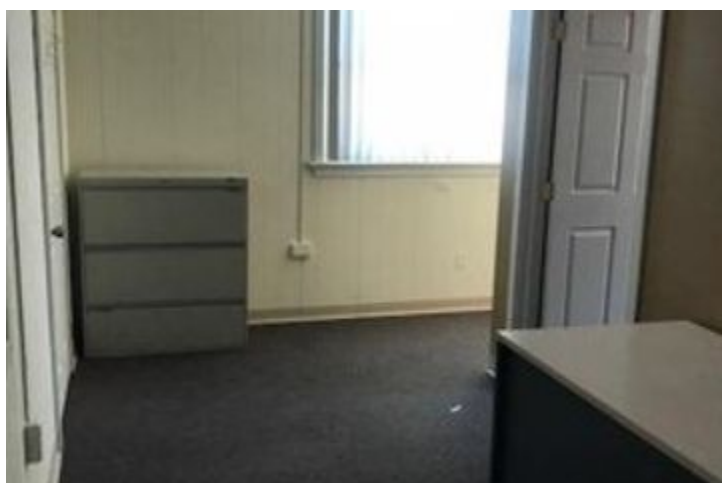
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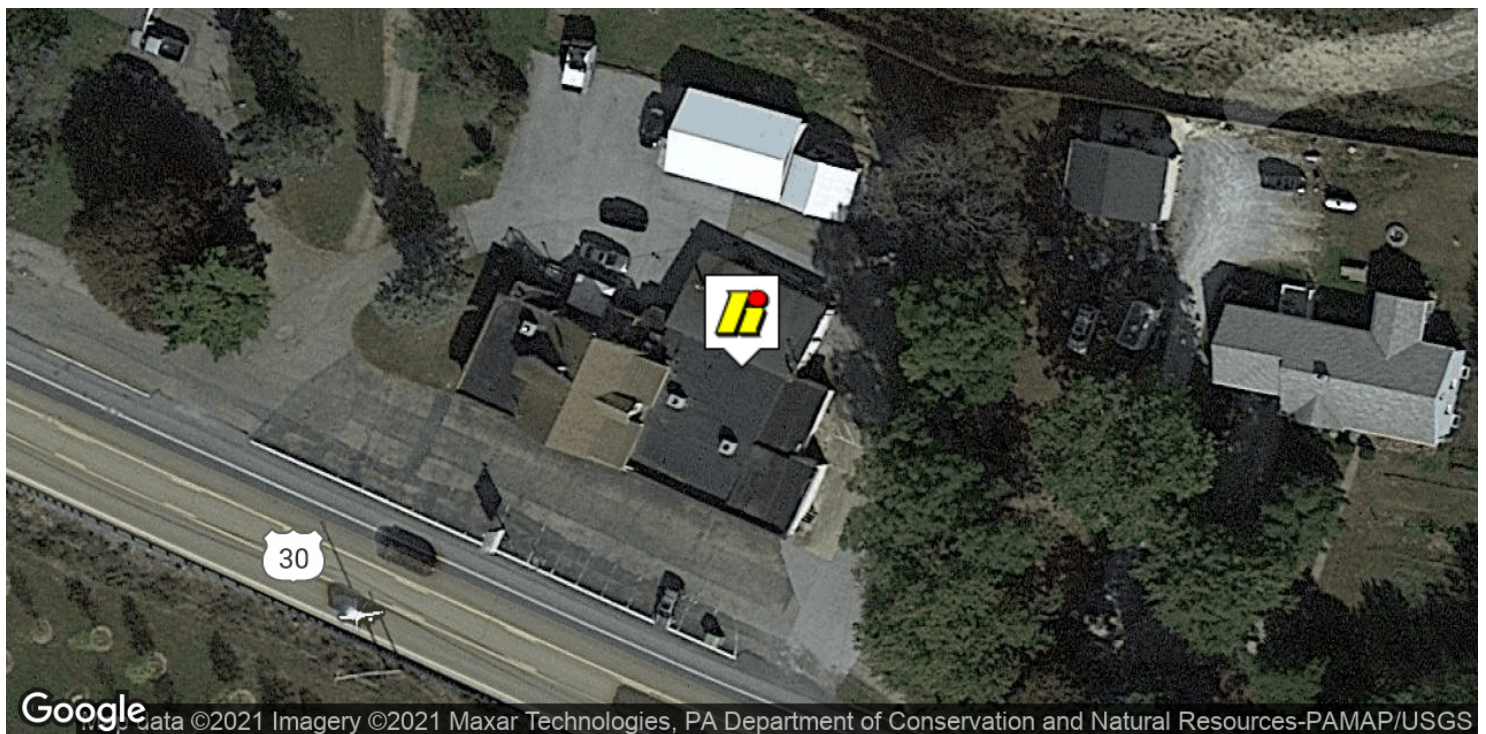
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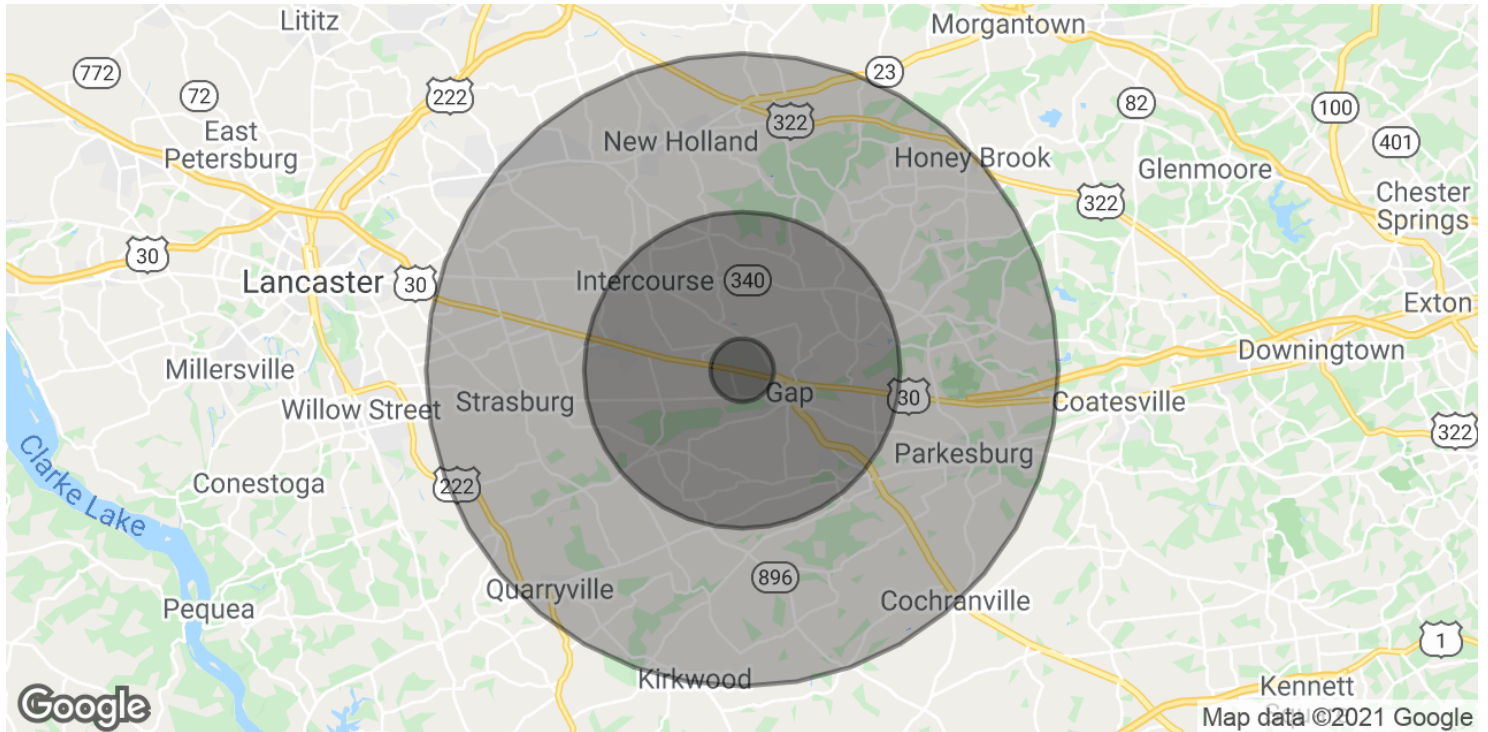
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	911	19,996	95,433
Average age	29.1	30.7	34.0
Average age (Male)	24.9	27.3	31.5
Average age (Female)	33.7	34.0	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	268	5,978	31,815
# of persons per HH	3.4	3.3	3.0
Average HH income	\$63,589	\$66,557	\$69,261
Average house value		\$312,643	\$269,901

* 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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