

FOR LEASE

1400 Gilbert Way, #C-101



LANCASTER, PA 17601

BRAND NEW BUILDING

**LOCATED AT THE CROSSINGS AT
CONESTOGA CREEK**

FIRST CLASS FIT OUT

F. JEFFREY KURTZ, CCIM

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

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LEASE INFORMATION

Suite:	C-101
Available SF:	1,362 SF
Lease Rate:	\$39.50 SF/yr
CAM:	\$5.75
County:	Lancaster
Municipality:	Manheim Township

PROPERTY OVERVIEW

SUB LEASE - Former bank location across the parking lot from Wegman's in the Crossings at Conestoga Creek. 1,392 SF for first class fit out for walk in full service teller transactions. Interior is only a couple years old and the building is brand new as well. Great co-tenants in Wegmans, Ethan Allen, MassageLuXe, Pure Barre and Allure Nails with Main Street neighbors Starbucks, Menchie's Yogurt, Reel Cinemas and Miller's Ale House. Wegmans is the top grocer in the trade area doing 50% more sales than #2 on the list with nearly 2 million visitors a year. Space is available for Sub Lease or a potential deal direct with the Landlord for the right user.

OFFERING SUMMARY

HVAC:	Heat Pump	Lighting:	Fluorescent
Sprinklers:	No	Signage:	Continuation of Current Signage
Parking:	Parking Lot	Traffic Counts:	19,000 ADT
Water:	Public		
Sewer:	Public		
Zoning:	Commercial		

ADDITIONAL COMMENTS:

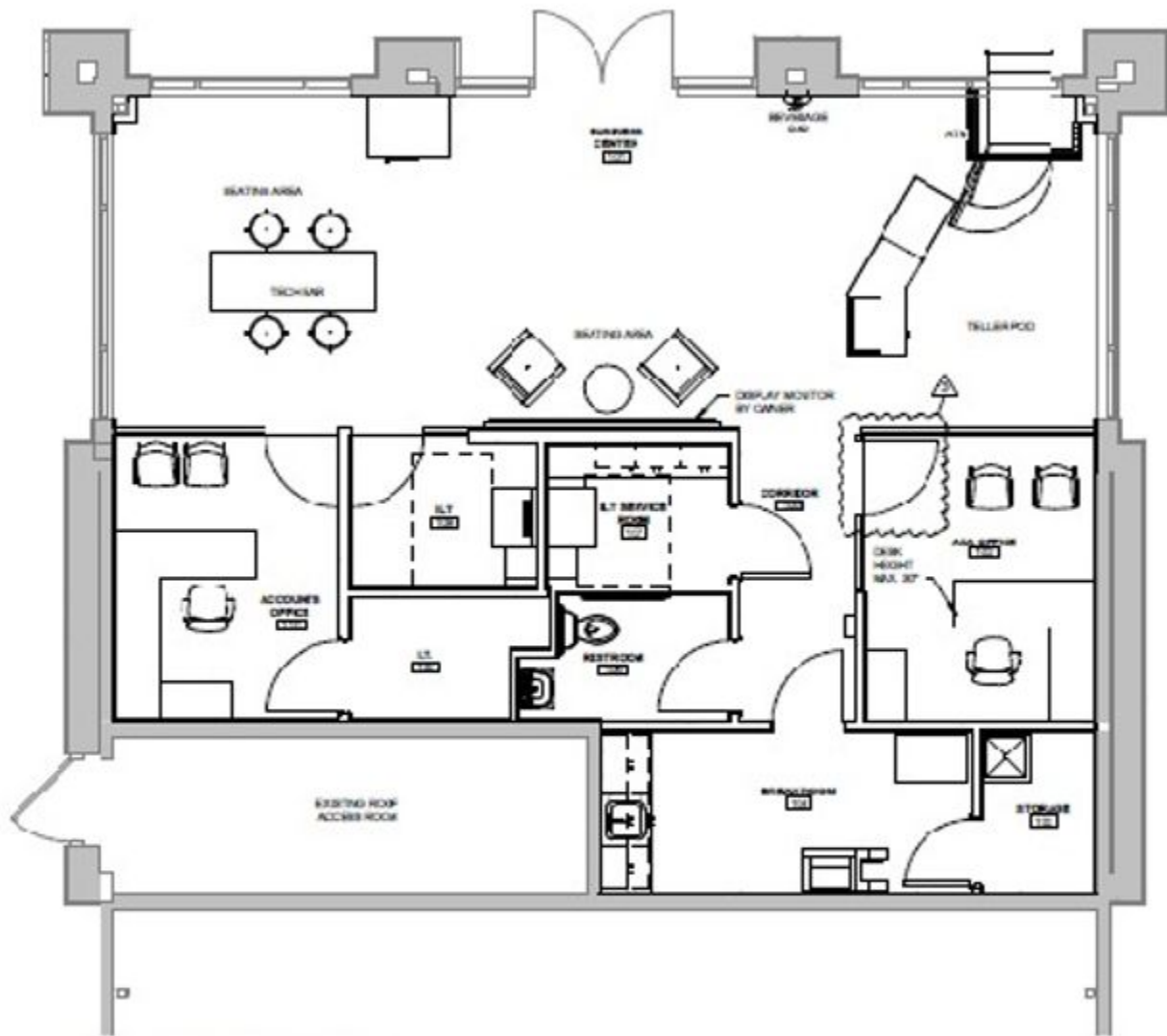
It is ready for immediate occupancy and there is also a potential to add a drive thru in the future.



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5 FIRST FLOOR REFERENCE PLAN
1/4" = 1'-0"

NOTE: FURNISHINGS SHOWN FOR REFERENCE ONLY. NOT
TO SCALE OR TO BE CONSIDERED

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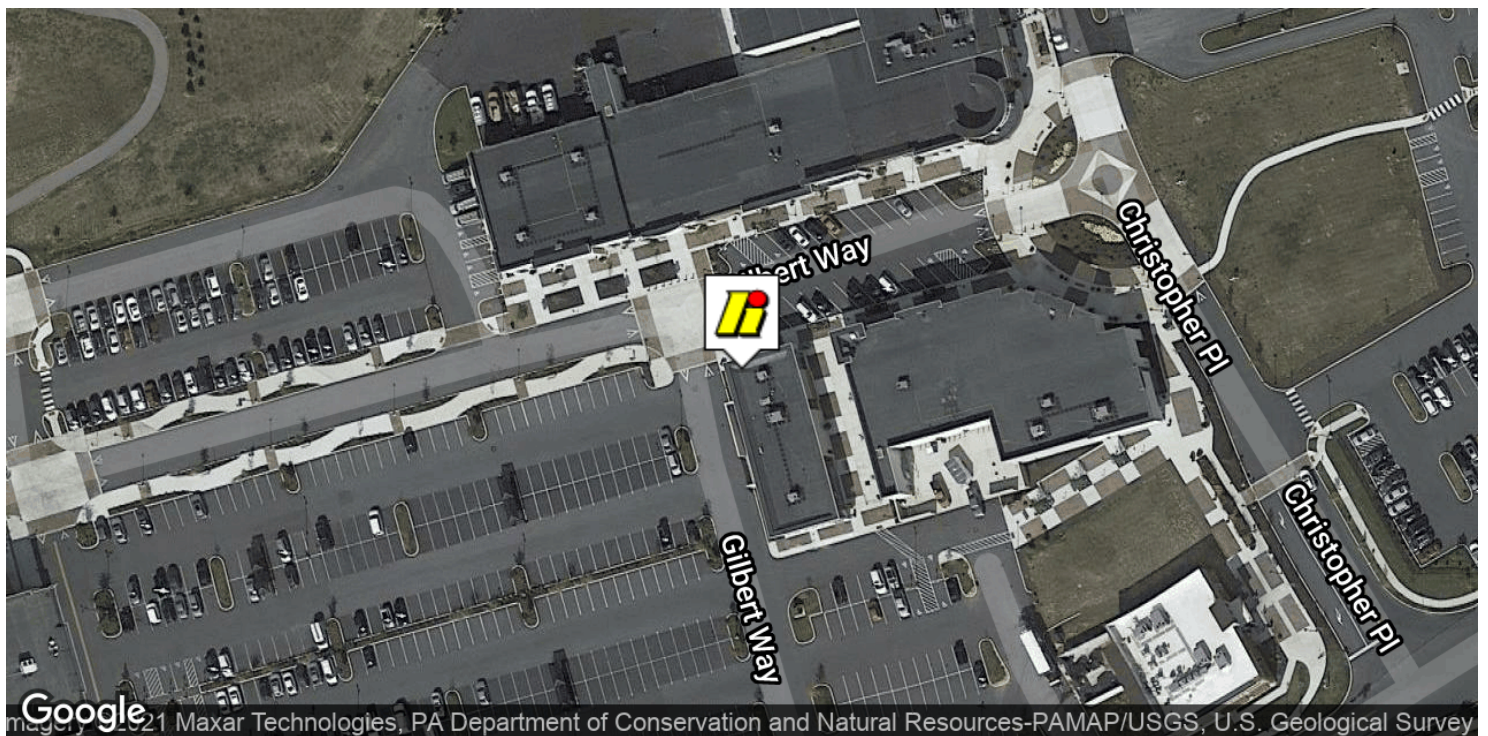
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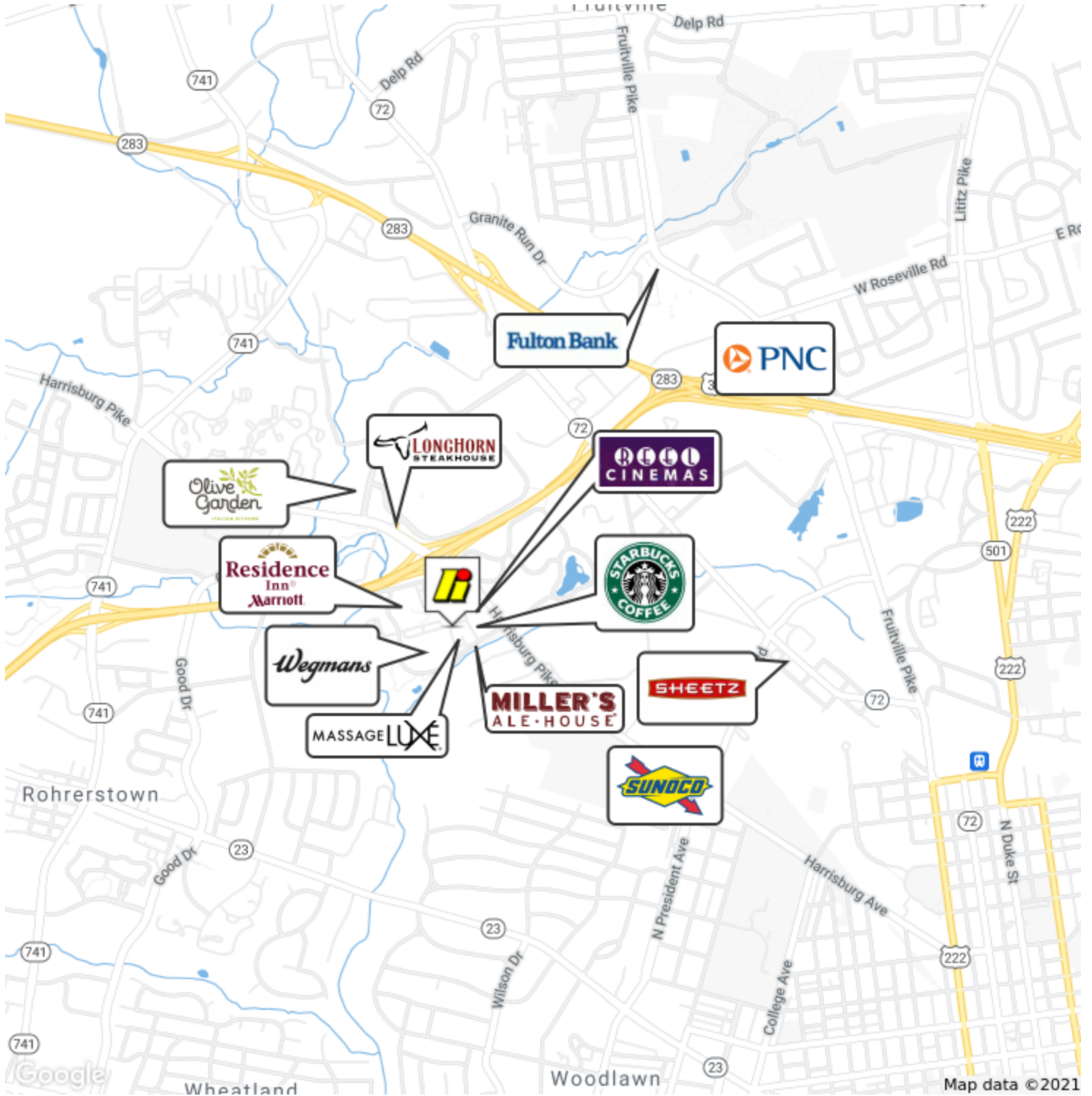
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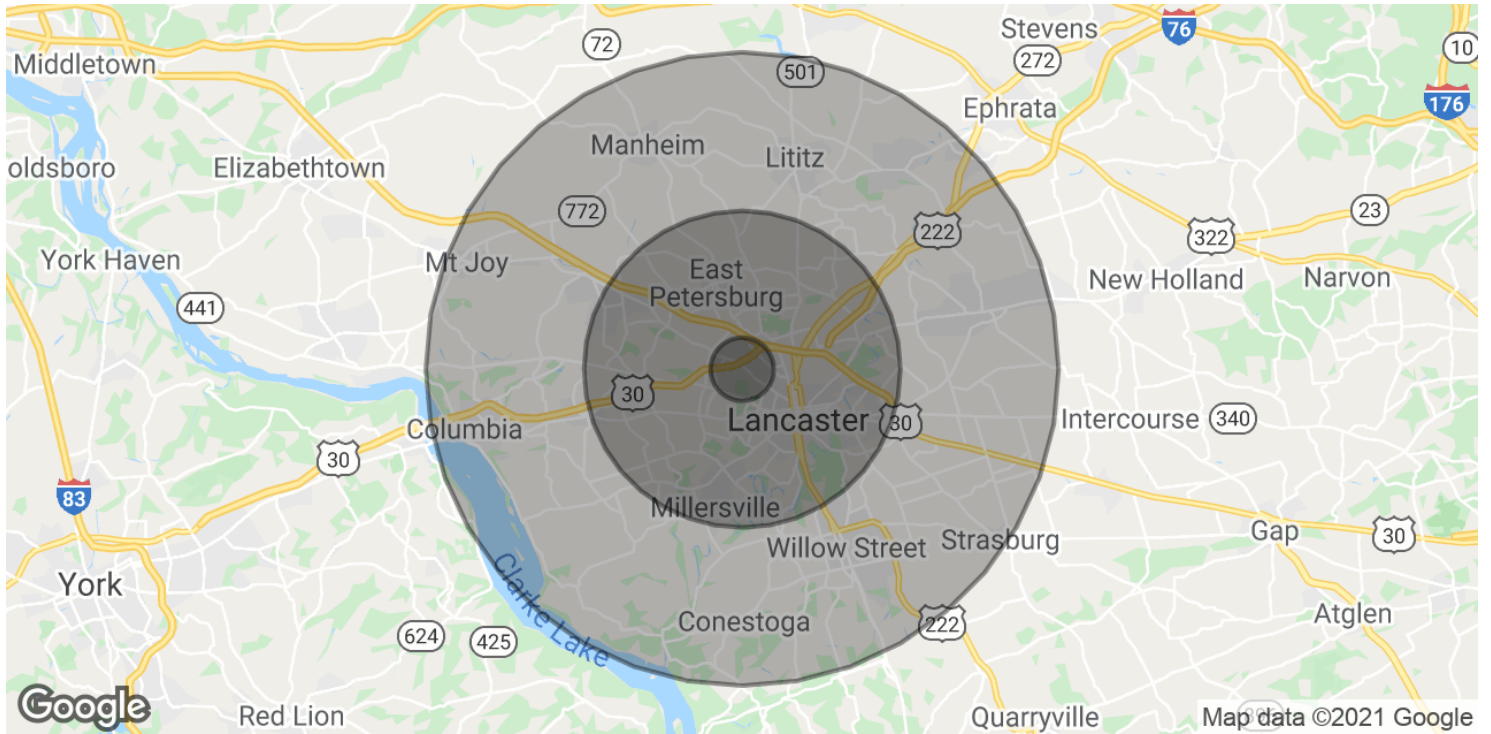


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,634	193,121	341,078
Average age	42.8	36.8	38.7
Average age (Male)	40.4	35.3	37.2
Average age (Female)	45.0	38.0	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,396	75,149	132,847
# of persons per HH	2.6	2.6	2.6
Average HH income	\$101,464	\$65,686	\$69,428
Average house value	\$341,464	\$207,535	\$217,966

* Demographic data derived from 2010 US Census

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*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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