

For Lease

717.293.4477



**4 KEYSTONE COURT  
256 WEST MAIN STREET  
LEOLA, PA 17540**

Ruth M. Devenney, CCIM, SIOR  
717.293.4552 – direct line  
rdevenney@high.net

Michael Bowser  
717-293-4553 – direct line  
mbowser@high.net



▶ *Retail/Office Building*



*4 Keystone Court  
Leola, PA 17540*

**Total Square Feet:**  
556 to 1,244 square feet

**Lease Rate:**  
See monthly rates on the next page

**Description:**  
Small office or retail spaces offered at very affordable lease rates that include all operating expenses and utility costs.

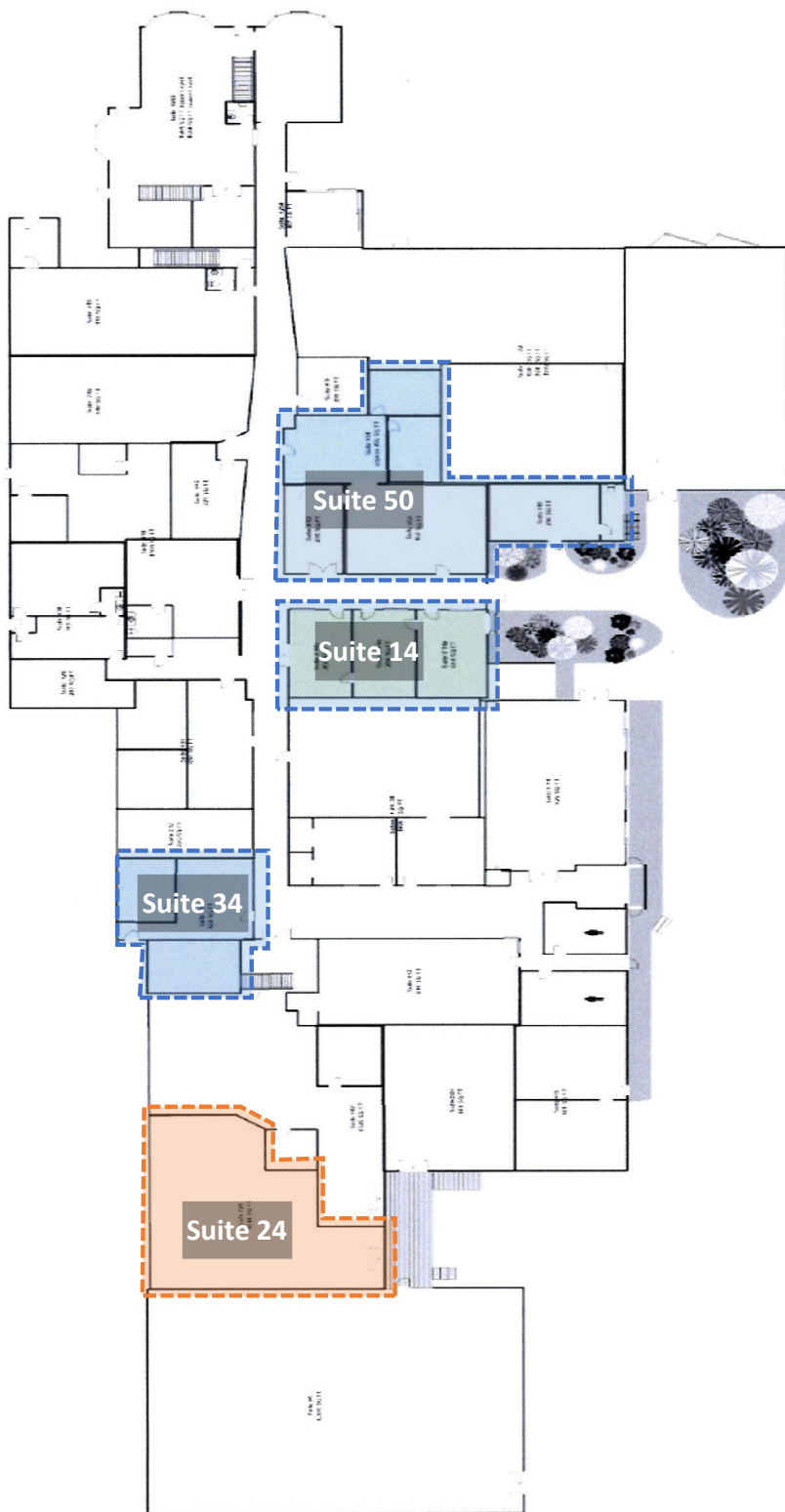
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**PROPERTY INFORMATION**

Retail/Office Space	See next page for square footages and rent rate
Year Constructed	1900 & 1970 - renovated in 2017
Type Construction	Wood frame
Ceiling Height	8 - 9 feet
Electric	Included in rent
Lighting	Fluorescent
Water	Public
Sewer	Public
Municipality	Upper Leacock Township
Zoning	Mixed Use

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### Available Suites:

The rental rates are inclusive of all operating expenses and utilities (electric, etc.).

**Suite 50 – Office/Retail**  
\$1,350 per month  
1,150 square feet

**Suite 14 – Office/Retail**  
\$960 per month  
821 square feet

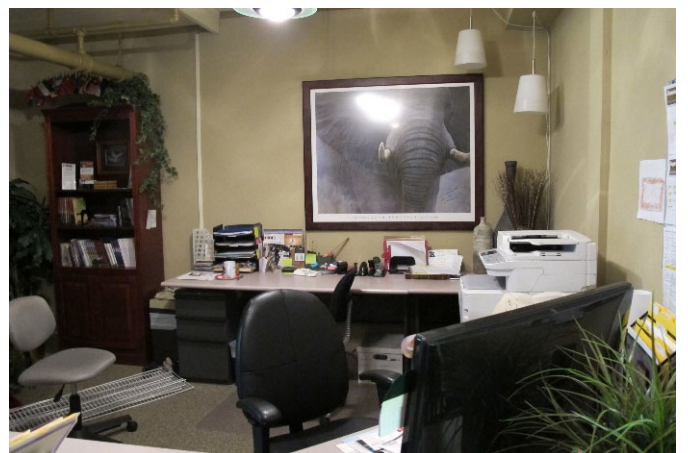
**Suite 34 – Office**  
\$695 per month  
556 square feet

**Suite 24 - Office/Storage**  
\$1,015 per month  
1,244 square feet  
With loading dock  
(for sublease)



4 Keystone Court  
Suite 34

4 Keystone Court  
256 West Main Street  
Leola, PA 17540



4 Keystone Court  
Suite 50

4 Keystone Court  
256 West Main Street  
Leola, PA 17540



4 Keystone Court  
Suite 50

4 Keystone Court  
256 West Main Street  
Leola, PA 17540



4 Keystone Court  
Suite 14

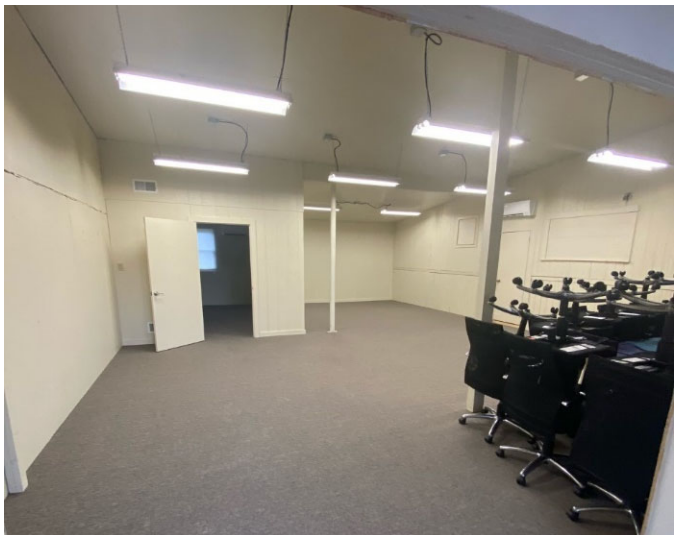
4 Keystone Court  
256 West Main Street  
Leola, PA 17540





4 Keystone Court  
Suite 24

4 Keystone Court  
256 West Main Street  
Leola, PA 17540





▶ *Retail/Office Building*



*256 West Main Street  
Leola, PA 17540*

**Total Square Feet:**  
1,764 square feet – 256 West Main Street

**Lease Rate:**  
\$8.50/SF NNN

**Description:**  
Renovated ADA compliant office building.  
Five offices, lobby, break area and  
restroom.

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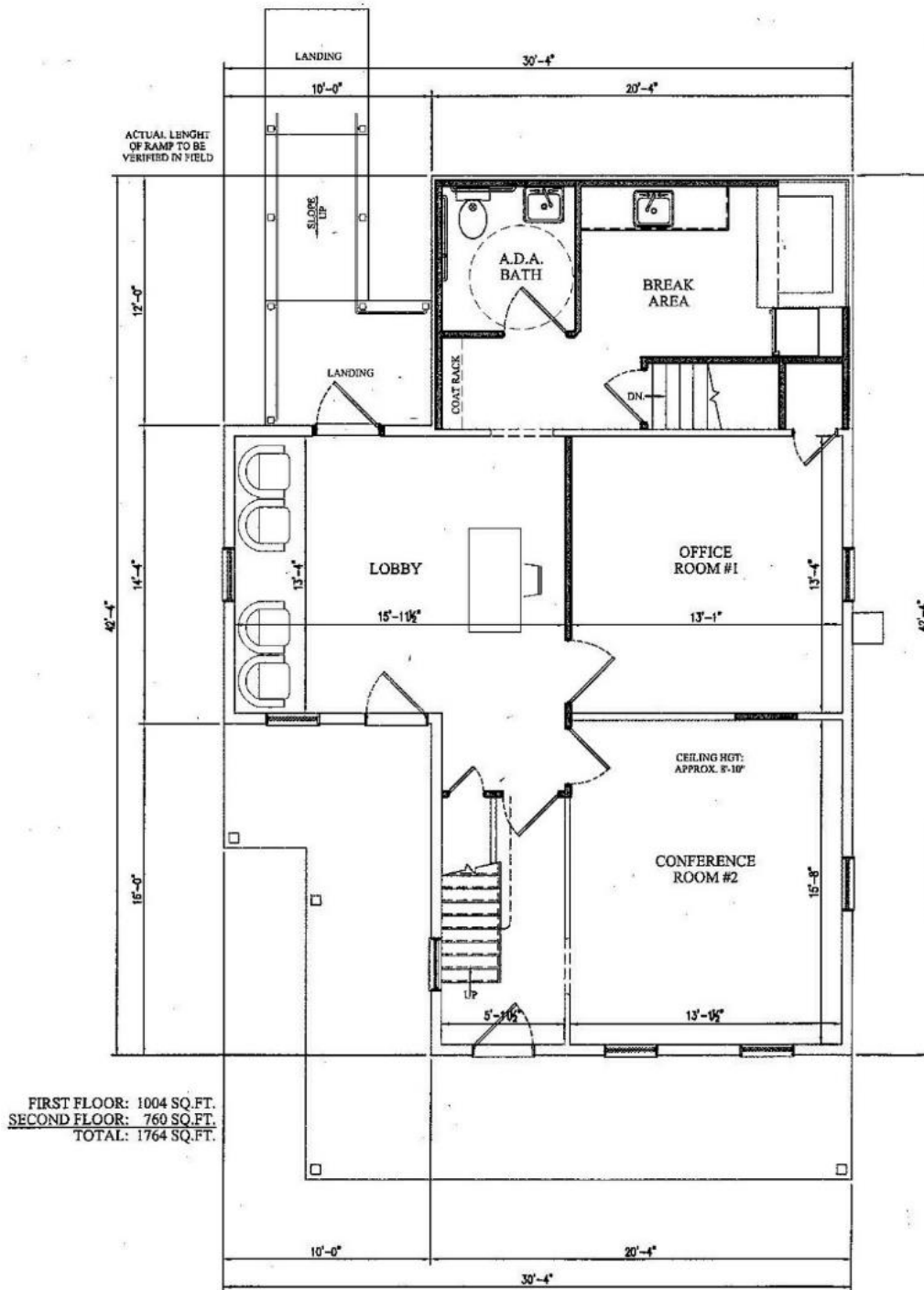
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**PROPERTY INFORMATION**

Retail/Office Space	\$8.50/SF NNN
Renovated	Renovated in 2019
Electric	TBD
HVAC	TBD
Electric	Paid by tenant
Water	Public
Sewer	Public
Municipality	Upper Leacock Township
Zoning	Mixed Use
County	Lancaster County

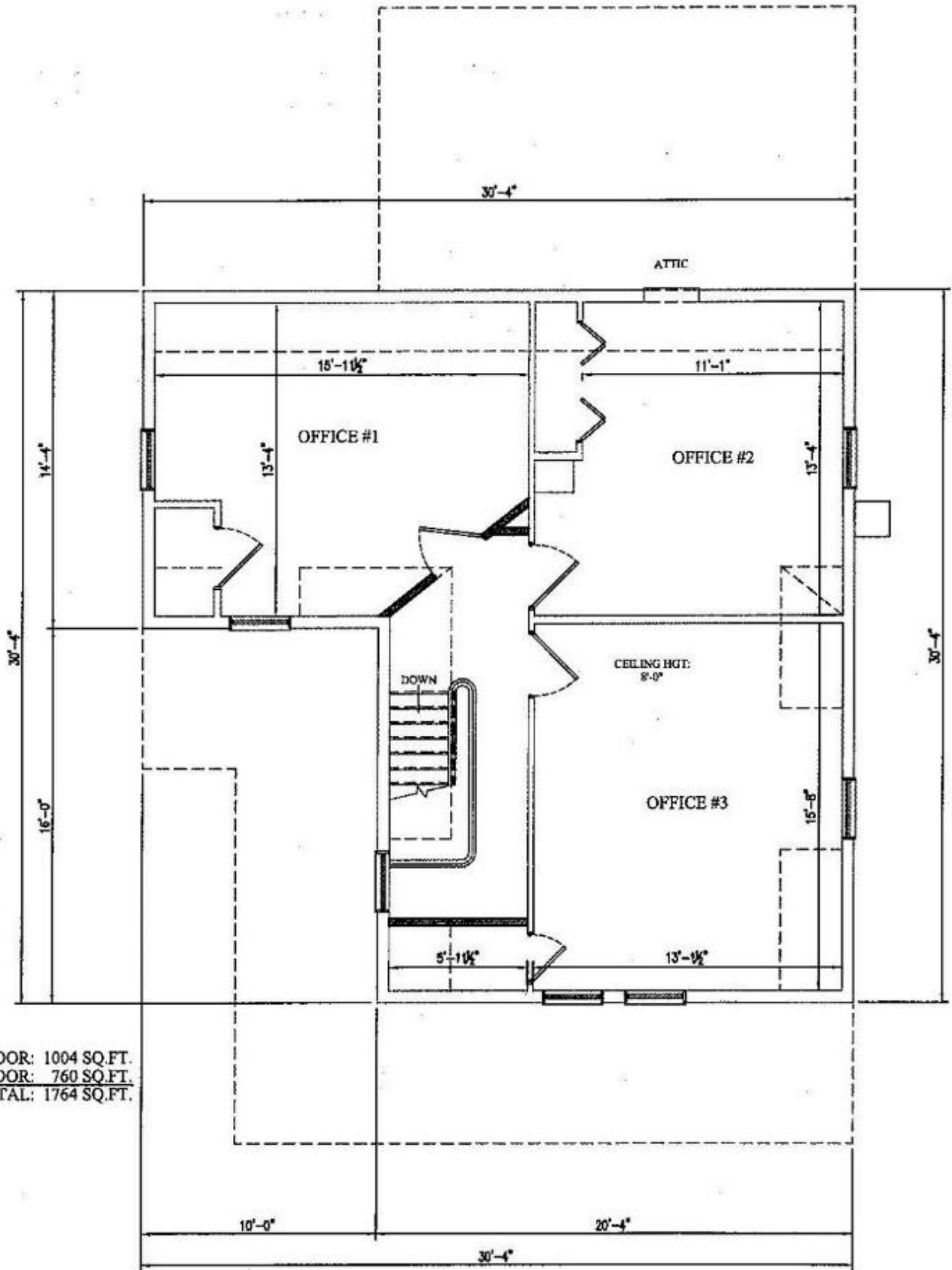
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Monthly Rent:	\$1,249.50
Monthly CAM:	\$452.76
Total:	\$1,702.26

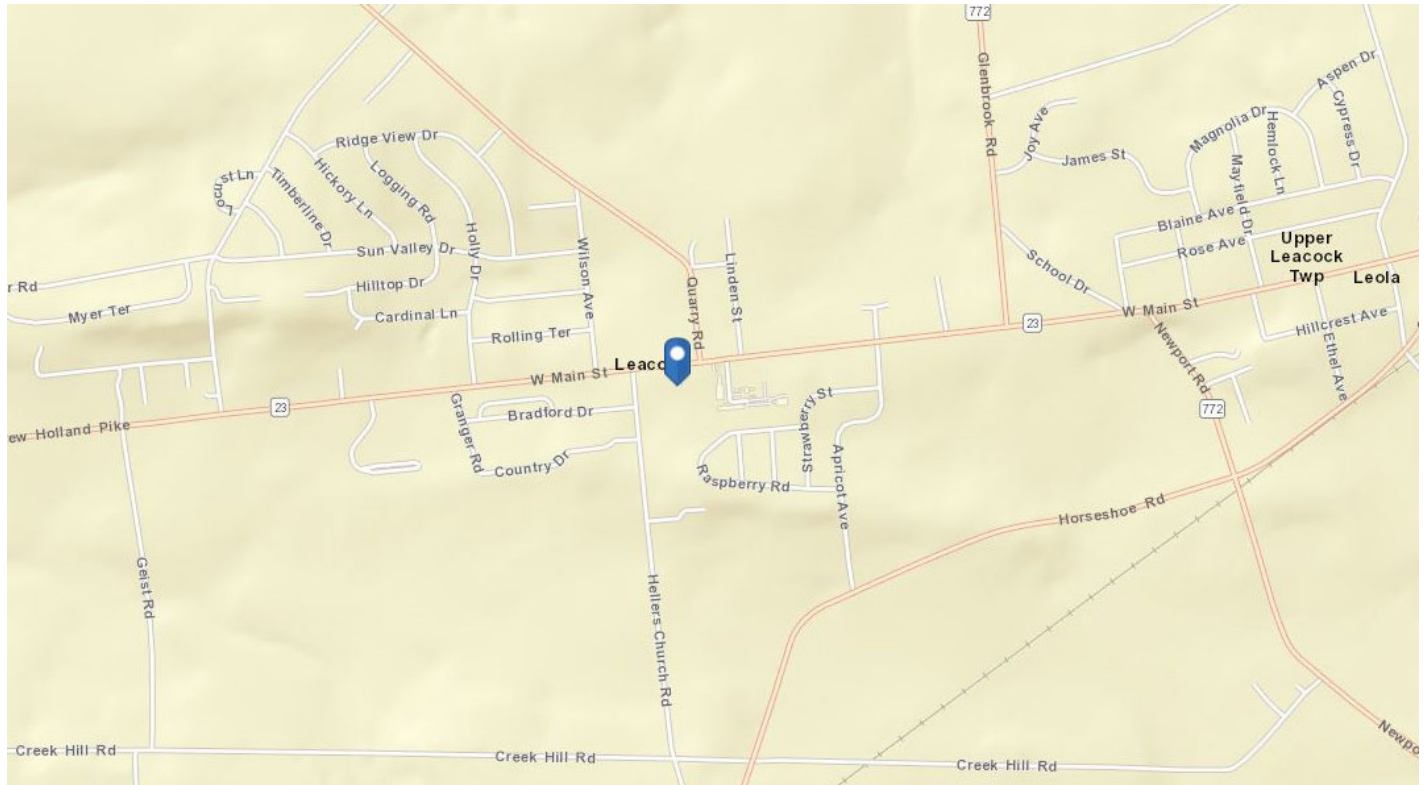
Tenant pays water, sewer and utilities



FIRST FLOOR: 1004 SQ.FT.  
SECOND FLOOR: 760 SQ.FT.  
TOTAL: 1764 SQ.FT.



DRAWING NO. <b>C-103</b>	DATE 08/14/2013	BY JMM	<b>SITE PLAN</b> LAND DEVELOPMENT PLAN <b>CASTAGNA PROPERTY</b> Owner or Developer Name PROJECT ADDRESS MUNICIPALITY, COUNTY, STATE	 EST. 2010 <b>DERCK &amp; EDSON</b> CAMPUSES DOWNTOWNS ATHLETICS 25 SOUTH HIGGINS STREET, LITTLE LEA, PA 17623 331 NORTH ALLIANCE STREET, BELL LEHMAN, PA 17622 WWW.DERCKANEDSON.COM 717.530.2500	 Where's Below, Call before you dig. 811 or 1-800-242-1778 PROTECTIVE LAW ENFORCEMENT OPERATIONS UNIT AND SAFETY DEMONSTRATION STOP CALL 1-800-488-6868
	PROJECT NO. 103	TITLE SITE PLAN			



**2020 ESRI Data**

<b>Population</b>	1 MILE – 3,639
	3 MILES – 16,910
	5 MILES – 61,259
<b>Average HHI</b>	1 MILE – \$91,719
	3 MILES – \$98,156
	5 MILES – \$90,616
<b>Households</b>	1 MILE – 1,447
	3 MILES – 6,033
	5 MILES – 23,605



*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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717.697.2422  
717.697.0870 Fax  
1.800.213.0094

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Coatesville, PA 19320  
610.380.8437  
610.380.0583 Fax

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