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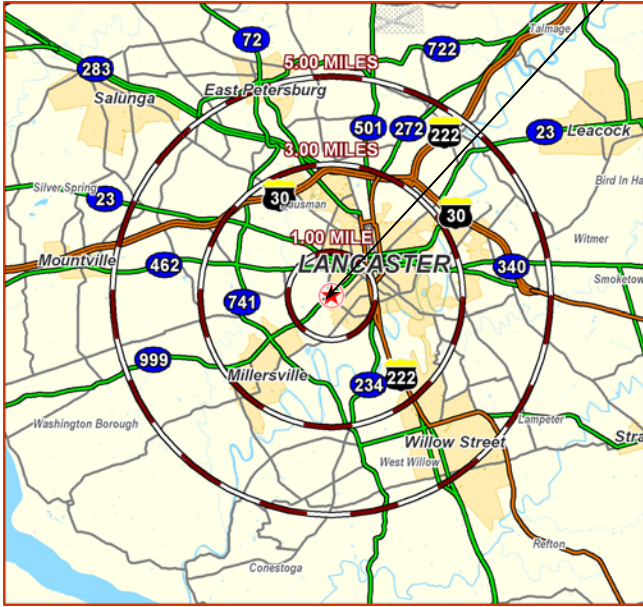
1001 MILLERSVILLE ROAD

Total GLA: +/- 20,000 SF Bldg. on 1 Acre

Lancaster, PA 17603

(Manor Twp)

1001 Millersville Road & Charlestown Road



SPACE AVAILABLE:

- +/- 20,000 SF Bldg. on 1 Acre

2009 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	7,267	63,945	141,998
Avg. HH Income	\$61,849	\$59,695	\$59,831
Daytime Population	6,075	51,928	113,523

1001 Millersville Road

Is the former site of the ProSource direct store in a high traffic area.

The property is zoned General Commercial and has excellent visibility and a signalized access.

The building offers +/- 20,000 square feet on 3 floors and has a loading dock on 2nd floor.

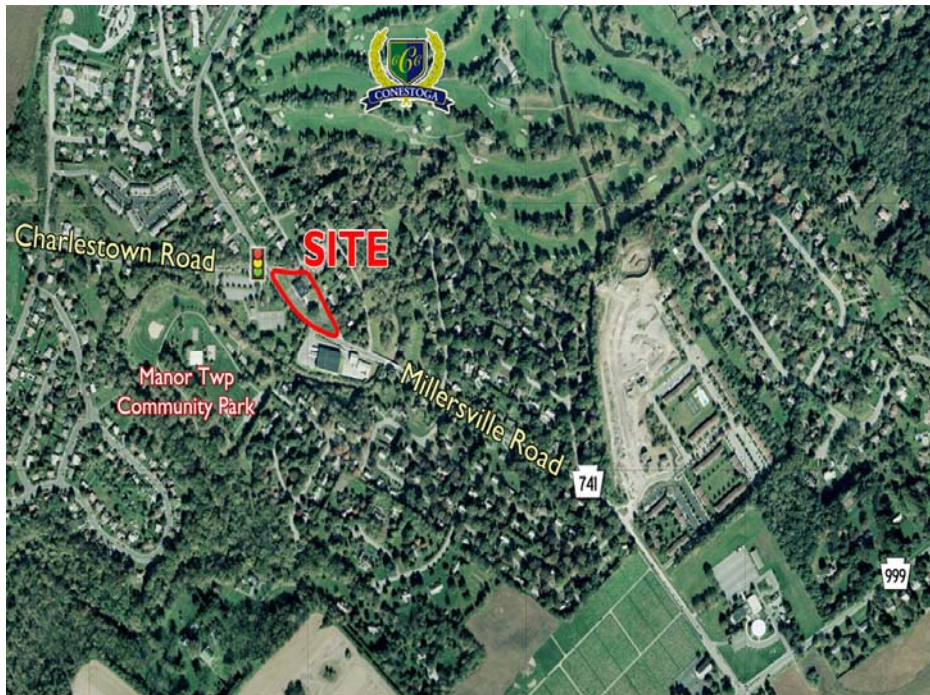
The building has upgraded wiring and HVAC and the site offers public water and sewer.

This site is ideal for retail sales and warehousing. Professional & Medical offices, services business and many other suitable uses.

Zoning: GC ~ General Commercial

*See reverse side for **floor plans**

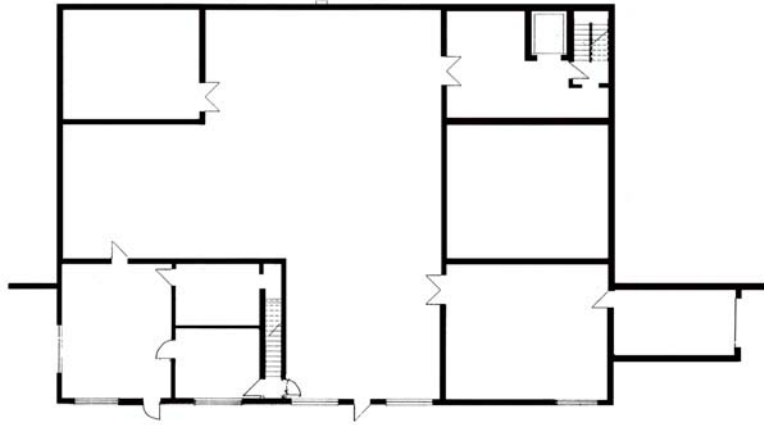
Traffic Count Millersville Road: 21,000 vehicles per day



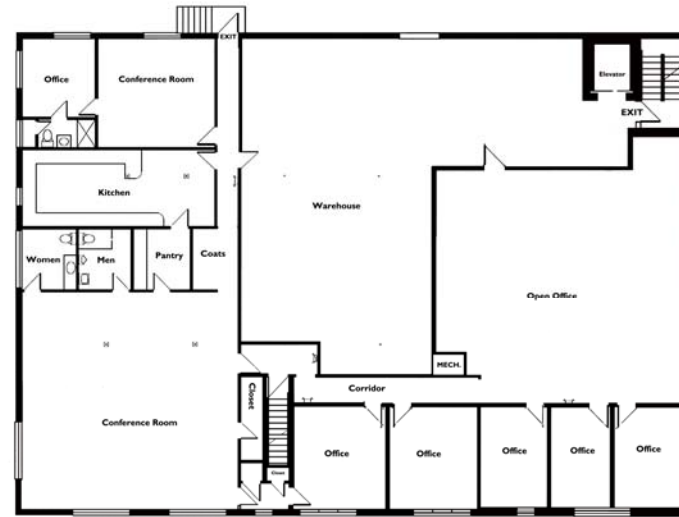
****Subject to Change****

1001 Millersville Road ~ FOR SALE

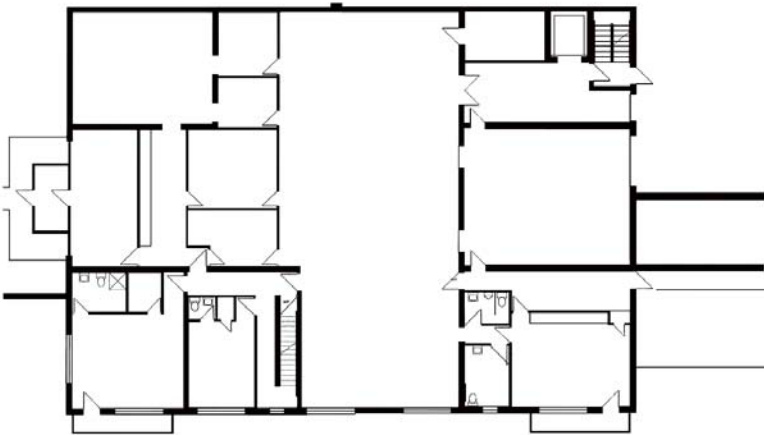
+/- 20,000 SF Bldg. on +/- 1 Acre



Basement Floor Plan



Second Floor Plan



First Floor Plan



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