

LMS

Commercial Real Estate

www.LMS-PMA.com

Lancaster County

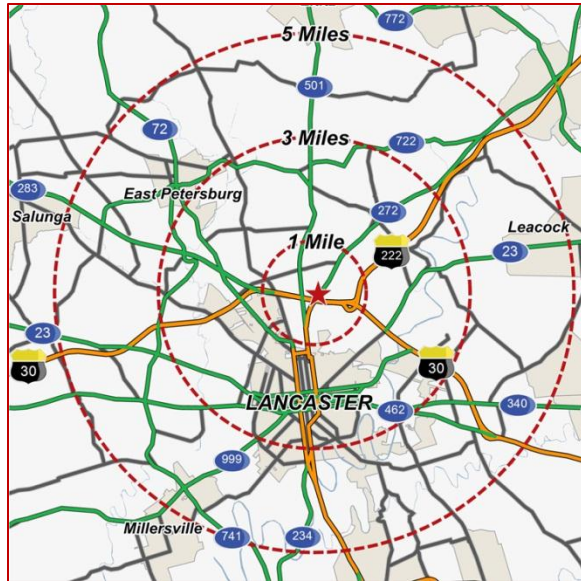
Professional Office Space

120 NORTH POINTE BLVD.

Total GLA: ± 31,180 SF

Lancaster, PA 17601

Manheim Township



Managed By: **PMA** Property Management Alternatives, Inc.
PROPERTY AND ASSET MANAGEMENT

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	6,523	98,464	168,998
Avg. HH Income:	\$73,652	\$62,971	\$71,163
Daytime Population:	9,496	75,411	112,491

120 North Pointe

a 31,180 square foot class "A" office building, is ideally located at the signalized intersection of U.S. Route 30 & Route 272 (Oregon Pike).

This 3-story office building was built in 2000 and has 8,740 square feet on each floor with 114 parking spaces.

There is dynamic growth in the immediate area with office tenant's, restaurants and residential neighborhoods.

*See reverse side for **aerial**



3-Story Class "A" Office Building

100% Occupied



LMS

Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:

Joseph R. Deerin, CSM

717.569.9373

jrdeerin@lms-pma.com

The information herein (including all faxes pertaining to the same) has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.

120 North Pointe Blvd. • Suite 301 • Lancaster, PA 17601 • phone 717-569-9373 • fax 717-560-9909