

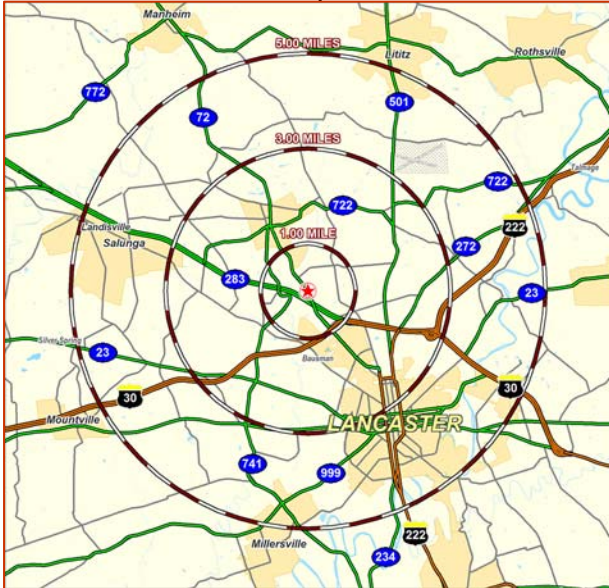
1590 MANHEIM PIKE

Total GLA: (+/-) 25,920 SF on (+/-) 2.05 Acres

Lancaster, PA 17601

(Manheim Twp)

1590 Manheim Pike & Flory Mill Road



Sales Floor

SPACE AVAILABLE:

- +/- 25,920 SF on 2.05 Acres

2009 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,078	56,161	158,025
Avg. HH Income	\$61,517	\$76,331	\$65,838
Daytime Population	4,074	45,842	125,660

Traffic Count Route 72: 19,000 vehicles per day
 Route 283: 46,000 vehicles per day

1590 Manheim Pike

Is the former site of "Burkhart Furniture" in a high traffic, high profile location with excellent access to U.S. Route 30 & Route 283. The site has two ways to enter/exit the facility.

The building offers (+/-)25,920 square feet on two (2) levels and is was formerly used for a retail furniture store and decorating business. The site offers both public water and public sewer.

Site is ideal for retail sales, professional/medical offices, service business, distributorship or many other uses.

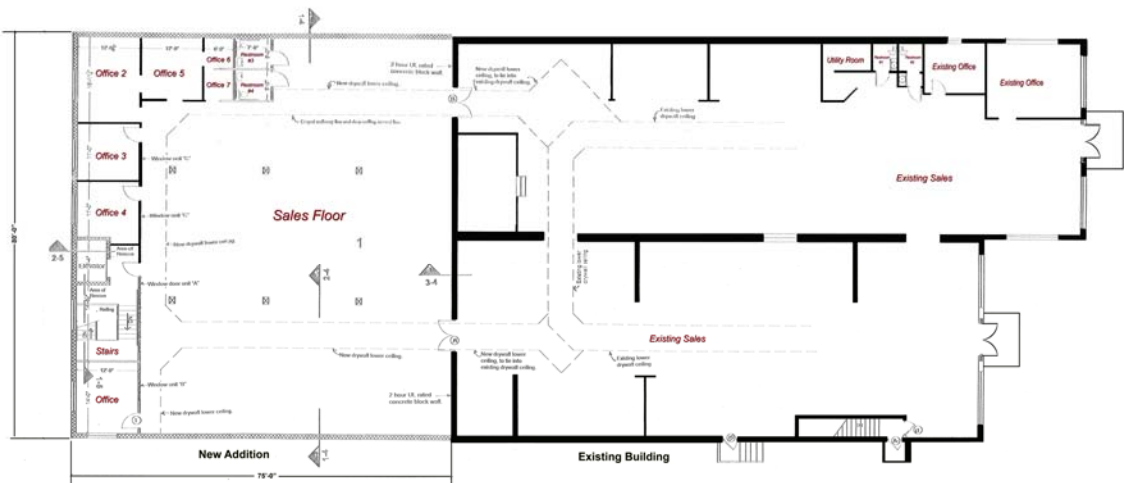
Zoning: I-1 Industrial District

*See reverse side for **site plan**

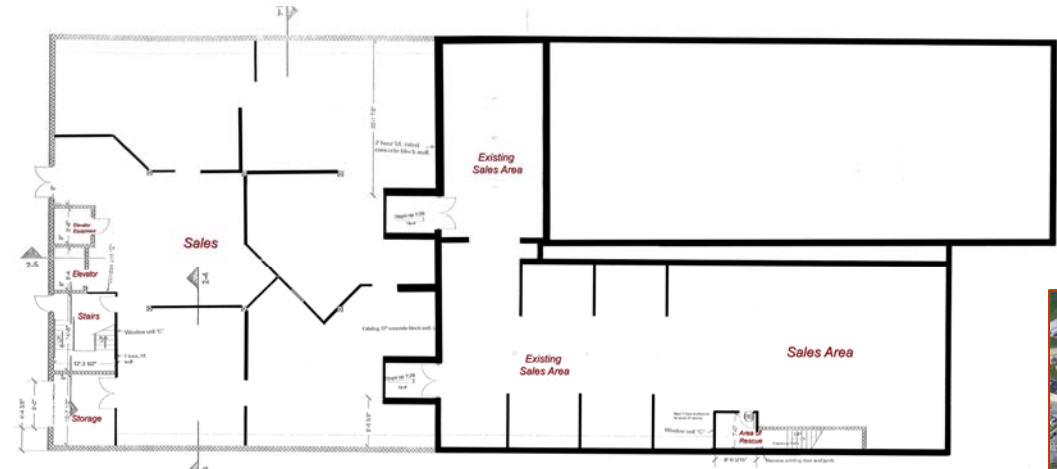


1590 Manheim Pike

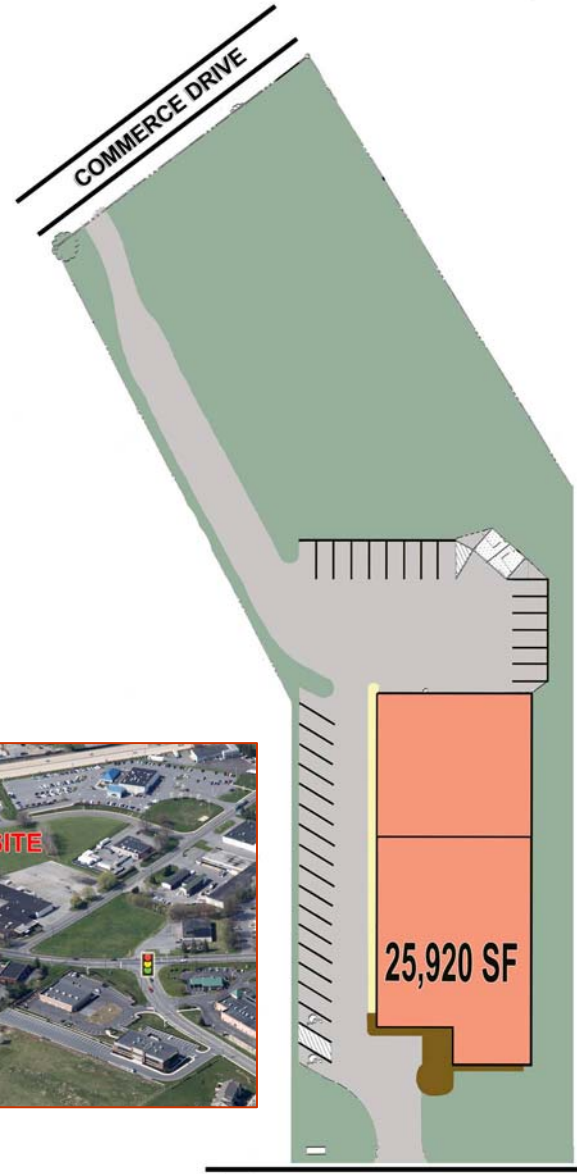
(+/-) 25,920 SF on (+/-) 2.05 Acres



GROUND LEVEL



LOWER LEVEL



For additional information please contact:
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