

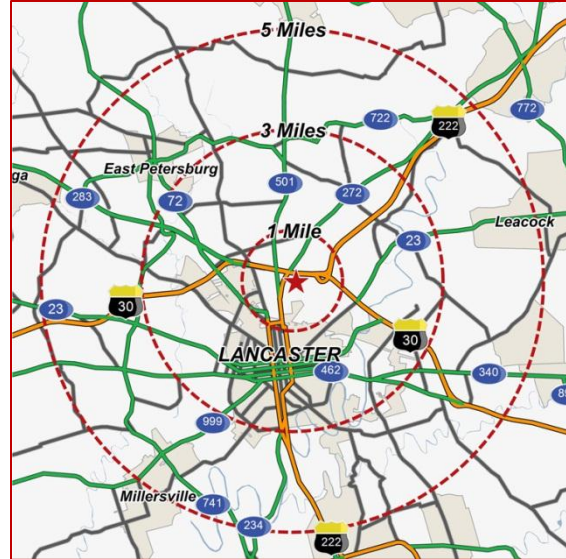
1685 CROWN AVENUE

Total GLA: ± 17,940 SF

Lancaster, PA 17601

Manheim Township

Crown Avenue & Oregon Pike



SPACE AVAILABLE:

- 100 % Leased

Managed by: **PMA** Property Management Alternatives, Inc.

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	8,280	102,493	169,811
Avg. HH Income:	\$71,041	\$61,657	\$70,762
Daytime Population:	9,939	76,854	113,853

1685 Crown Avenue

is a three floor professional office building which has great visibility and access located just off of Route 30.

The building sits on a lot size of 0.93 acres and includes 60 parking spaces.

Other Information:

Ceiling Height: +/- 7'-10"

HVAC: 9 Heat pump units

Year Built: 1982

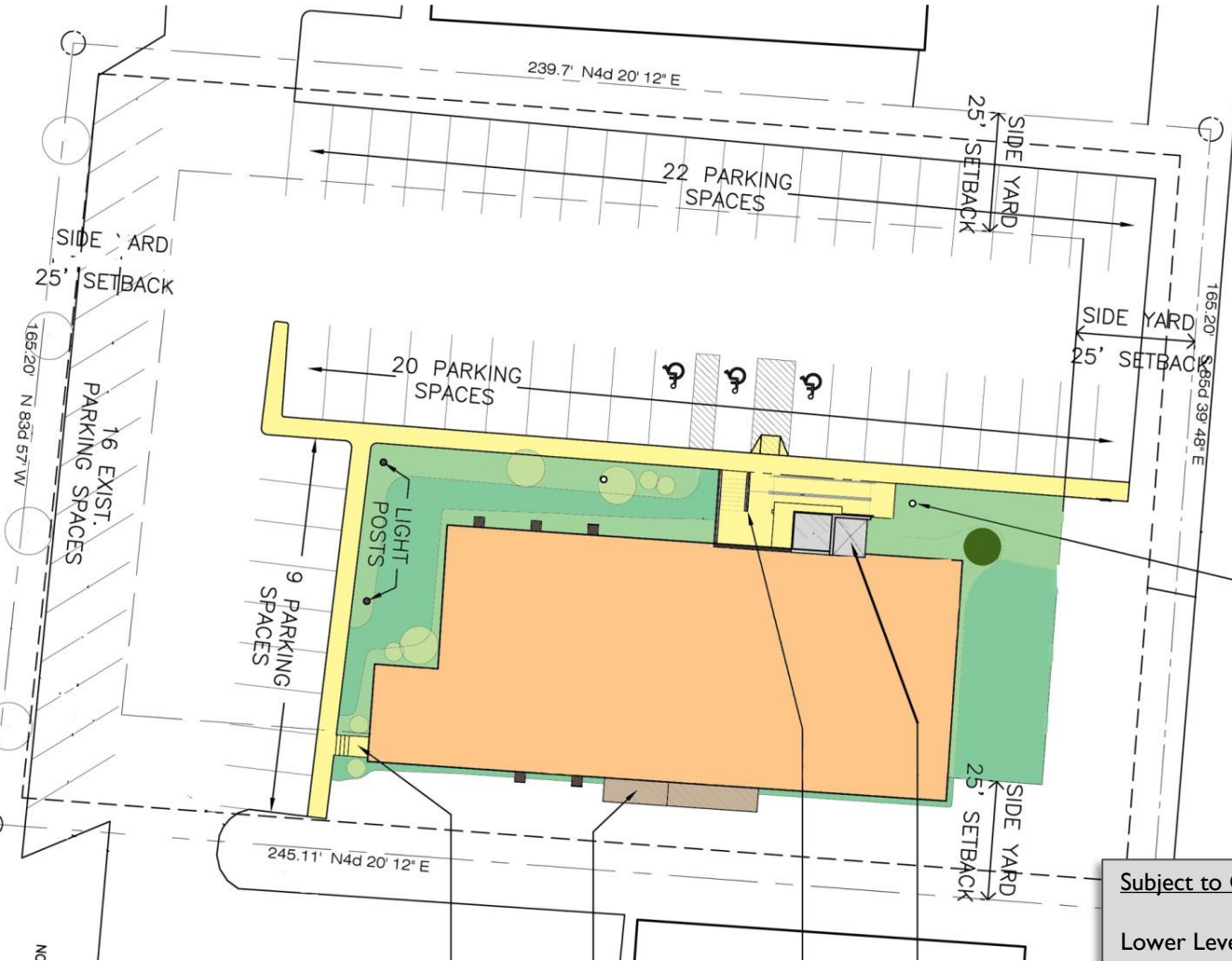
Zoned: B-2 Business District

*See reverse side for **site plan**



1685 CROWN AVENUE

Office Space ~ For Lease
100% Occupied



Subject to Change:

Lower Level	Clear Channel	5,980 SF
1 st Floor	Smilebuilderz	4,730 SF
2 nd Floor	Smilebuilderz	1,250 SF
2 nd Floor	Children's Dentist	3,783 SF

LMS

Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:

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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It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.

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