

# LMS

Commercial Real Estate

www.LMS-PMA.com

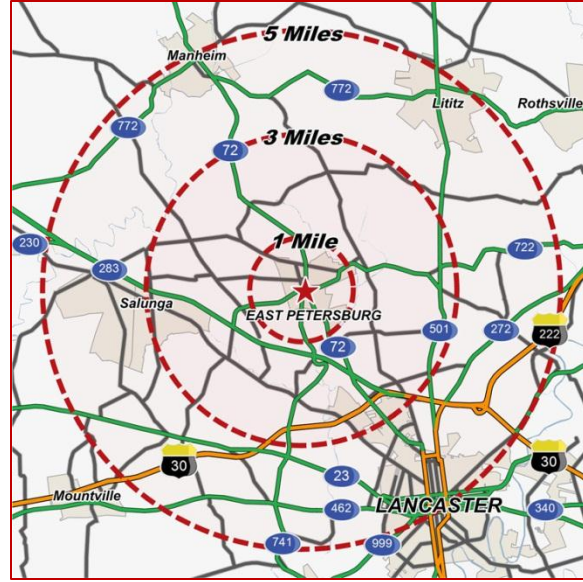
Lancaster County

Medical Office / Retail Building

## 1890 STATE STREET

East Petersburg, PA 17520  
East Petersburg Borough

Route 722 & Lemon Street - Route 741



**SPACE AVAILABLE:**  
± 2,620 SF (44'-2" X 59'-4")

### 2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	4,586	35,210	124,511
Avg. HH Income	\$71,331	\$98,049	\$77,547
Daytime Population	3,146	27,450	98,958

Join:



### 1890 State Street

Is a prime professional/medical office building with +/- 8,204 square feet.

Well situated at Lemon & State Street in the heart of East Petersburg, PA, in close proximity to Manheim Pike.

Dinse Dental will be occupying +/- 5,700 square feet.

This state-of-the-art facility has been recently renovated with upgrades to the exterior and interior of the building.

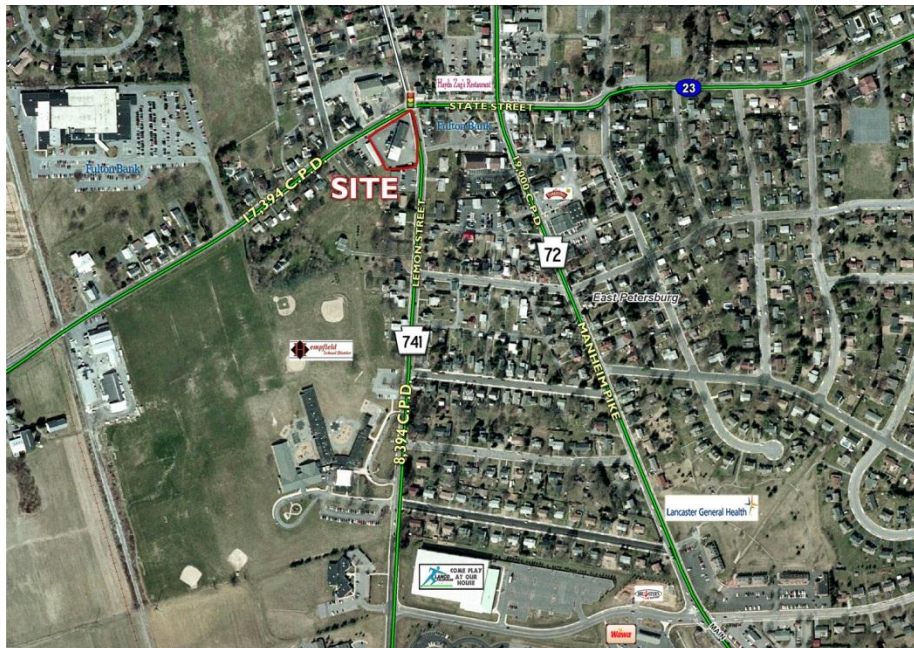
### Zoning:

**Neighborhood Commercial**

\*See reverse side for site plan

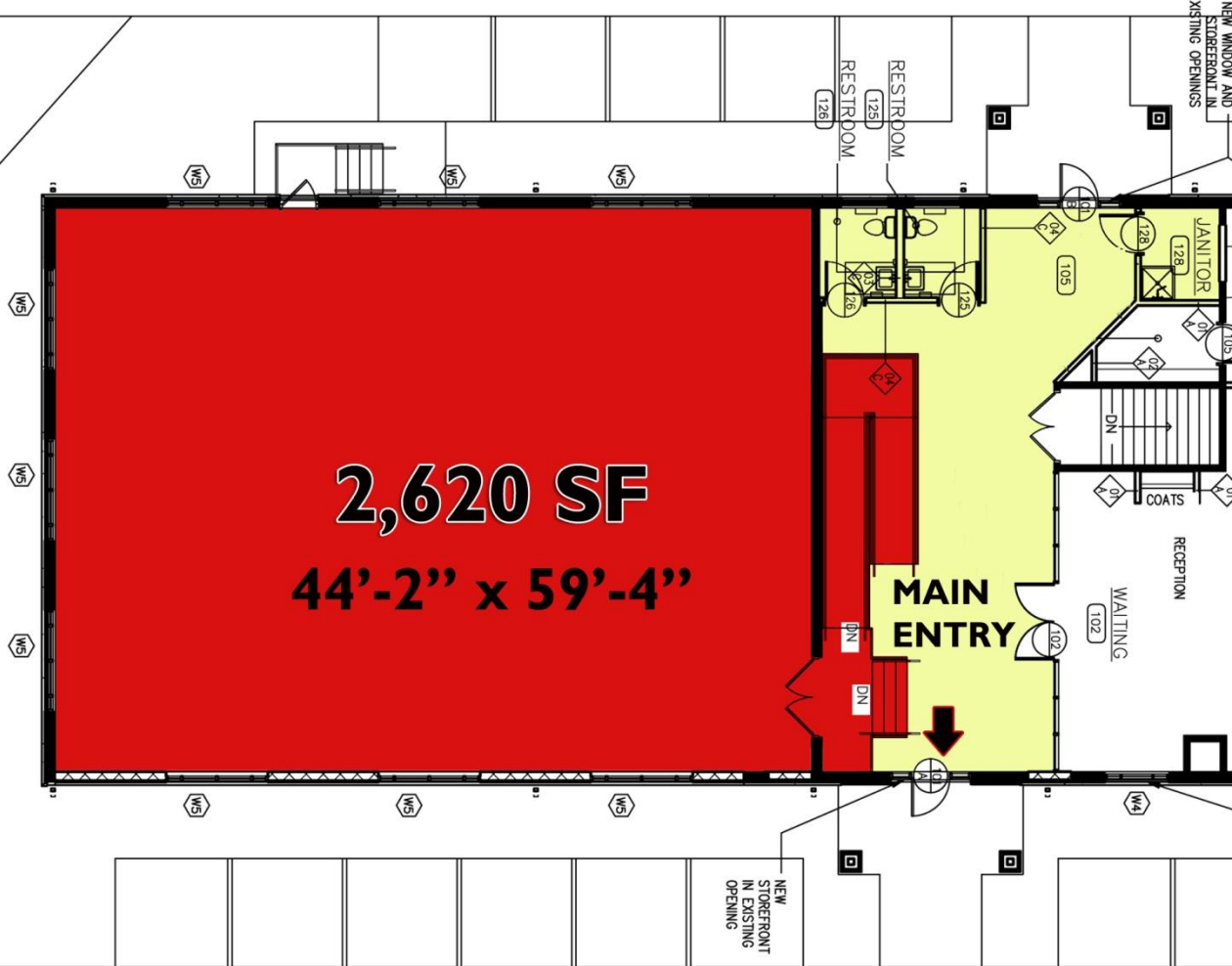
**Traffic Count Route 741:**  
**Route 72:**  
**State Street:**

**8,943 vehicles per day**  
**19,000 vehicles per day**  
**17,394 vehicles per day**



1890 State Street ~ FOR LEASE

± 2,620 SF Medical Office / Retail Available (44'-2" x 59'-4")



**LMS**  
Commercial Real Estate

[www.LMS-PMA.com](http://www.LMS-PMA.com)

For additional information, please contact:

Dave Nicholson  
717.569.9373 ext. 607

[dnicholson@lms-pma.com](mailto:dnicholson@lms-pma.com)

Wilay Boensch  
717.569.9373 ext. 616

[wboensch@lms-pma.com](mailto:wboensch@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It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.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