

LMS

Commercial Real Estate

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Lancaster County

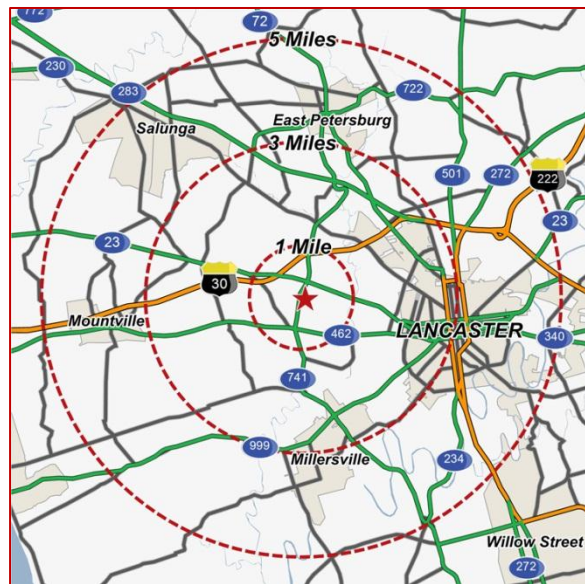
Professional Office Space

2150 NOLL DRIVE

Total GLA: ± 12,703 SF

Lancaster, PA 17603

East Hempfield 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	5,479	75,627	169,096
Avg. HH Income	\$85,994	\$66,467	\$67,041
Daytime Population	7,458	58,714	105,266

Class "A" Office Building

located in one of Lancaster's premier office parks, will be surrounded by additional professional tenants.

This 1-story office building was built in 2006 with 12,703 square feet with 62 parking spaces. It is located just off the intersection of Noll Drive & Route 741 – Rohrerstown Road.

There is dynamic growth in the immediate area with Stauffer's retail expansion, office tenants and residential neighborhoods.

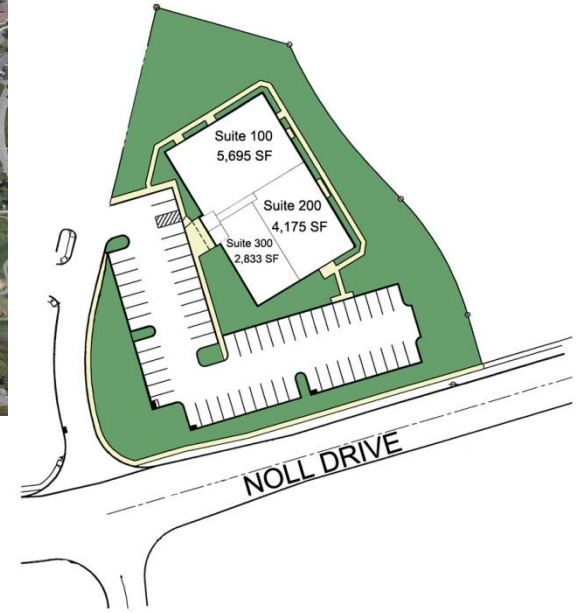
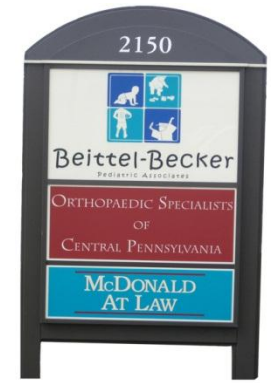
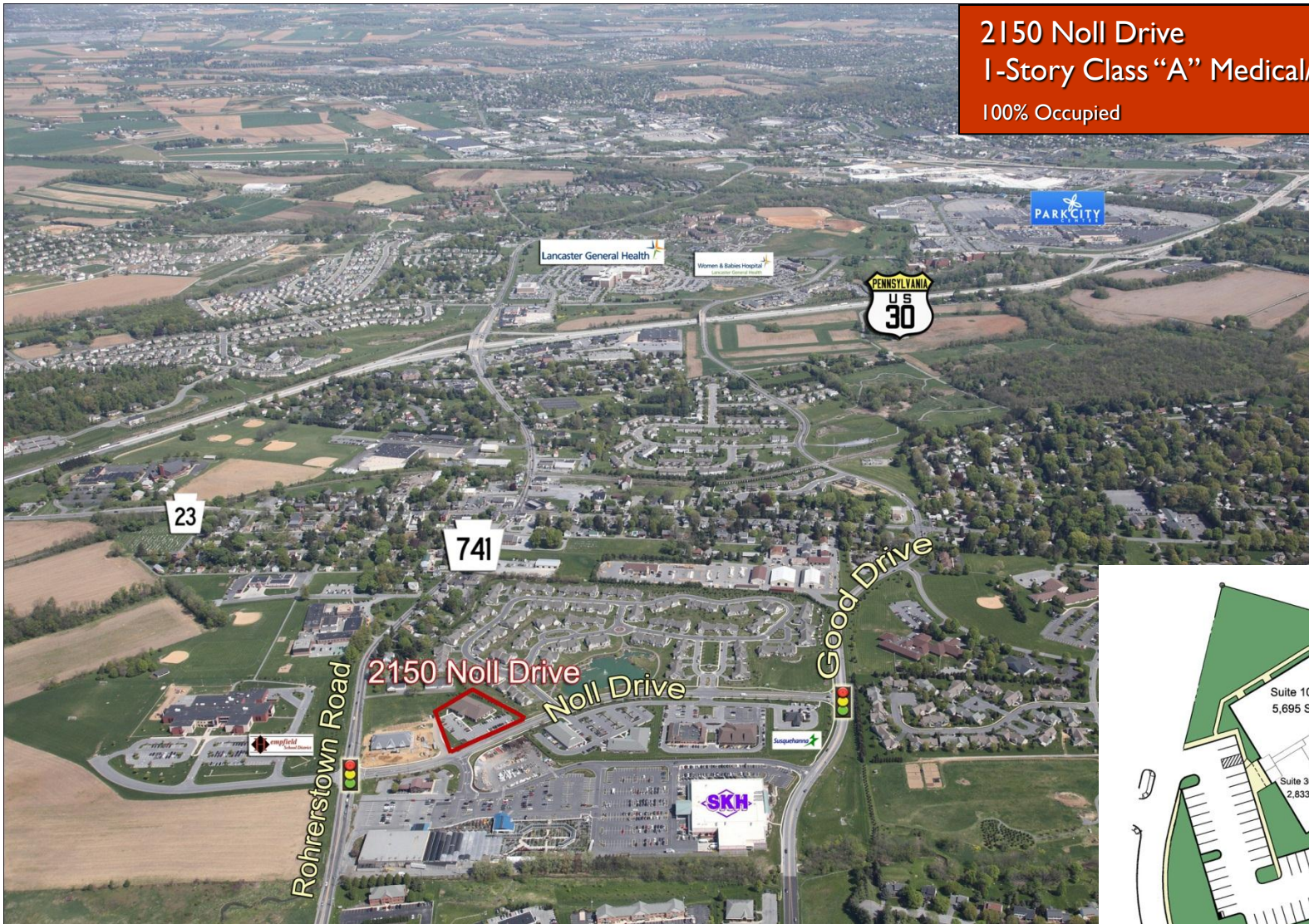
*See reverse side for **site plan**

Traffic Count Route 741:
US Route 30:

21,000 vehicles per day
64,000 vehicles per day



2150 Noll Drive
 I-Story Class "A" Medical/ Professional Office
 100% Occupied



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For additional information, please contact:
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