

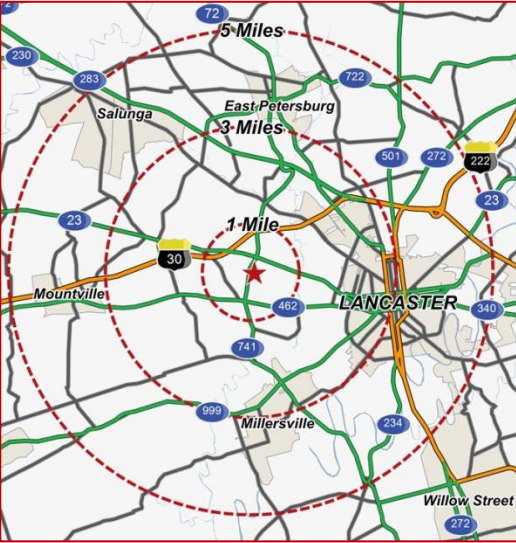
2160 NOLL DRIVE

Total GLA: +/- 13,767 SF

3,427 SF Available



Lancaster, PA 17603
East Hempfield Township



2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population:	5,319	74,145	168,783
Avg. HH Income:	\$86,429	\$67,188	\$67,007
Daytime Population:	7,517	55,816	104,901

**New Construction
Class "A" Office Building**

Located in one of Lancaster's premier professional office parks.

This single story office building is 13,767 square feet, located just off the intersection of Rohrerstown Road & Noll Drive.

There is dynamic growth in the immediate area, that includes a new Stauffer's retail expansion, additional office tenants and residential neighborhoods.

ZONING: C-4

*See reverse side for **site plan**

Traffic Count Route 741:
US Route 30:

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



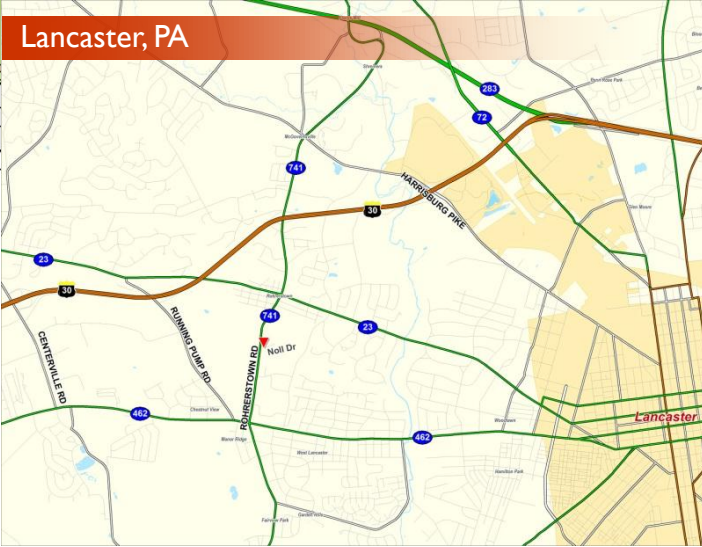
**New Construction I-Story Class "A"
Medical/ Professional Office Building**

+/- 3,427 SF Available For Lease



Subject To Change:

Suite		
100	Available	3,427 SF
200	The Ear, Nose & Throat Center	4,619 SF
300	Children's Surgery Center	5,721 SF



LMS
Commercial Real Estate

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