

LMS

Commercial Real Estate

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Lancaster County

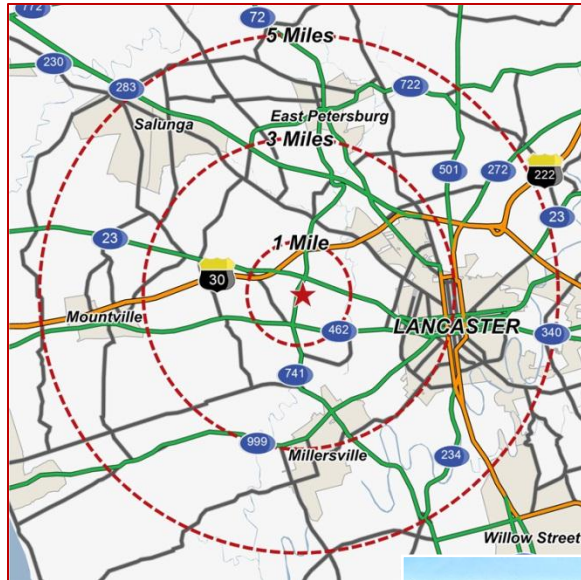
Professional Class "A" Office

2170 NOLL DRIVE

Total GLA: +/- 11,328 SF

Lancaster, PA 17603

East Hempfield Township



SPACE AVAILABLE:

- +/- 1,858 SF

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

Traffic Count Route 741:	21,000 vehicles per day
US Route 30:	64,000 vehicles per day

New Class "A" Office Building

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

This single story office building is 11,328 square feet, located just off the intersection of Noll Drive & Good 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**



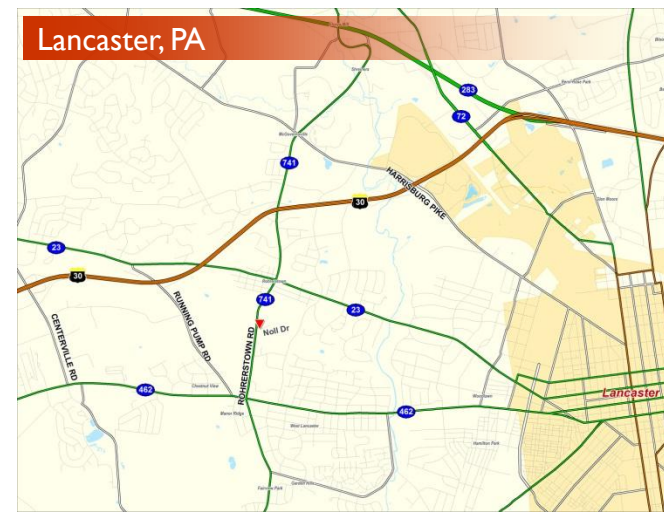
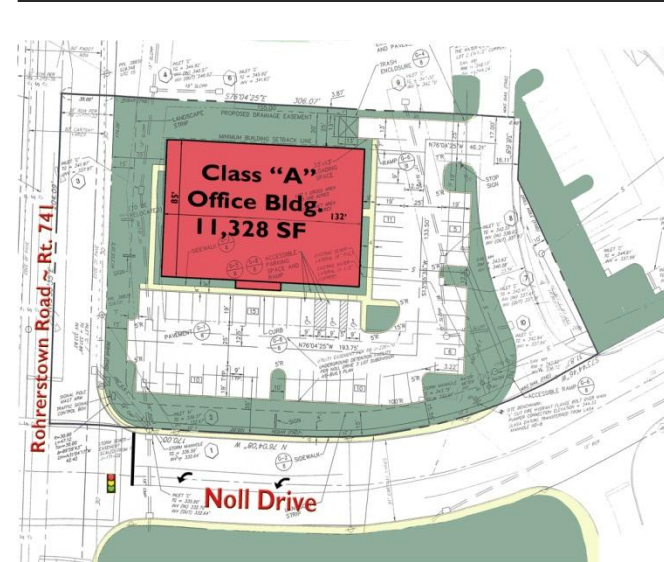
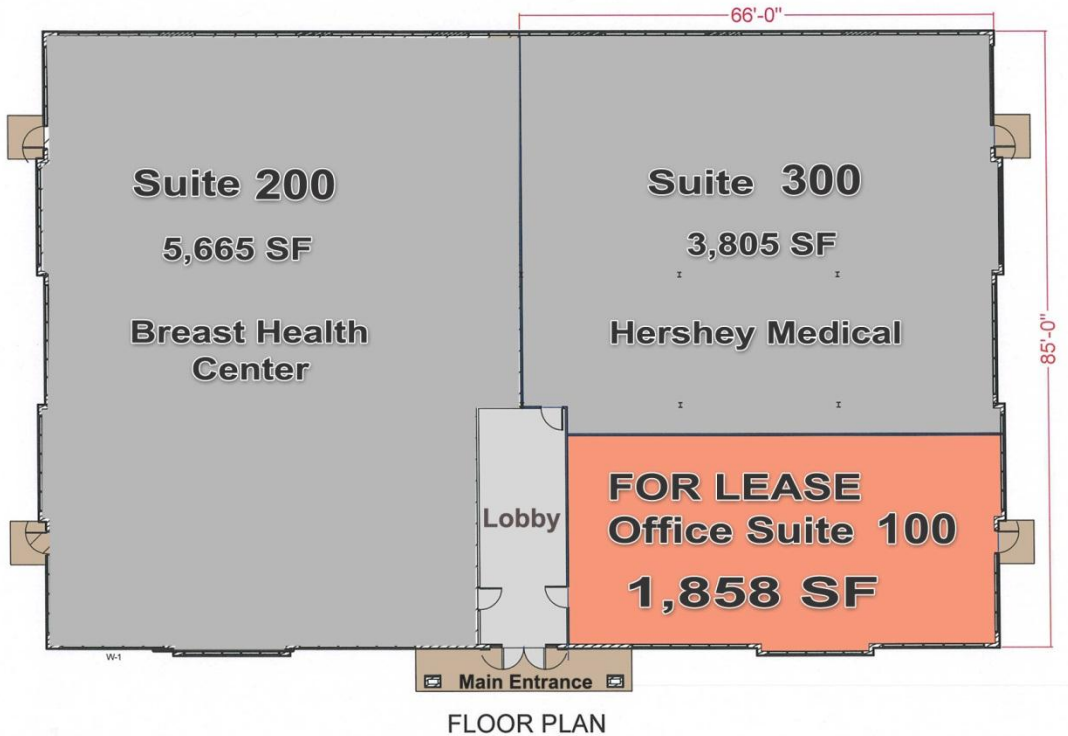
New Class "A" Medical/ Professional Office

+/- 1,858 SF Now Available

Subject To Change:

Suite

100	Available	1,858 SF
200	Breast Health Center	5,665 SF
300	Hershey Medical	3,805 SF



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For additional information, please contact:

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