

LMS

Commercial Real Estate

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Lancaster County

Class "A" Office Building

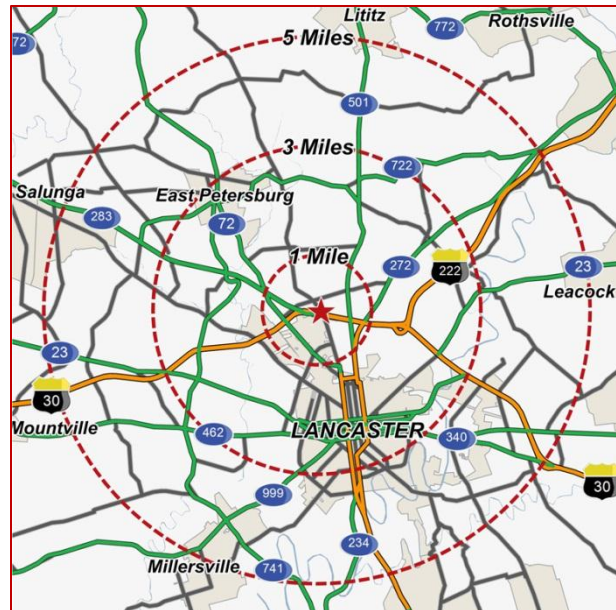
1800 FRUITVILLE PIKE

Total GLA: +/- 42,000 SF

Lancaster, PA 17601

Manheim Township

Fruitville Pike & U.S. Rt. 30



SPACE AVAILABLE:

- +/- 9,400 SF (First Floor)

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	4,066	99,789	170,668
Avg. HH Income:	\$78,631	\$65,027	\$71,474
Daytime Population:	10,812	76,107	113,787

Reinsel Kuntz Leshner's

building is located at 1800 Fruitville Pike next to U.S. Route 30.

A beautiful Class "A" office building which was built with high visibility in mind, sits at the major "crossroads" of Lancaster County, known as U.S. Route 30 & Route 283.

The building has 10,500 square feet per floor with a total of four (4) floors with 188 parking spaces.

Zoned: B-4

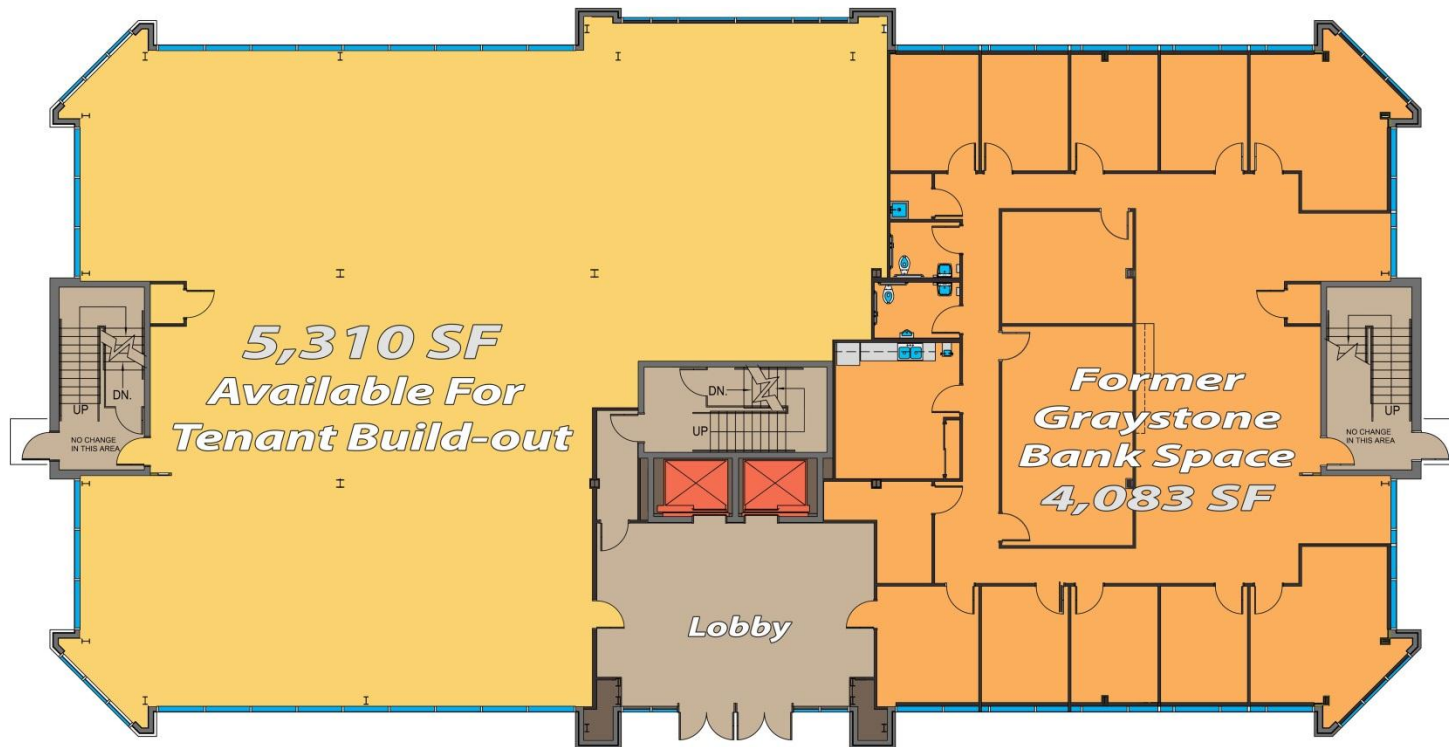
*See reverse side for **Floor Plan**

Traffic Count US Route 30: 74,000 vehicles per day



1800 Fruitville Pike ~ FOR LEASE

+/- 9,400 SF Available on 1st Floor



FIRST FLOOR PLAN



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For additional information, please contact:

Joseph R. Deerin, CSM
717.569.9373 ext. 905

jrdeerin@lms-pma.com

Donna Deerin Ward
717.569.9373 ext. 915

ddeerin@lms-pma.com

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120 North Pointe Blvd.

• Suite 301

• Lancaster, PA 17601

• phone 717-569-9373

• fax 717-560-9909