

LMS

Commercial Real Estate

www.LMS-PMA.com

Lancaster County

Neighborhood Retail Center

THE SHOPPES ON MANHEIM PIKE

Total GLA: ± 7,500 SF

Lancaster, PA 17601

Manheim Township

1601 Manheim Pike (Rt. 72) & Lausch Lane



2011 DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	6,186	55,187	165,407
Avg. HH Income	\$69,138	\$85,953	\$71,596
Daytime Population	9,380	43,427	129,677

SPACE AVAILABLE:

- ± 1,500 SF Endcap
- ± 3,484 SF Approved Bank Branch w/ Drive Thru

The Shoppe's on Manheim Pike

was built in 2007 offering a new ± 7,500 square foot retail building located along Manheim Pike (Rt. 72) at the signalized intersection of Lausch Lane.

The site also includes ± 3,484 square foot pad site, approved for a bank branch with three (3) drive-thru lanes.

*See reverse side for **site plan**

Traffic Count Route 72 Manheim Pike: 19,000 vehicles per day

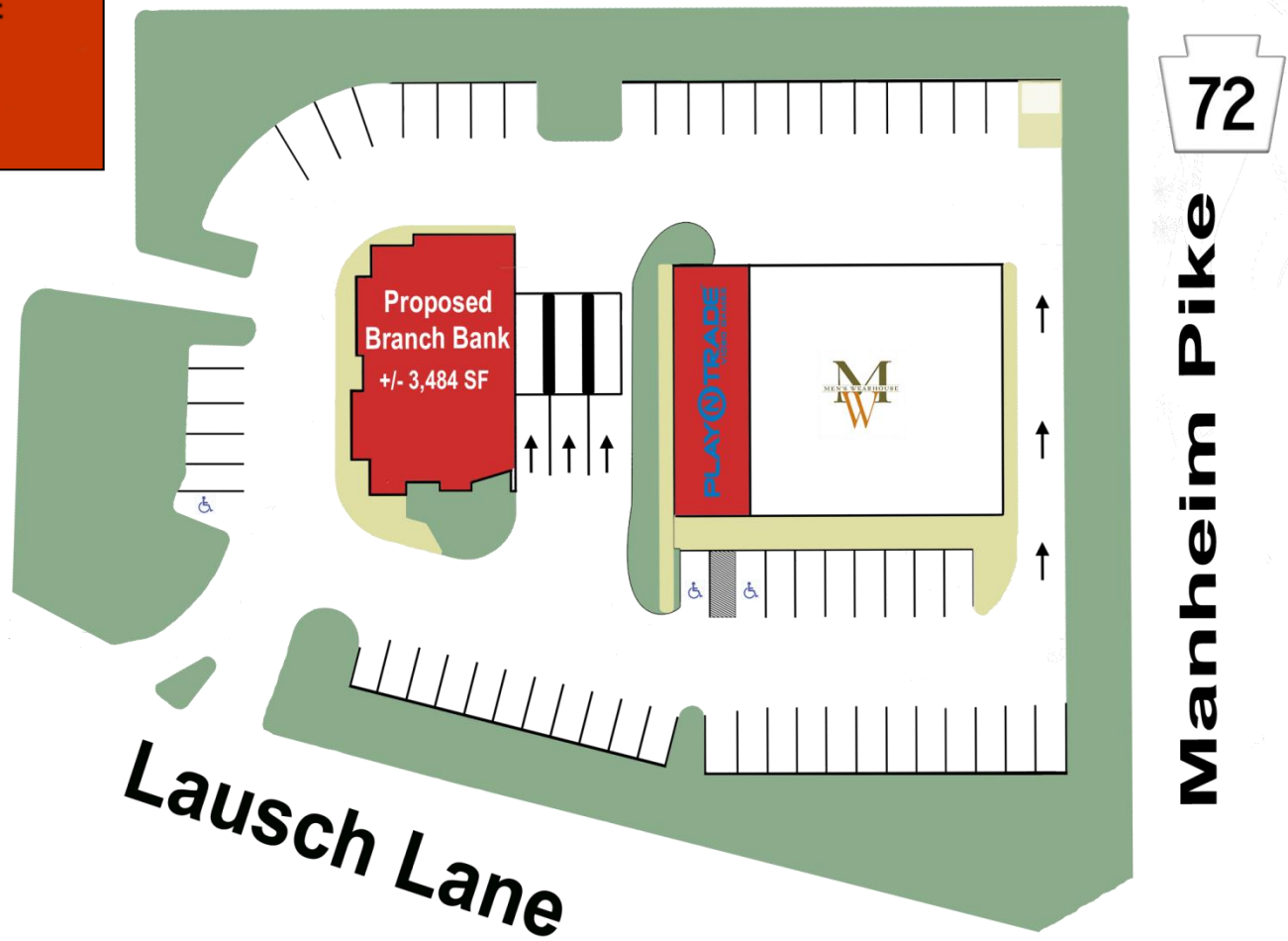


THE SHOPPES ON MANHEIM PIKE

FOR LEASE

± 1,500 SF Endcap

± 3,484 SF Approved Branch Bank



LMS

Commercial Real Estate

www.LMS-PMA.com

For additional information, please contact:

Chad Ward

717.569.9373 ext. 958

cward@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It is your responsibility to independently confirm its accuracy and completeness and is subject to correction or can be withdrawn without notice.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