

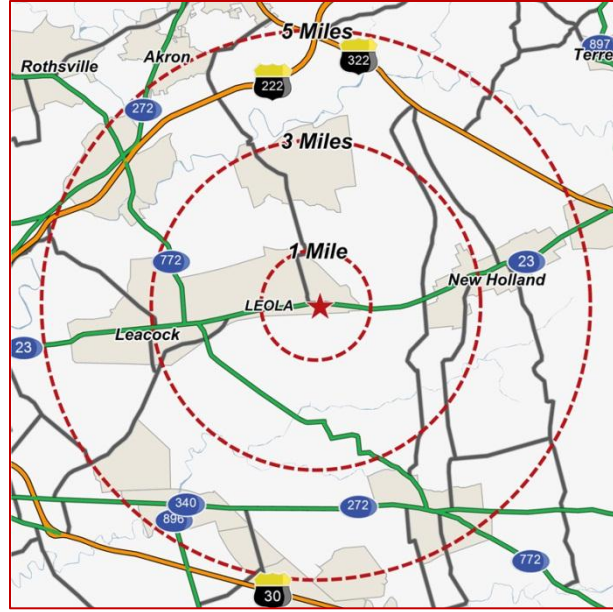
LEOLA COMMONS

Total GLA: ± 45,704 SF

Leola, PA 17540

Upper Leacock Township

340 West Main Street (Route 23)



SPACE AVAILABLE:

- ± 3,520 SF Approved Bank Pad

2011 DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	1,349	12,365	36,782
Avg. HH Income:	\$68,701	\$70,617	\$74,293
Daytime Population:	744	6,928	24,695

Leola Commons

Is a neighborhood retail center situated along New Holland Pike Route 23 in Upper Leacock township, Lancaster County with easy access to U.S. Route 30 and Route 222.

The center is anchored by a discount grocer and has an additional 10,000 square feet of retail and a 3,520 square foot approved bank pad available.

Route 23 is a high traffic corridor connecting Eastern Lancaster with the rest of the county.

*See reverse side for **site plan**

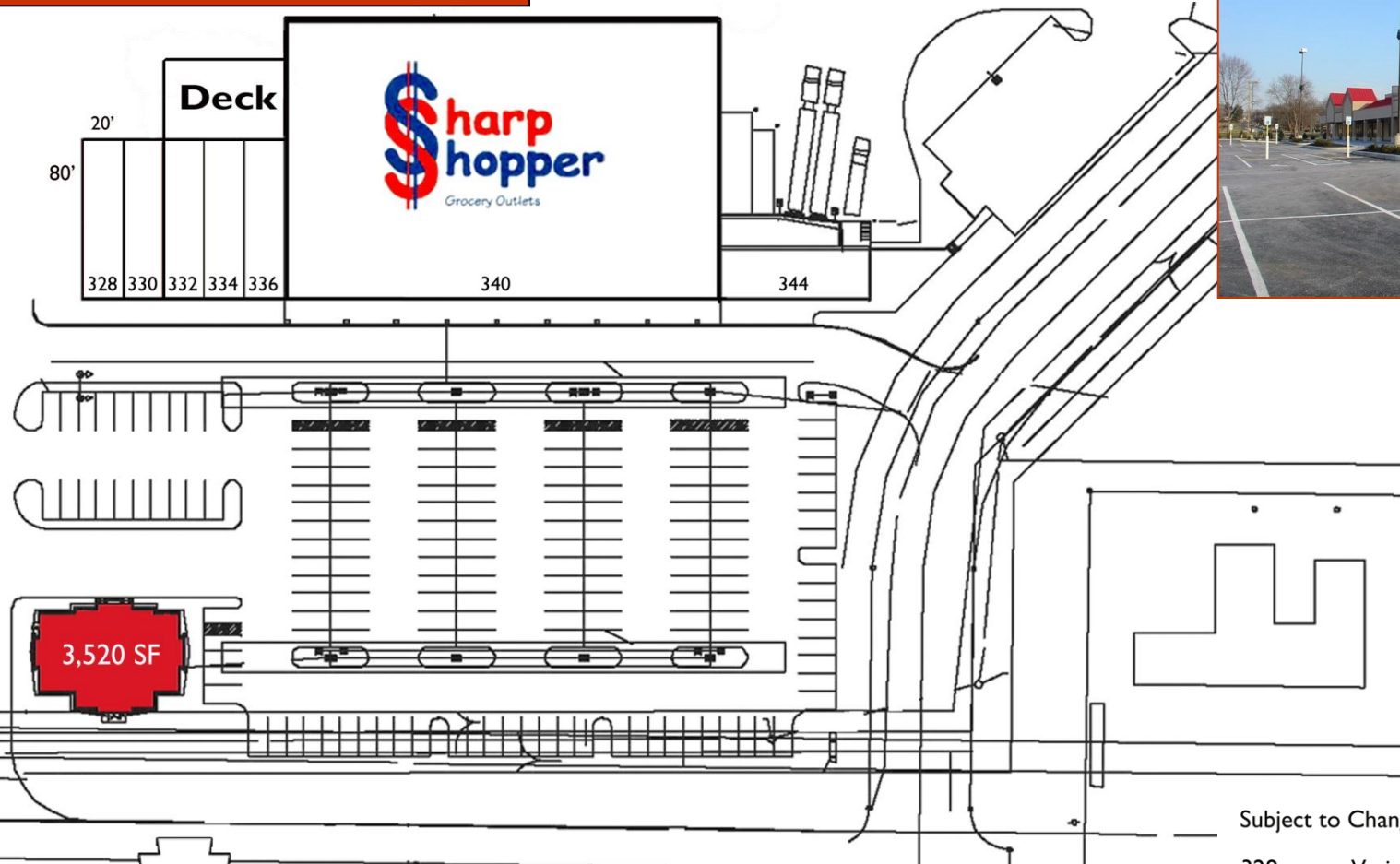
Traffic Count Route 23:

48,039 vehicles per day



LEOLA COMMONS ~ For Lease

± 3,520 SF Pad Site



23 New Holland Pike

LMS
Commercial Real Estate
www.LMS-PMA.com

For additional information, please contact:
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Subject to Change:

328	Verizon Wireless	1,600 SF
330	Verizon Wireless	1,600 SF
332	Back Paige Rest./Tavern	1,600 SF
334	Back Paige Rest./Tavern	1,600 SF
336	Back Paige Rest./Tavern	1,640 SF
340	Sharp Shopper	31,042 SF
344	Two Cousins Pizza	1,933 SF
Pad Site	Available	3,520 SF

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