

# 84 DOE RUN ROAD

Manheim, PA | 17545

± 2,024 SF AVAILABLE | FOR LEASE



NEARBY RETAILERS

WELLSPAN  
HEALTH

PNC BANK



weis

FINE WINE & GOOD SPIRITS

AutoZone

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
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RETAIL



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## PROPERTY OVERVIEW

84 Doe Run Road is a 9,323 square-foot multi-tenant office/professional center, located in the Manheim, PA market along Doe Run Road (8,775 VPD). The site presents a unique opportunity for someone to enter into the strong Manheim market with great visibility and access along Doe Run Road. The property is in close proximity to national retailers such, Weis Markets, Advance Auto Parts, AT&T, Wine & Spirits, and Rita's, just to name


## LOCATION


Along with its great visibility and access to Doe Run Road, the site benefits from a demographics area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Doe Run Road, which is one of the main corridors in the Manheim market.


## TRADE AREA


The site shows a 15-minute drive time demographic of over 62,155 people with household incomes of more than \$102,130 and daytime employment demographics equally as strong with 49,430. The demographics within a 10-mile radius include 241,306 people in 97,775 homes, a labor force of 195,539 with an average household income of \$94,543. The area's growth since 2000 has increased over 19.6% with 18,915 new homes.


20 MINUTE DRIVE TIME DEMOGRAPHICS

**POPULATION**  
116,652

**EMPLOYEES**  
94,147

**HH INCOME**  
\$99,572

**HOUSEHOLDS**  
47,223

**TRAFFIC COUNTS**  
DOE RUN ROAD  
8,775 VPD

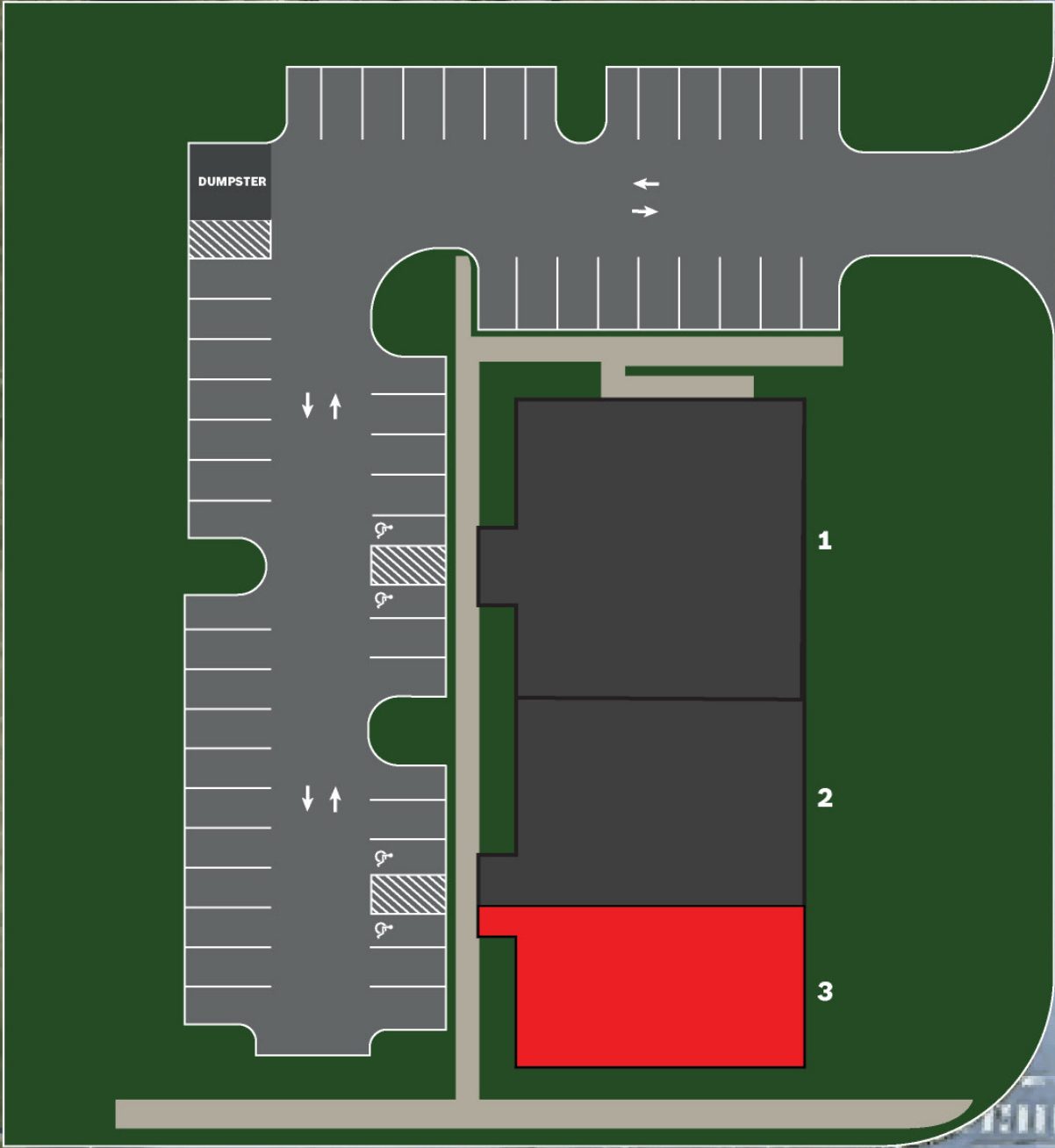




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TENANT ROSTER		
SPACE	TENANT	AREA (SF)
1	BARON FAMILY PRACTICE	4,000
2	CPRS PHYSICAL THERAPY	3,299
3	AVAILABLE	2,024





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