

2 College Ave | Mountville, PA 17554

± 4,600-5,800 SF Office/Commercial/Retail Space Available

Available For Lease

Property Overview

Professional office or commercial/retail space is available immediately at the Mountville Business Center. Join CRPS Physical Therapy, Sloan's Pharmacy, Dr. Platon, DDS, Bella Voi Hair Studio, Mountville Child-care Center and several other great professional and retail businesses at Mountville Business Center. The space is located in the heart of Mountville and provides easy access to Route 30 or Rt 462 (Columbia Ave). There is a total of 5,800 sf available, consisting of 4,600 sf on the main floor and 1,200 sf on the ground floor. Attractive lease rate of \$8.00/sf NNN. Additional rent, estimated at \$4.50 s/f includes CAM, taxes, insurance and utilities (except trash removal). There is a handicap ramp and entry on grade with ample parking for busy days. Demised space is also available. Space is offered "as-is" - landlord will consider renovations for qualified tenants.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	29,148	82,443	182,282
TOTAL EMPLOYEES	16,118	35,148	92,228
AVERAGE HHI	\$91,959	\$91,151	\$87,208
TOTAL HOUSEHOLDS	11,558	33,260	72,717
TRAFFIC COUNTS:			
College Ave - ±5,000 VPD Rt. 30 - ±52,000 VPD			

MICHAEL SHEAFFER
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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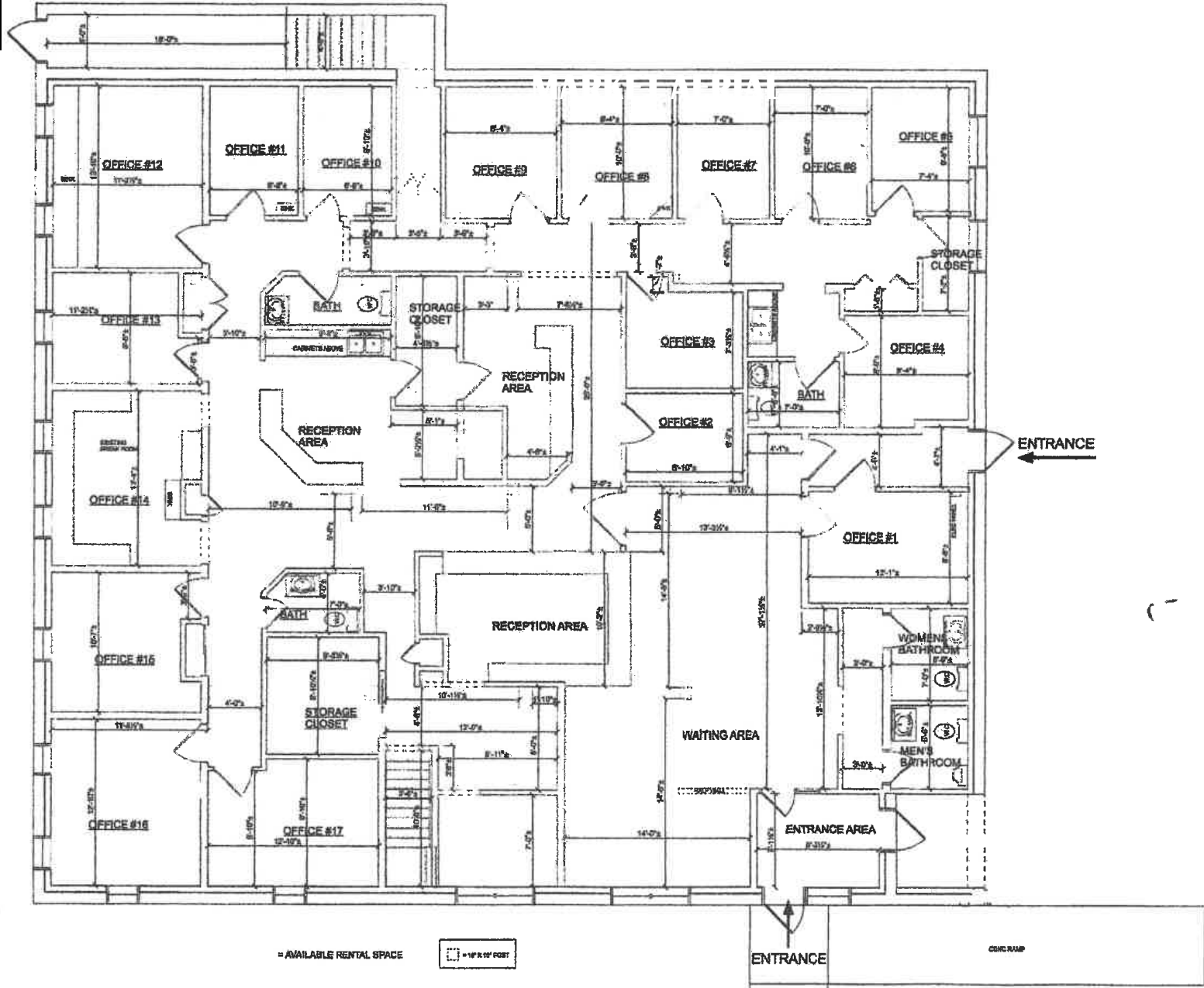
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FLOOR PLAN



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MARKET AERIAL



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