


2ND FLOOR OFFICE SPACE AVAILABLE


700 Eden Road | Lancaster, PA 17601

±1,250 SF FOR LEASE



PROPERTY OVERVIEW

 **PARKING: 44 SPACES**

 **AVAILABLE: ±1,250 SF**

 **PRICE: \$900 MONTH+UTILITIES**

LEASE

700 Eden Road is an office building with space for lease in Lancaster, PA. There is a 1,250-square foot suite available on the second floor, which is a great opportunity for an office and/or service user. The property is ideally positioned with easy access to Route 30, Route 222, and Route 272 and is located within Manheim Township and zoned Industrial District. Nearby traffic generators include additional office buildings in the area, Roseville House Apartments (70-units), Lancaster Bible College (1,187 students), and Eden Resorts (300 Rooms). The site benefits from ample parking, easy access, signage opportunity, and a well taken care of facility.



Exclusive Listing Agents: Ashlee Lehman | Cale Bruso | Brad Rohnbaugh | Chad Stine
Our Locations: York • Lancaster • Exton • New Jersey • Williamsport • West Chester

Contact Us: 717.843.5555 | Visit us online at www.bennettwilliams.com
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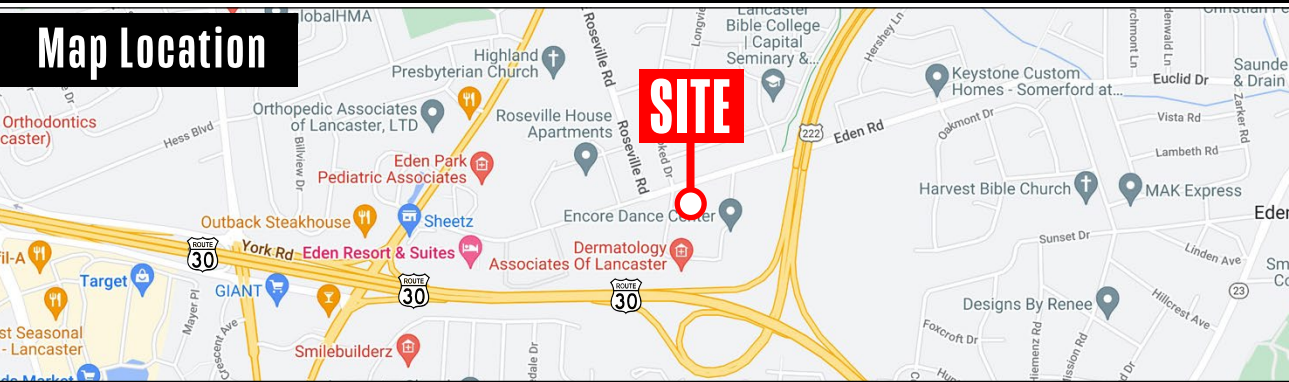
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LOCATION OVERVIEW

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Map Location



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	10,036	96,021	176,988
TOTAL EMPLOYEES	4,969	60,932	90,878
AVERAGE HHI	\$144,481	\$110,054	\$115,999
TOTAL HOUSEHOLDS	4,040	37,359	69,750

Drone Overview



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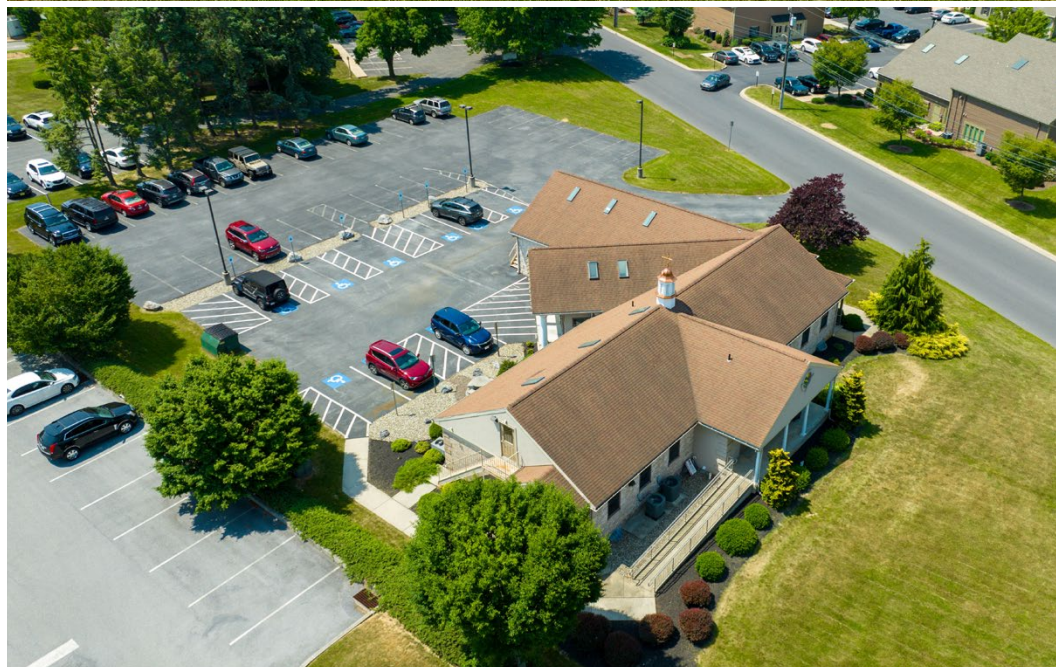
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PROPERTY PHOTOS

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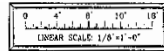
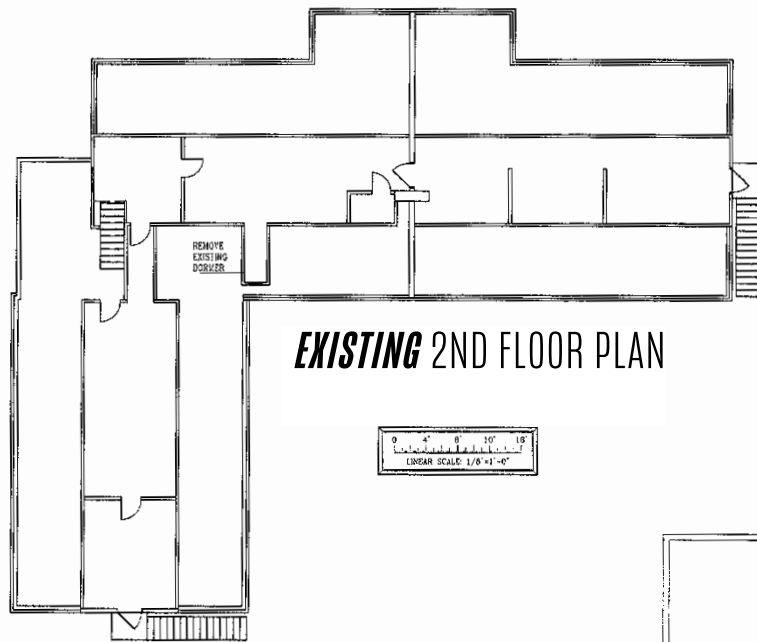
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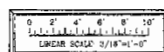
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FLOOR PLAN

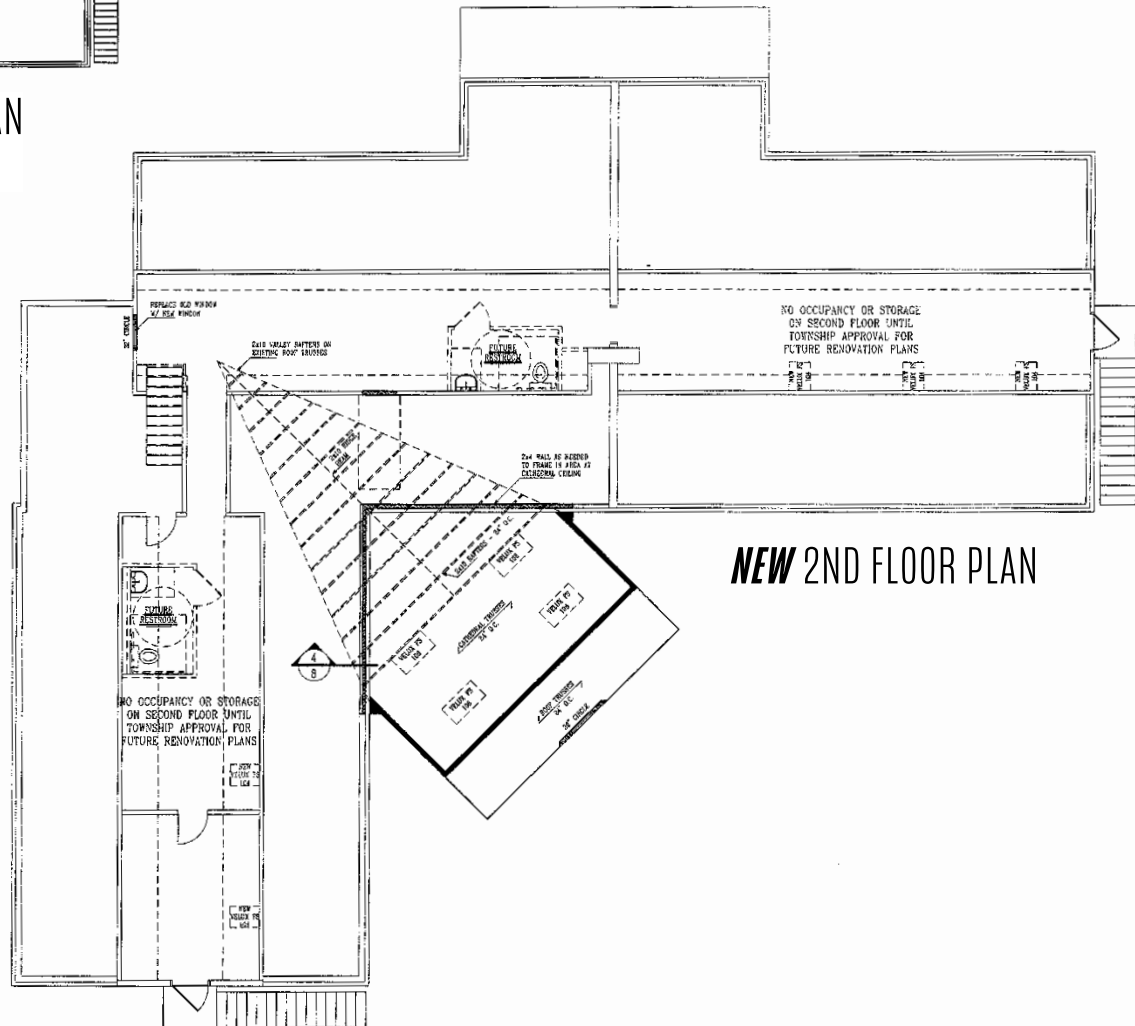
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NORTH



SQ. FT. AREA = 1250



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MARKET OVERVIEW

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