# **EDEN RD & MOORE DR | LANCASTER PA | 17601**

2nd Floor (2A)

±250-2.000 SI

±125-180 SF

IIII III

# ±125-2,025 SF AVAILABLE FOR LEASE



±920-2,025 SF

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**2nd Floor** 

±1.385 SF



COMMERCIAL BROKERAGE. Redefined

# **PROPERTY OVERVIEW**

Moore Business Park is a Professional office environment located off Eden Road and Moore Drive in Manheim Township, Lancaster, PA. This is a great opportunity for contractors and service-oriented businesses, as the site has easy access to Route 30 and Route 222. In addition, the property also benefits from an abundance of parking, pylon and signage opportunities, and strong demographics.

## ±125 - 2,025 SF FOR LEASE

#### **POPULATION** 3 MILE- 95,316 5 MILE- 177,125

7 MILE- 249,950

#### EMPLOYEES 3 MILE- 59,752 5 MILE- 92,042 7 MILE- 122,355

AVERAGE HHI 3 MILE- \$109,885 5 MILE- \$115,860 7 MILE- \$117,117

#### HOUSEHOLDS 3 MILE- 37,192 5 MILE- 69,855 7 MILE- 97,900

SW Ashlee Lehman | Brad Rohrbaugh | Chad Stine For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

US 222 ± 60,000 VPD



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HOUSEHOLDS

# ±125 - 2,025 SF FOR LEASE







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# ±125 - 2,025 SF FOR LEASE

#### Building 1 .....

	-	
Α	Advanced Sign & Graphics	1,140 SF
В	ML Saxinger & Associates	775 SF
С	Aavid Thermacore - Storage	1,200 SF
D	Advanced Sign & Graphics	350 SF
E	Available (garage space)	125 SF
F1	Kratzer	100 SF
F2	Available	180 SF
F3	Available	180 SF
F4	John Baer's Sons	50 SF
F5	Available	180 SF
G	Available	180 SF

#### Building 2 .....

1st Floor				
E-W	Golden Home Healthcare	1,322SF		
2nd S	Floor Golden Home Healthcare	950 SF		

#### Building 3

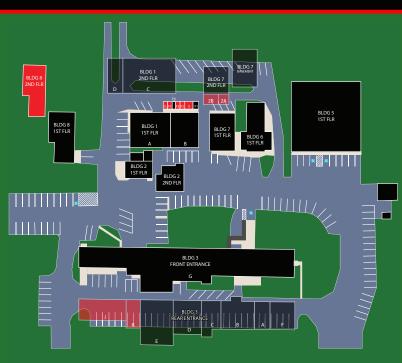
Α	McLennan Contracting	720 SF
В	McLennan Contracting	2,430 SF
С	McLennan Contracting	1,750 SF
D	Aavid Thermacore	2,645 SF
Е	Advanced Therapeutic Massage	1,240 SF
F	Eric Dieter, Music Instruction	1,365 SF
G	Encore Dance Center	10,000 SF
J	Available	2,025 SF
Κ	Available	920 SF

#### Building 5

1st Floor Wellspan Philhaven 10,000 SF

Building 6			
1st Floor Foundation Printing	2,730 SF		
Building 7			
1st Floor Joe the Plumber	2,000 SF		
2nd Floor			
<b>2A</b> Available	250 SF		
<b>2B</b> Available	2,000 SF		
Bsmt. Foundation Printing	1,800 SF		

#### Building 8 (Farmhouse) ..... 1st Floor Tui-na Wellness 2,034 SF 2nd Floor **Available** 1.385 SF





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# ±125 - 2,025 SF FOR LEASE







COMMERCIAL BROKERAGE. Redefined.



# **Q** OUR LOCATIONS:

**YORK OFFICE:** 3528 Concord Rd. York, PA 17402

LANCASTER OFFICE: 150 Farmington Lane, Suite 201 Lancaster, PA 17601

**EXTON OFFICE:** 1 E. Uwchlan Ave. Suite 409, Exton, PA 19341 **STATE COLLEGE OFFICE:** 330 Innovation Park, Suite 205 State College, PA 16803

WEST CHESTER OFFICE: 107 E Chestnut St, Suite 1 West Chester, PA 19380

**NEW JERSEY OFFICE:** 236 E. Route 38, Suite 130 Moorestown, NJ 08057

# LISTING AGENTS:



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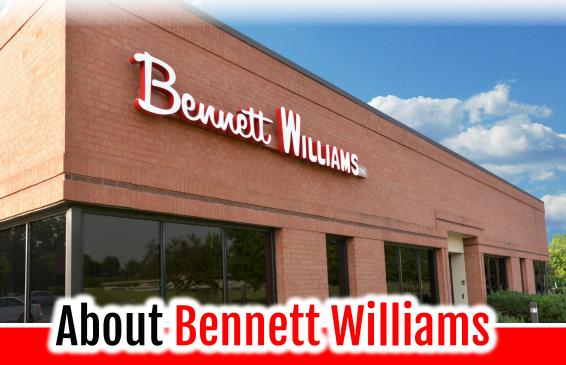


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**CONTACT US** 717.843.5555 | www.bennettwilliams.com

#### LANDLORD REPRESENTATION





Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients recieve top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

