

# MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER PA | 17601

2nd Floor  
±1,385 SF

±125-180 SF

2nd Floor (2A)  
±250-2,000 SF

±920-2,025 SF

±1,240 SF

±125-2,025 SF AVAILABLE FOR LEASE



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER, PA | 17601

**±125 – 2,025 SF  
FOR LEASE**

## 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.



### 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



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER, PA | 17601

±125 - 2,025 SF  
FOR **LEASE**



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER, PA | 17601

±125 – 2,025 SF  
FOR **LEASE**

## Building 1 .....

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

## Building 2 .....

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

## Building 3 .....

<b>A</b>	McLennan Contracting	720 SF
<b>B</b>	McLennan Contracting	2,430 SF
<b>C</b>	McLennan Contracting	1,750 SF
<b>D</b>	Aavid Thermacore	2,645 SF
<b>E</b>	Available	1,240 SF
<b>F</b>	Eric Dieter, Music Instruction	1,365 SF
<b>G</b>	Encore Dance Center	10,000 SF
<b>J</b>	Available	2,025 SF
<b>K</b>	Available	920 SF

## Building 5 .....

1st Floor		
	Wellspring 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



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER, PA | 17601

±125 – 2,025 SF  
FOR **LEASE**

## MARKET OVERVIEW

### CHELSEA SQUARE

**weis** **chico's**  
**Talbots** **JOS. A. BANK**

### THE SHOPPES AT BELMONT

**DICK'S** **ULTA** **WHOLE FOODS**  
**SPORTING GOODS** **rack** **Michael's** **carter's**  
**MOD** **HARVEST**

### GRANITE RUN SQUARE

**PLATO'S** **KFC** **Ritas**  
**CLOSET** **TAYLOR CHIP**

### HAWTHORNE CENTRE

**Walmart** **HOBBY LOBBY** **Tanera**  
**MISSION BBQ** **five BEL'W** **BREAD**

### LANCASTER SHOPPING CENTER

**GIANT** **Advance** **Auto Parts**  
**M** **Starbucks** **PRIMANTI**  
**TRUIST** **BROS.** **PET SUPPLIES PLUS**

### PARKVIEW PLAZA

**TJ-maxx** **JOANN** **FRANCH**

**Wegmans**

**CVS**  
**pharmacy**

**JACK WILLIAMS**

### PITNEY ROAD PLAZA

**LOWE'S** **MATTRESS**  
**Warehouse**  
**BOB'S** **DISCOUNT**  
**FURNITURE**

### PARK CITY MALL

**Boscov's** **JCPenney** **LUSH**  
**EXPRESS** **Apple** **UFC** **H&M**  
**BJ's** **ROUND1** **MICHAEL KORS** **BONEFISH GRILL**  
**RESTAURANT BREWHOUSE** **LONGHORN STEAKHOUSE** **KOHL'S**

### RED ROSE COMMONS

**Home Depot** **weis** **PEPBOYS**  
**BARNES & NOBLE** **PETSMART**  
**OfficeMax** **Party City** **Durlington**  
**HomeGoods** **OLD NAVY** **BEST BUY**

### GOLDEN TRIANGLE SC

**Marshalls** **DOLLAR TREE**  
**Advance** **Staples**  
**Auto Parts** **Great Clips** **AMERICAN FREIGHT**  
**FURNITURE - MATTRESS**

**COSTCO**  
**WHOLESALE**

**McDonald's**

**SHEETZ**



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*



# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Ashlee Lehman

ALehman@bennettwilliams.com



### Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



### Chad Stine

CStine@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## About Bennett Williams

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 receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

