# 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



5 MILE- 69,855

7 MILE- 97,900





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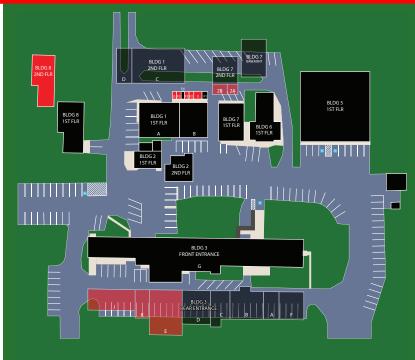




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Building 1	•••••
A Advanced Sign & Graphics	1,140 SF
B ML Saxinger & Associates	775 SF
C Aavid Thermacore - Storage	1,200 SF
D Advanced Sign & Graphics	350 SF
E Available (garage space)	125 SF
F1 Kratzer	100 SF
<b>F2</b> Available (storage)	180 SF
F3 Available (storage)	180 SF
F4 John Baer's Sons	50 SF
<b>F5</b> Available (storage)	180 SF
<b>G</b> Available (storage)	180 SF
Building 2	
1st Floor	
E-W Golden Home Healthcare	1,322 SF
2nd Floor	
S Golden Home Healthcare	950 SF
Building 3	•••••
A McLennan Contracting	720 SF
<b>B</b> McLennan Contracting	2,430 SF
C McLennan Contracting	1,750 SF
<b>D</b> Aavid Thermacore	2,645 SF
E Available (Office/Medical)	1,240 SF
<b>F</b> Eric Dieter, Music Instruction	1,365 SF
<b>G</b> Encore Dance Center	10,000 SF
J Available (Commercial)	2,025 SF
K Available (Commercial)	920 SF
Building 5	•••••
1st Floor	
Wellspan Philhaven	10,000 SF

Building 6	
Foundation Printing	2,730 SF
Building 7	
1st Floor Joe the Plumber  2A Available (Aparment)	2,000 SF 250 SF
2nd Floor  2B Available (Office)	2,000 SF
Bsmt. Foundation Printing	1,800 SF
Building 8 (Farmhouse)	
1st Floor Tui-na Wellness	2,034 SF
2nd Floor Available (Office)	1,385 SF









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# **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:



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# LANDLORD REPRESENTATION

## TENANT REPRESENTATION

## INVESTMENT SALES

PROPERTY MANAGEMENT



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.



