

MOORE BUSINESS PARK

EDEN RD & MOORE DR | LANCASTER PA | 17601

2nd Floor
±1,385 SF

±125-180 SF

2nd Floor (2A)
±250 SF

2nd Floor
±950 SF

±125-1,385 SF AVAILABLE FOR LEASE



Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

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±125 - 1,385 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



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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 |
| 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 Floor | | |
| S | Available | 950 SF |

Building 3

| | | |
|----------|--------------------------------|-----------|
| A | McLennan Contracting | 720 SF |
| B | McLennan Contracting | 2,430 SF |
| C | McLennan Contracting | 1,750 SF |
| D | Aavid Thermacore | 2,645 SF |
| E | Advanced Therapeutic Massage | 1,240 SF |
| F | Eric Dieter, Music Instruction | 1,365 SF |
| G | Encore Dance Center | 10,000 SF |
| J | Thrive Complete Fitness | 2,025 SF |
| K | Thrive Complete Fitness | 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 | | |
| 2A | Available | 250 SF |
| 2B | Thrive Complete Fitness | 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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ACTIVE MEMBER OF:

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FOR LEASE

MARKET OVERVIEW

CHELSEA SQUARE

weis chico's
Talbots JPS.A.BANK

THE SHOPPES AT BELMONT

DICK'S SPORTING GOODS ULTA WHOILE FOODS MARKET
NOEDSTROM rack Michaels carter's
MOD HARVEST

GRANITE RUN SQUARE

PLATO'S CLOSET KFC Ritas
TAYLOR CHIP

HAWTHORNE CENTRE

Walmart HOBBY LOBBY Tanera
MISSION BBQ five BEL'W

LANCASTER SHOPPING CENTER

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

PARKVIEW PLAZA

TJ-maxx JOANN

Wegmans

CVS pharmacy

JACK WILLIAMS

PITNEY ROAD PLAZA

LOWE'S MATTRESS Warehouse
BOB'S DISCOUNT FURNITURE

PARK CITY MALL

Boscov's JCPenney KOHL'S
Bj's BOWLING & AMUSEMENT ROUND1 BONEFISH UFC GYM H&M
RESTAURANT BREWHOUSE LONGHORN STEAKHOUSE GRILL EXPRESS LUSH MICHAEL KORS

RED ROSE COMMONS

HOME DEPOT weis PEPBOYS
BARNES & NOBLE PETS MART
OfficeMax PartyCity Durlington
HomeGoods OLD NAVY BEST BUY

GOLDEN TRIANGLE SC

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

McDonald's

SHEETZ



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Bennett Williams

COMMERCIAL REAL ESTATE

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

WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310
Williamsport, PA 17701

WEST CHESTER OFFICE:

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

NEW JERSEY OFFICE:

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

LISTING AGENTS:



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CONTACT US

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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.

