EDEN RD & MOORE DR | LANCASTER PA | 17601

2nd Floor (2A)

±250 SF

±125-180 SF

2nd Floor ±950 SF

Ш

1221

±125–1,385 SF AVAILABLE FOR LEASE



2nd Floor

±1.385 SF

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

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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 - 1,385 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

US 222 ± 60,000 VPD



±125 - 1,385 SF FOR LEASE







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±125 - 1,385 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 Floor			
S	Available	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
Ε	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
Κ	Thrive Complete Fitness	920 SF

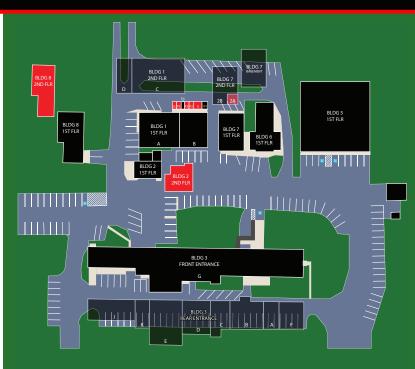
Building 5

1st Floor Wellspan Philhaven

Building 6		
1st Floor Foundation Printing	2,730 SF	
Building 7		
1st Floor Joe the Plumber	2,000 SF	
2nd Floor <mark>2A Available</mark> 2B Thrive Complete Fitness	<mark>250 SF</mark> 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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10,000 SF



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±125 - 1,385 SF FOR LEASE







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LANDLORD REPRESENTATION

TENANT REPRESENTATION

INVESTMENT SALES M

PROPERTY MANAGEMENT



YORK OFFICE: 3528 Concord Rd. York, PA 17402

150 Farmington Lane, Suite 201 Lancaster, PA 17601

LANCASTER OFFICE:

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

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