

640 E OREGON RD

LITITZ, PA | 17543



7,501 SF FOR SALE



JEFFREY HERR | JEFF HERR | BRAD ROHRBAUGH | CHAD STINE

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







COMMERCIAL BROKERAGE. *Redefined.*

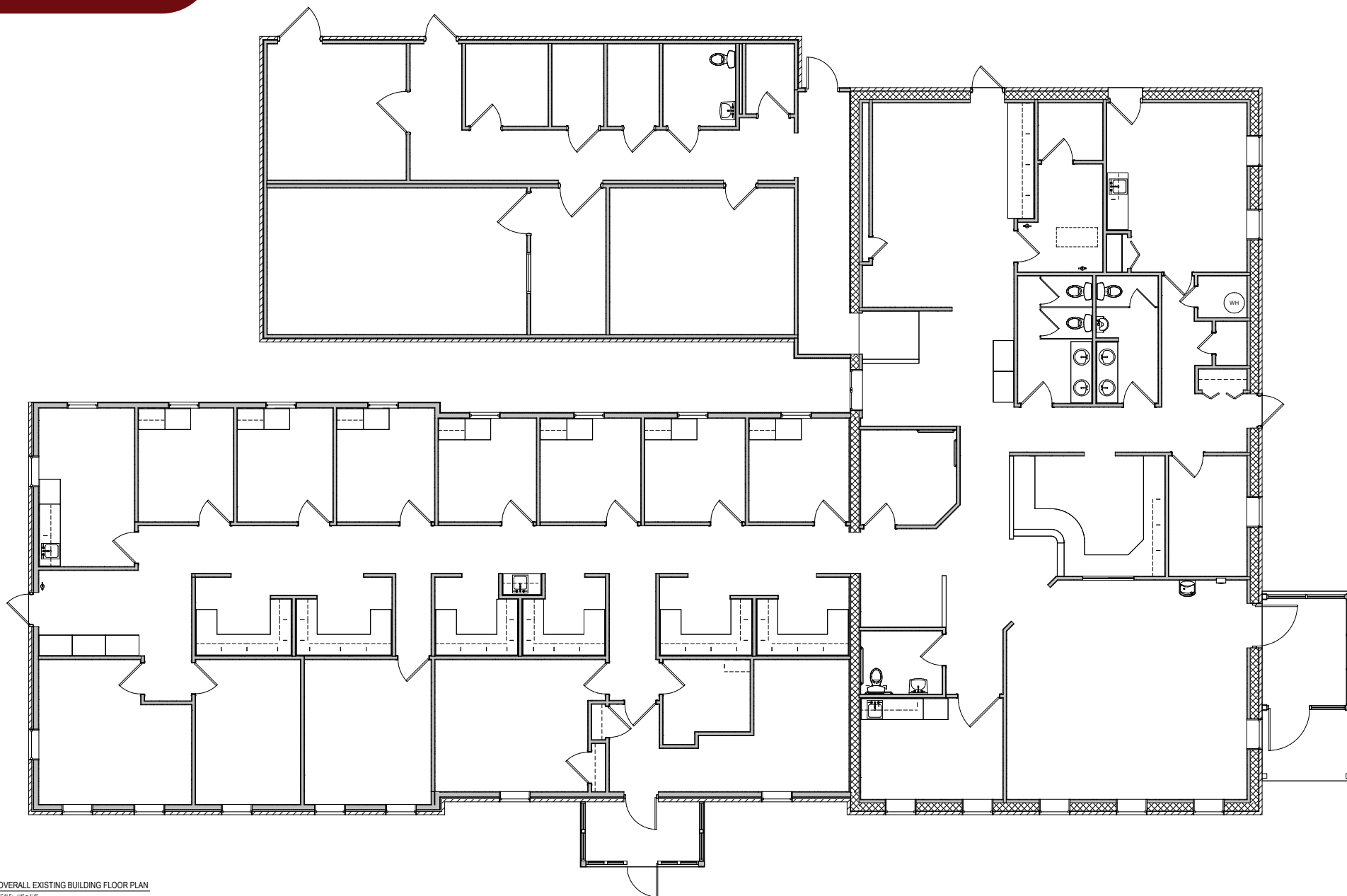
PROPERTY HIGHLIGHTS

- 7,501 sf for sale in medical office building in Manheim Township
- Can be demised into three suites (3,120 sf, 2800 sf, and 1,581 sf) with separate entrances
- Approx. 45 parking spaces on site
- Easy access to Routes 501, 272, and 222
- 10 minutes from Route 30 via 222
- Heavy power available for imaging and other medical equipment



DEMOS	5 MILE	10 MILE	15 MILE
 POPULATION	122,994	346,292	490,058
 EMPLOYEES	69,806	154,667	192,491
 AVERAGE HHI	\$127,867	\$117,882	\$116,097
 HOUSEHOLDS	48,944	134,932	189,569
TRAFFIC COUNTS: E OREGON RD ±6,500 VPD			

FLOOR PLAN



1 OVERALL EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARKET AERIAL



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State College, PA 16803

NEW JERSEY OFFICE:

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

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