

FOR LEASE

1415 East Oregon Road



LEOLA, PA 17540

**BRAND NEW IMPROVEMENTS**

**CHARACTER AND QUALITY FINISHES**

**WALK-UP ENTRANCE FOR PRIVACY**

**OFF STREET PARKING**

**IDEAL MIX OF PRIVATE OFFICE, CONFERENCE AND OPEN SPACE**



**AARON SKELLY**  
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**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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### LEASE INFORMATION

Suite:	Garden Level
Available SF:	2,460 SF
Lease Rate:	\$12.95 SF/yr
CAM:	\$5.00/SF
County:	Lancaster
Municipality:	Manheim Township

### PROPERTY OVERVIEW

The Oregon Roller Mill has undergone a thoughtful and comprehensive renovation providing a fresh, professional office space in an ideal location in Lancaster County. Enjoy both the historical components of this mill and brand-new improvements making the Garden Level suite a one-of-a-kind offering.

### OFFERING SUMMARY

HVAC:	Central Air, Electric	Layout:	Mix of private office and open space
Parking:	Off street, 4-6	Flooring:	Sanded concrete
Water:	Well	Number of Floors:	1
Sewer:	Septic		
Zoning:	B-4		

### ADDITIONAL COMMENTS

This property is zoned B-4 in Manheim Township. Each Tenant is responsible to confirming their desired use is acceptable per the existing zoning.



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An Affiliate of High Real Estate Group LLC



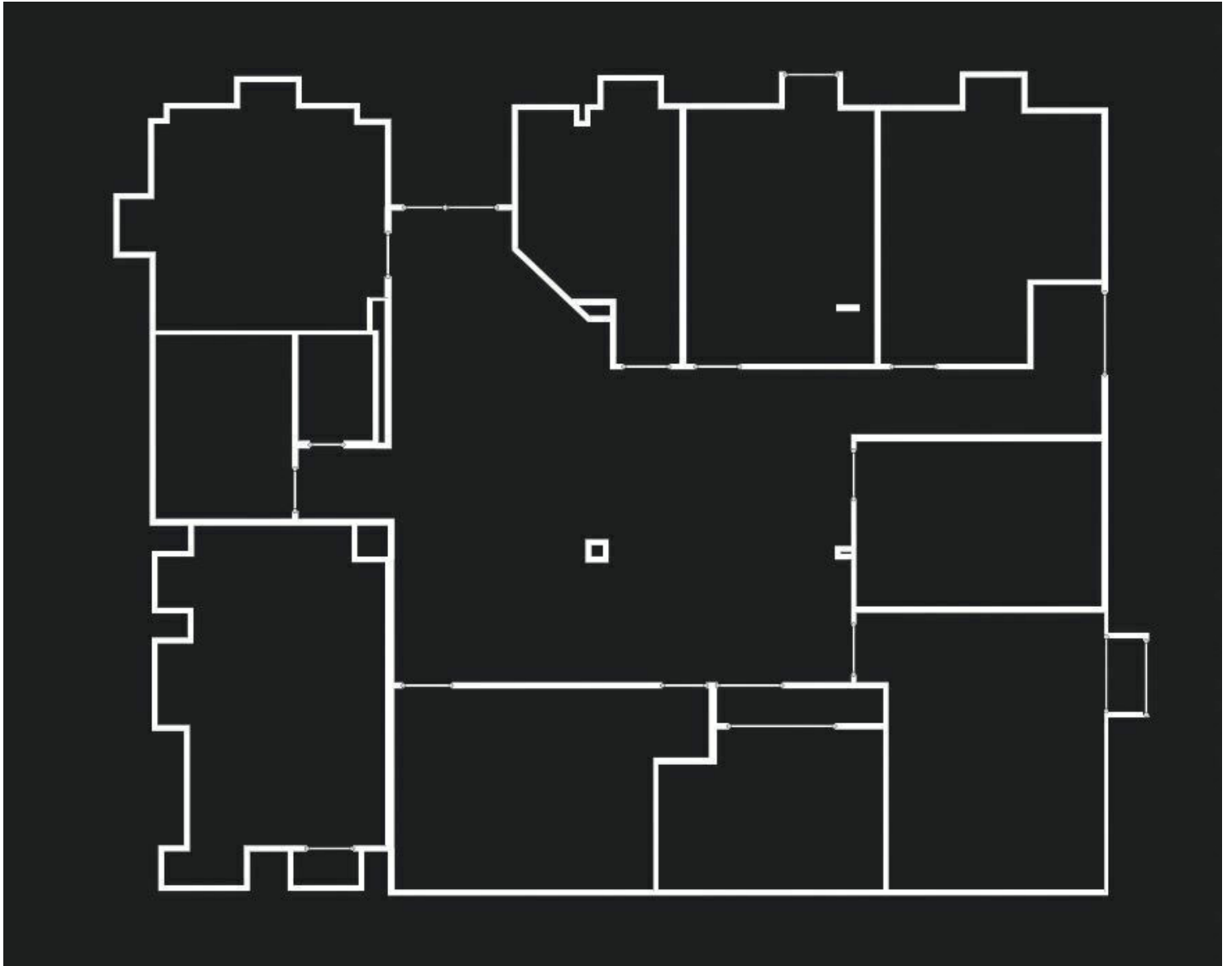
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FOR LEASE  
Floorplan



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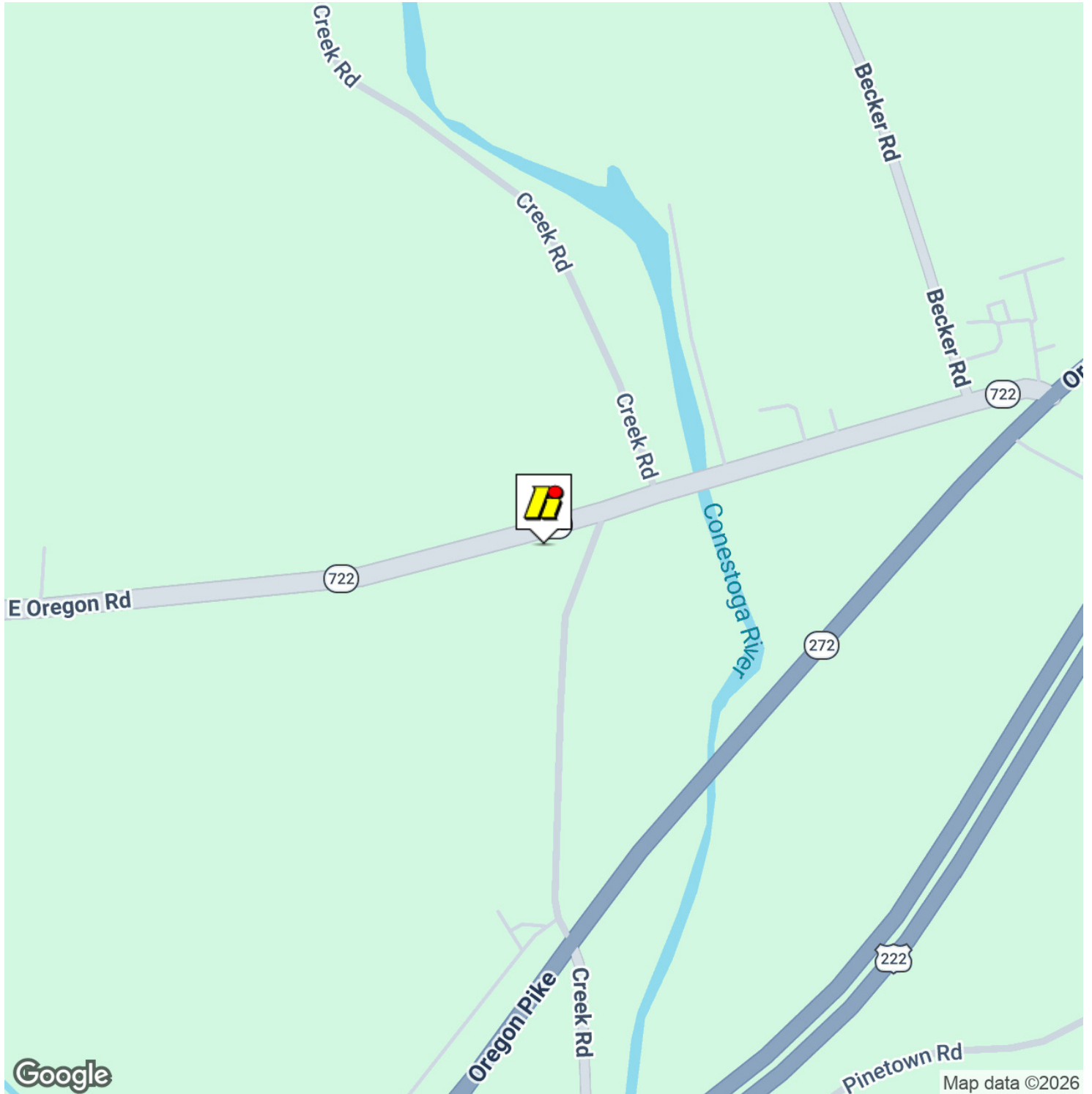
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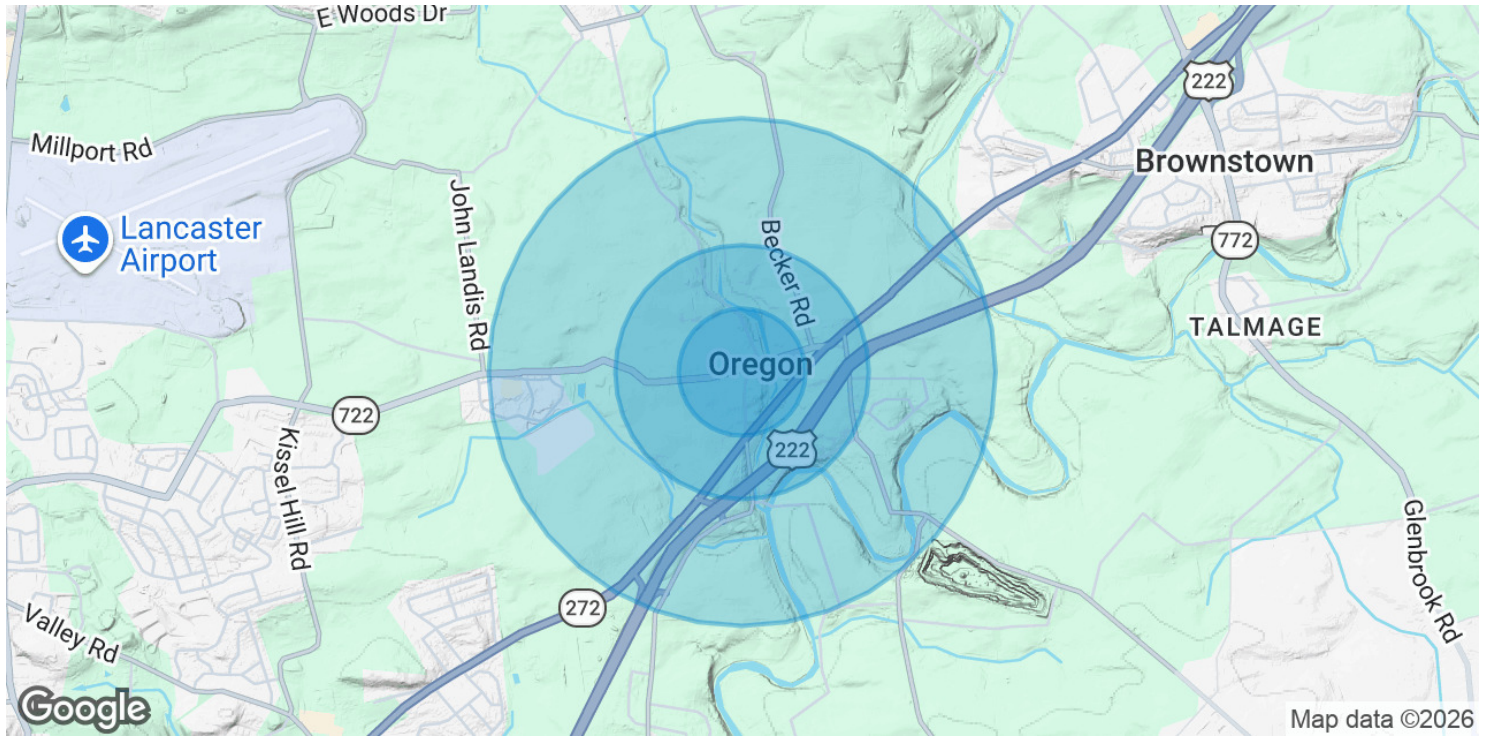
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	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	112	466	1,828
Average Age	58.7	55.4	50.9
Average Age (Male)	57.5	54.5	50.2
Average Age (Female)	64.6	60.0	54.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	50	203	746
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$122,170	\$141,340	\$144,137
Average House Value	\$428,333	\$440,947	\$432,039

2023 American Community Survey (ACS)

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*An Affiliate of High Real Estate Group LLC*

*Every Company dreams its dreams and sets its standards  
These are ours . . .*

***We are committed to two great tasks:***

**1. BUILDING TRUSTWORTHY RELATIONSHIPS.**

- Valuing our customers and meeting their needs.
- Respecting the dignity of all co-workers and their families.
- Energizing our teamwork with participative management.
- Recognizing and rewarding the accomplishments of our co-workers.
- Strengthening our partnership with suppliers.
- Contributing to a world of beauty and prosperity and peace.

**2. BEING INNOVATIVE LEADERS.**

- Creating an environment for innovation since 1931.
- "Right the first time" - High quality products and services.
- Investing profits to secure our future.

**WE GIVE GOOD MEASURE.**

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