



113

SOUTH 7TH STREET
AKRON, PA



PPM
Real Estate, Inc.

PPM Real Estate, Inc. | 717-394-3374 | info@ppmproperties.com

SUITE #102

±1,750 sq. ft.

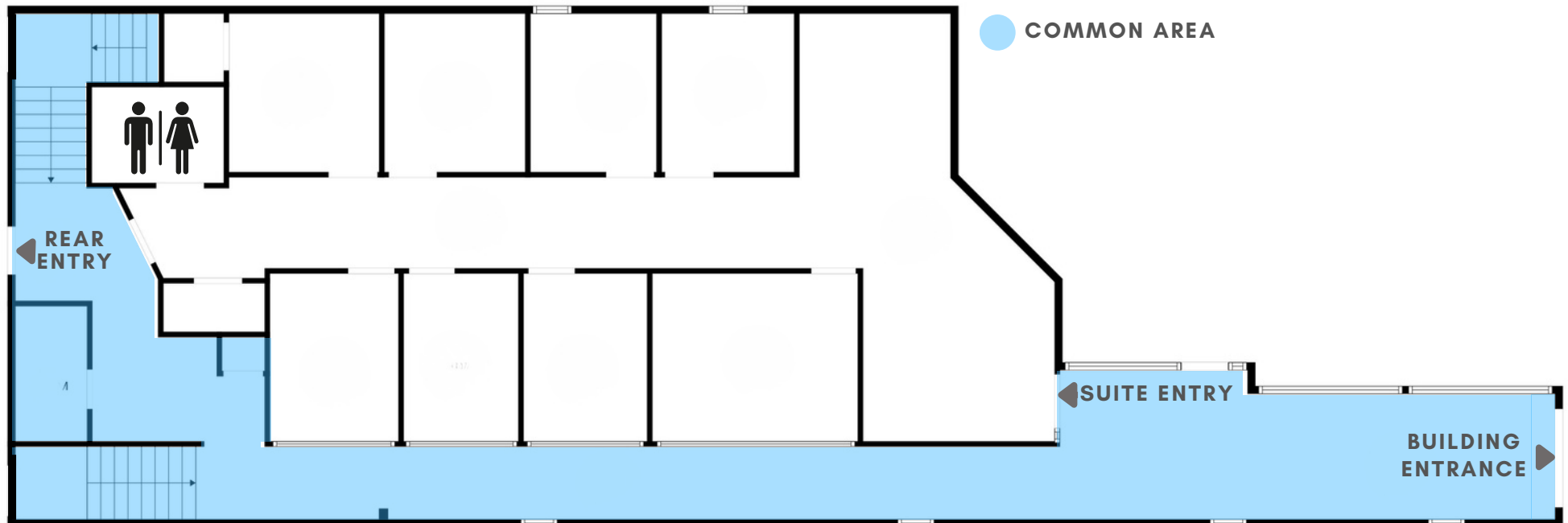
- Conveniently located just off Route 272!
- Professional building entrance with glass-front suite entry
- 7 private offices + 1 conference room
- Private in-suite restroom
- Dedicated storage / IT closet
- Shared breakroom & tenant lounge

RENT

\$16.80 PSF Modified Gross
\$ 2,450/month

Rent Includes: CAM, snow removal & landscaping, building insurance, access to shared amenities, and Real Estate Taxes.

Tenant Pays: 60% of monthly electric, water, sewer, trash (billed back by Landlord), internet, and insurance.



CONTACT US FOR YOUR SHOWING

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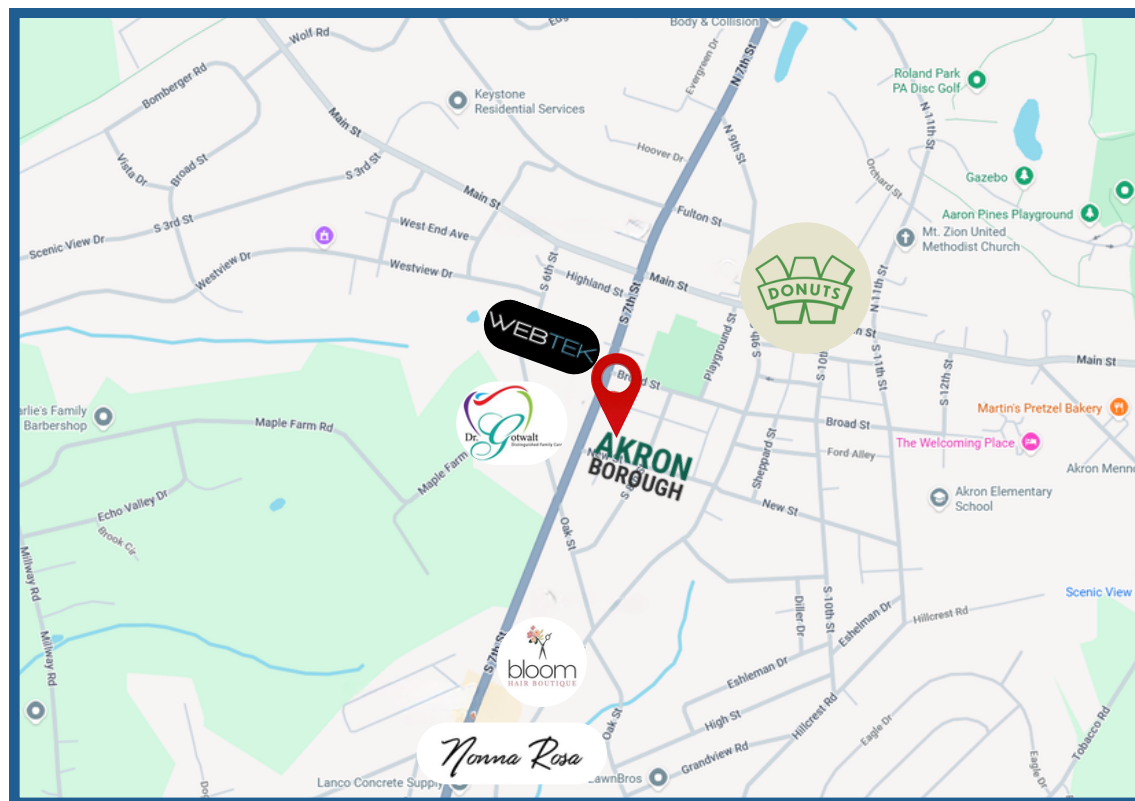
info@ppmproperties.com

PROPERTY DETAILS + LOCATION

GENERAL PROPERTY INFO

Located on Route 272 between Ephrata and Lititz, this space benefits from exceptional visibility to 24,000+ VPD and quick access to Routes 322 and 222.

Neighboring business include Gotwalt Dentistry, Akron Borough, WebTek, Bloom Hair Boutique, Nonna Rosa Italian Kitchen, Legacy Handcraft, W Donuts, Mel's Treats, and more.



DEMOGRAPHICS SUMMARY

1 Mile Radius

Population	14.2k
Median Age	38
Median Income	\$74k

3 Mile Radius

Population	58.1k
Median Age	39
Median Income	\$84k

5 Mile Radius

Population	101k
Median Age	39
Median Income	\$87k

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ABOUT PPM REAL ESTATE, INC.



FOCUSED

Our focus on Lancaster County means our connections are strong and our knowledge is up-to-date. Our community network gives us an insider understanding to unique strengths and opportunities.

COMPREHENSIVE

PPM understands the needs of buyers, sellers, tenants and landlords in a commercial environment. We offer sales and leasing services along with consulting, project coordination and have a 30+ year history of commercial property management.

EXPERIENCED

PPM has a proven record of successful transactions and satisfied clients since our formation in 1990. Our specialized knowledge base along with our partnership with many local professionals offers a solid knowledge base, creative perspective and business savvy that is crucial for property buyers, sellers and business owners.

THOUGHTFUL

Our clients know that our relationship is paramount in the work we do together. At PPM we cultivate an understanding of client needs and strategy and work proactively to create success.

COMMUNITY

Our community is where we live, work and grow. We greatly enjoy working with both for-profit and not-for-profit organizations. We volunteer our time, are active on boards and committees and support all who work to make a difference in the lives of others.

Please visit ppmproperties.com to learn more
233 N Duke St | Lancaster, PA 17602 | (717) 394-3374

*Information herein and on listing sites is intended to be inclusive and accurate, however Tenant shall verify any information deemed important by Tenant.

MARKETING TEAM



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Corinn Kirchner
Owner | Broker of Record
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