

FOR LEASE

515 Locust St



COLUMBIA, PA 17512

**FRESHLY RENOVATED COMMERCIAL
SPACE**

**STREET LEVEL ACCESS WITH GREAT
VISIBILITY**

**EASY ACCESS WITHIN COLUMBIA AND TO
RT. 30**

**MANY USE POSSIBILITIES WITH
DOWNTOWN COMMERCIAL ZONING**



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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

Lease Rate: \$2,500 per month (MG)

County: Lancaster

Municipality: Columbia Borough

Available SF: 1,750 +/- SF

PROPERTY OVERVIEW

515 Locust St is a newly renovated space ideal for many office and retail related uses. At 1,750 +/- SF, this space is comprised of both private office areas, flexible open space, kitchenette and opportunity for additional area in the basement. The Downtown Commercial District allows for general retail, financial institutions, creative studios, personal services and more.

OFFERING SUMMARY

HVAC:	Minisplits	Lighting:	LED
Parking:	On-street	Number of Floors:	3
Water:	Public	Flooring:	Hardwood
Sewer:	Public		
Zoning:	Downtown Commercial (DC)		

ADDITIONAL COMMENTS

All prospective Tenants are required to confirm their desired use with Columbia Borough.



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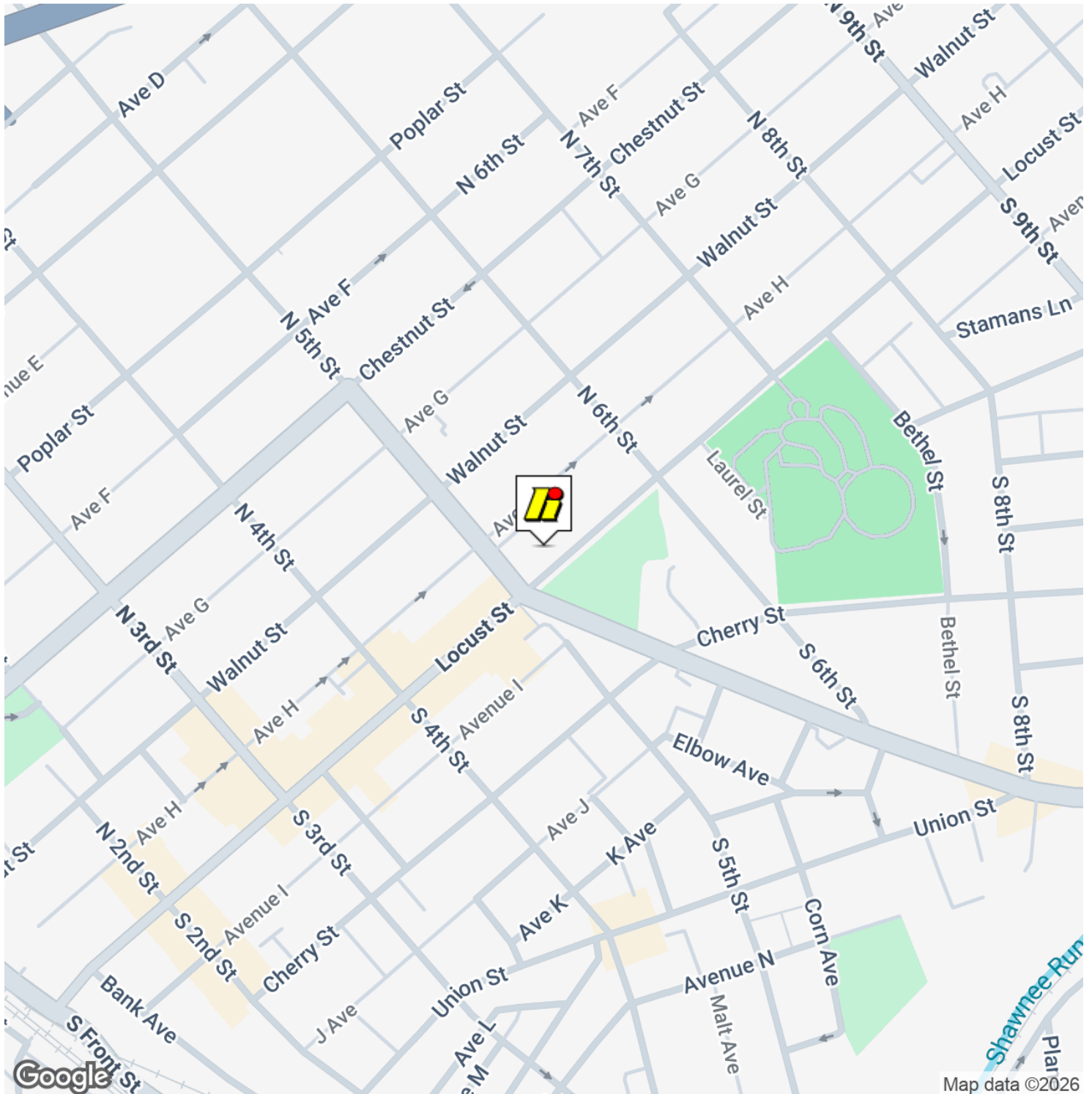
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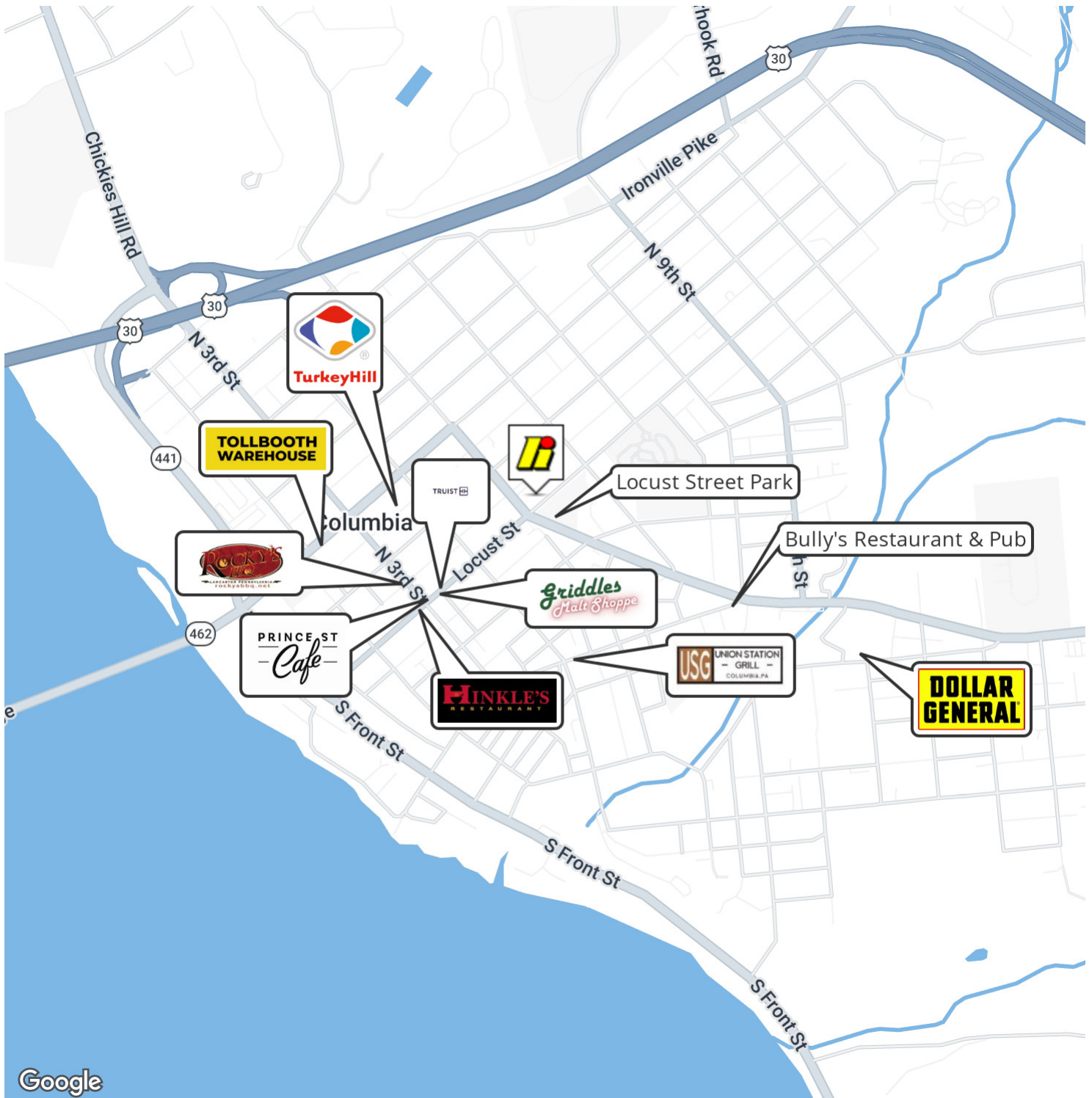
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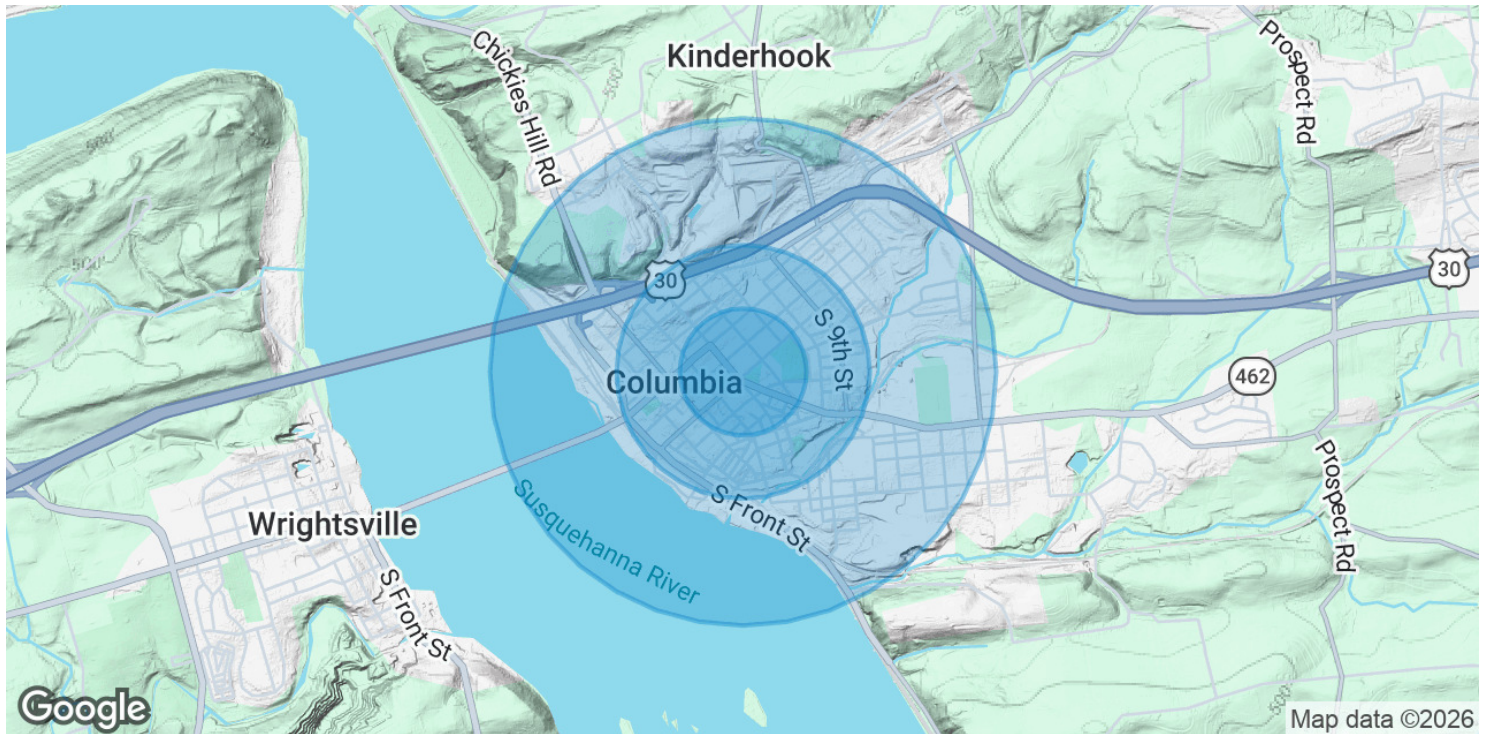
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,617	5,351	9,671
Average Age	42.0	41.5	45.7
Average Age (Male)	38.2	38.6	44.3
Average Age (Female)	46.1	44.8	47.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	796	2,516	4,394
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$63,624	\$63,303	\$70,717
Average House Value	\$189,630	\$180,573	\$190,173

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.

1853 WILLIAM PENN WAY
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