

FOR LEASE

2445A Old Philadelphia Pike



LANCASTER, PA 17602

EXCELLENT VISIBILITY

AMPLE PARKING



CHAD ROYER
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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

Available SF:	5,700 SF
Lease Rate:	\$9.50 SF/yr
CAM:	\$-
County:	Lancaster

PROPERTY OVERVIEW

Located along highly traveled Old Philadelphia Pike in the heart of Lancaster County, 2445A Old Philadelphia Pike offers a prime opportunity for businesses seeking excellent visibility, accessibility, and convenience. Situated just minutes from Route 30 and surrounded by a strong mix of residential neighborhoods, retail destinations, and commercial businesses, this property provides an ideal setting for office, service, showroom, or light commercial users. Ample parking, easy customer access, and a strategic location within the thriving Smoketown/Lancaster market make 2445A Old Philadelphia Pike an attractive choice for businesses looking to strengthen their presence and serve the growing Lancaster County community.

OFFERING SUMMARY

HVAC:	Central A/C	Lighting:	-
Parking:	Surface Lot	Flooring:	Cement
Water:	Well	Number of Floors:	1
Sewer:	Public Sewer		
Zoning:	Village General		



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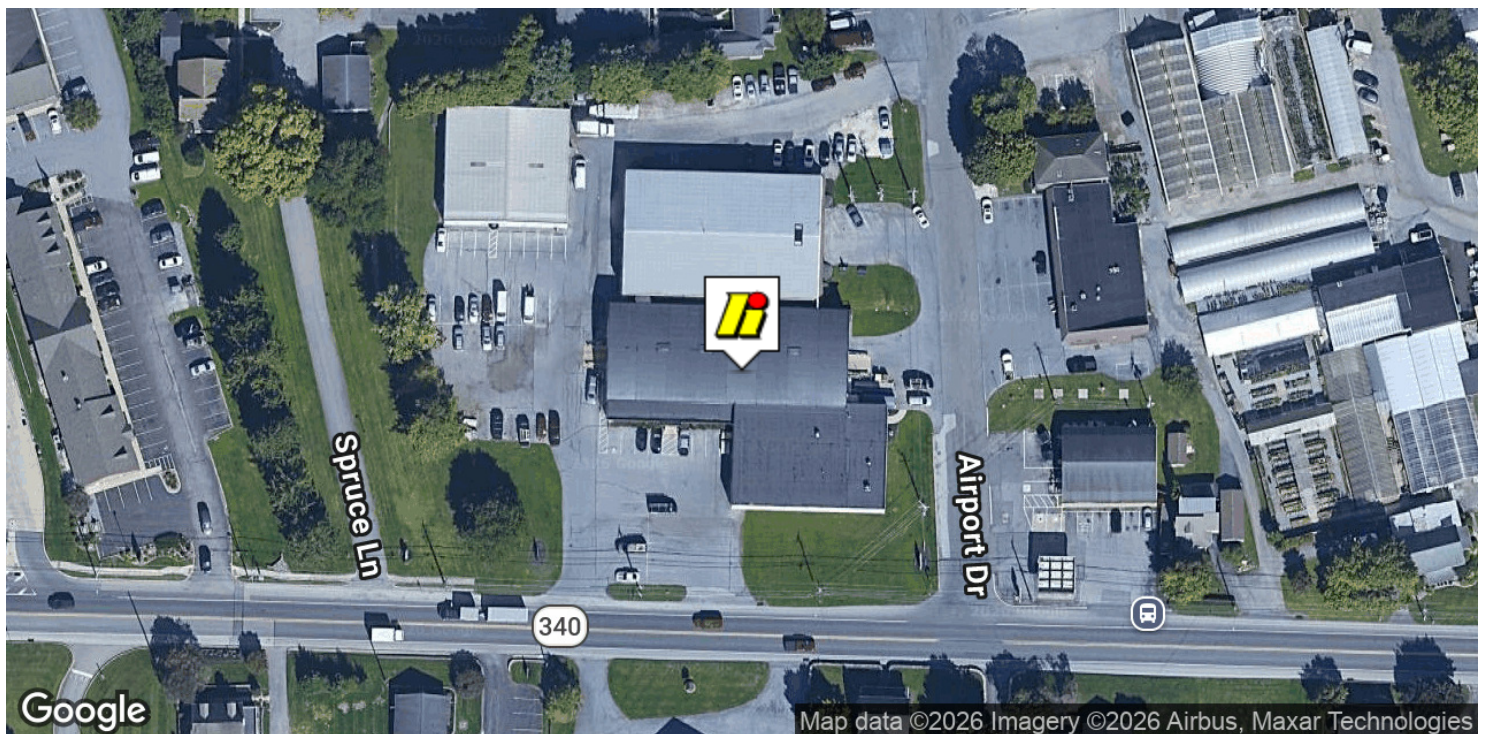
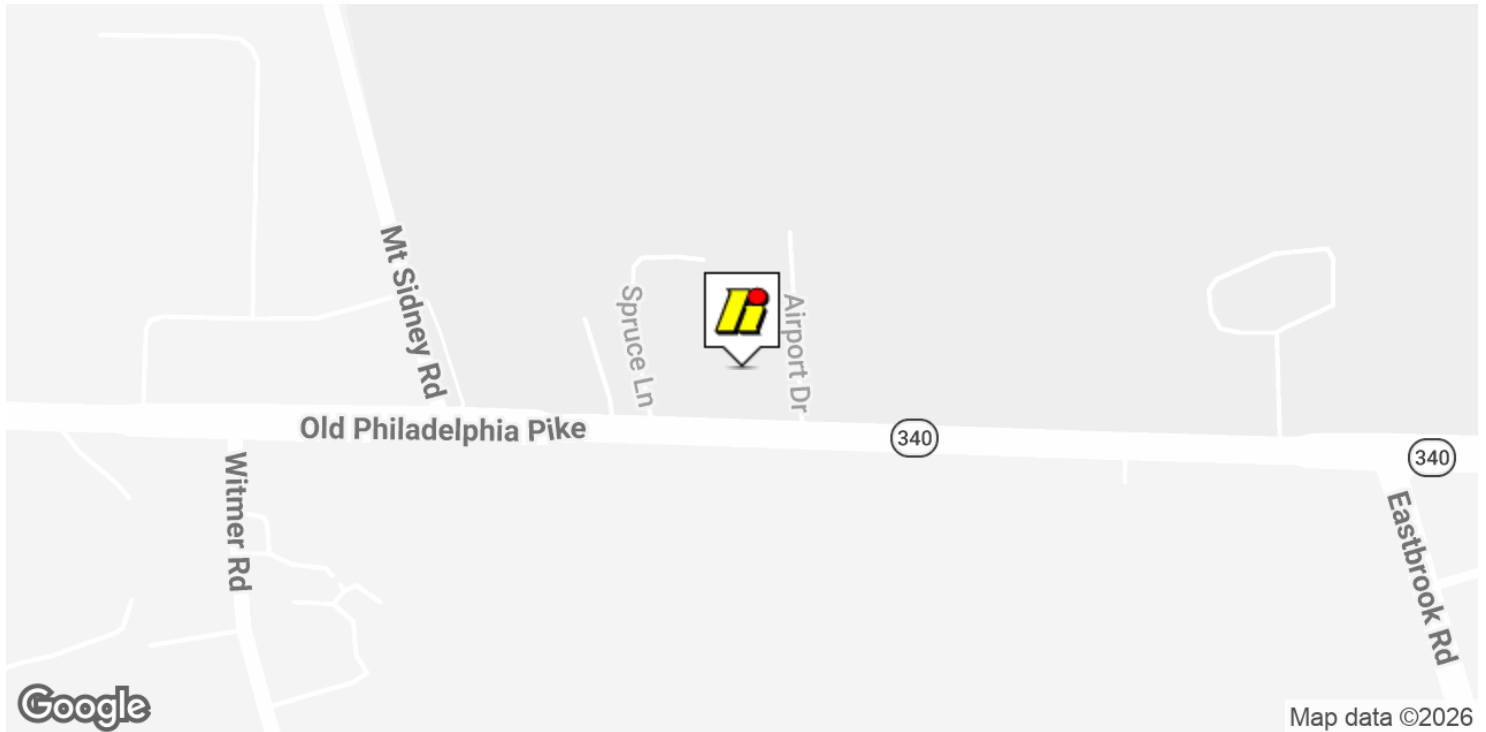
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Retailer Map Not Configured

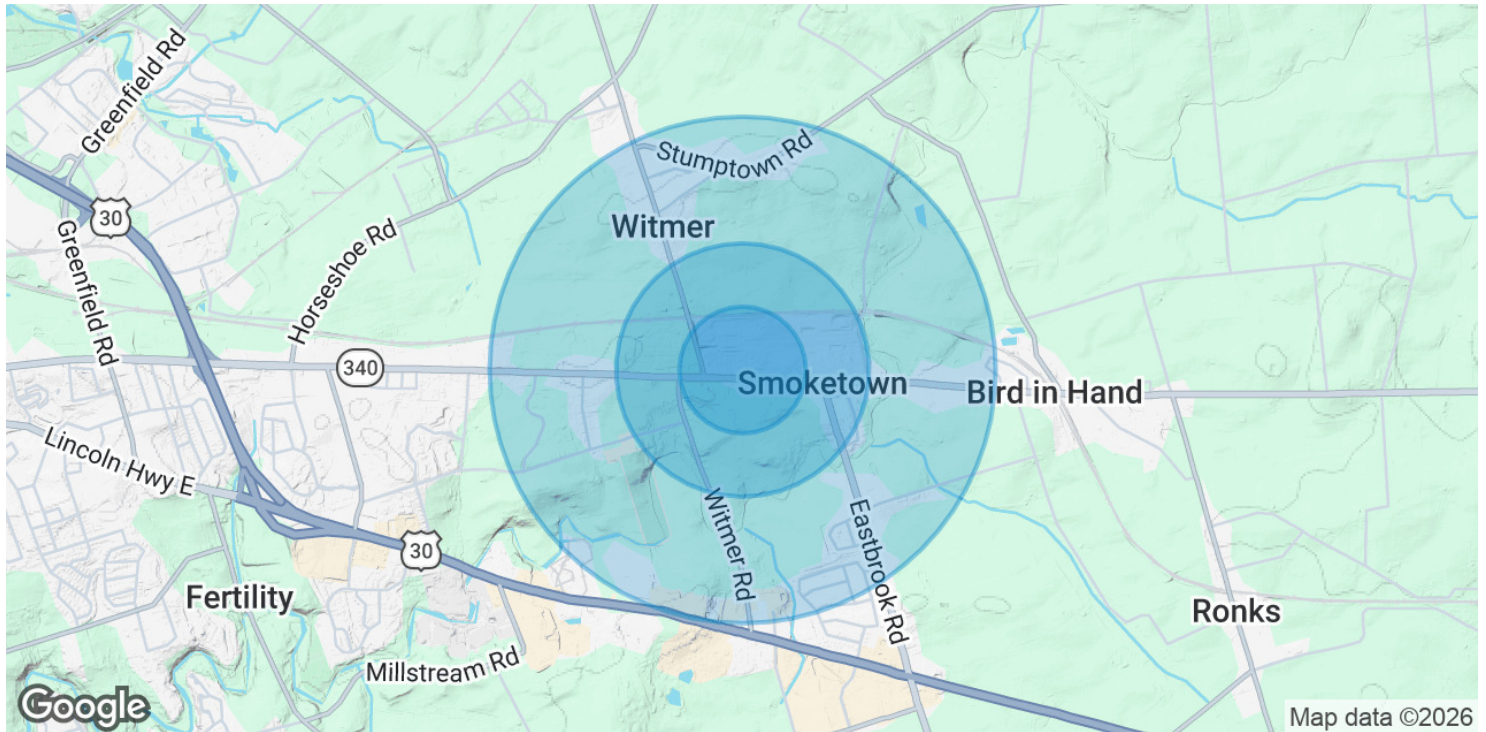
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	85	553	2,205
Average Age	56.4	44.1	39.3
Average Age (Male)	54.8	43.4	39.1
Average Age (Female)	58.4	45.8	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	38	215	781
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$106,265	\$98,993	\$99,177
Average House Value	\$353,656	\$313,605	\$303,715

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

Lancaster, PA 17601
717.293.4477

5000 RITTER ROAD SUITE 201

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