



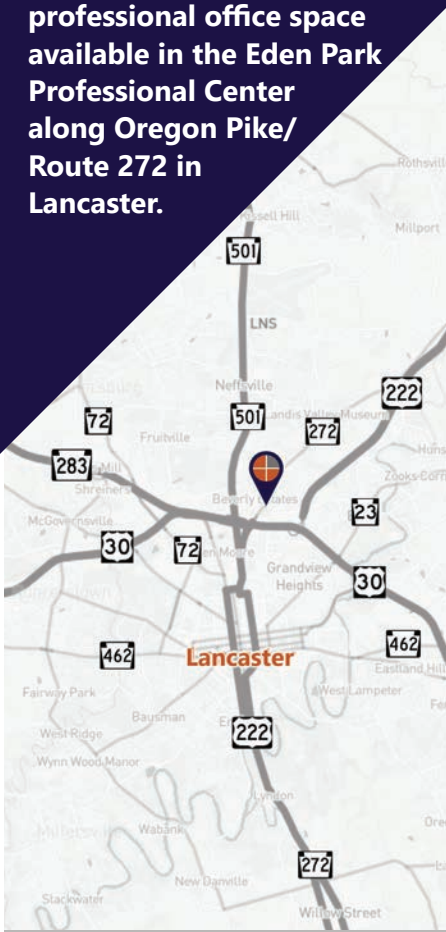
# CLASS A PROFESSIONAL OFFICE SPACE

Manheim Township | Lancaster County

1755 Oregon Pike, Suite 203 Lancaster, PA 17601

## FOR LEASE

Second floor, class A professional office space available in the Eden Park Professional Center along Oregon Pike/Route 272 in Lancaster.



**Marisa Benjamin**  
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marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | [www.TRUECommercial.com](http://www.TRUECommercial.com)

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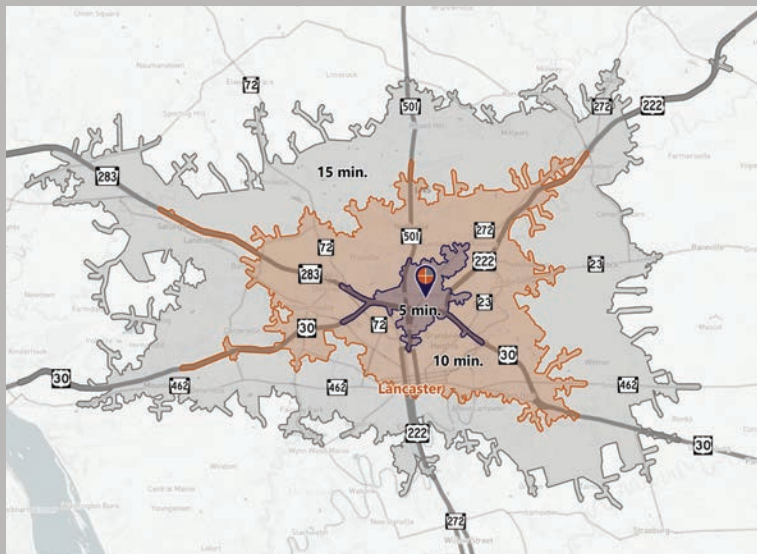


# CLASS A PROFESSIONAL OFFICE SPACE

## DEMOGRAPHICS

Variable	1755 Oregon Pike Lancaster, PA 17601		
Travel Distance from Site	5 minutes	10 minutes	15 minutes
Total Population	9,293	87,892	211,459
Population Density (Pop per Sq. Mile)	2,619.5	2,450.1	1,837.4
Total Daytime Population	13,323	124,290	237,726
Total Households	3,751	34,757	81,291
Per Capita Income	\$40,739	\$38,972	\$38,546
Average Household Income	\$101,411	\$97,714	\$99,659
Average Disposable Income	\$77,654	\$73,778	\$75,236
Aggregate Disposable Income	\$291,279,199	\$2,564,311,283	\$6,116,007,005
Total (SIC01-99) Businesses	916	5,458	9,852
Total (SIC01-99) Employees	11,356	95,538	156,938
Total (SIC01-99) Sales (\$000)	\$1,564,842	\$13,786,430	\$28,501,137
Annual Budget Expenditures	\$326,114,397	\$2,914,527,103	\$6,923,272,940
Retail Goods	\$98,486,983	\$865,102,157	\$2,070,522,261

## Travel Distance from Site



## PROPERTY & MARKET OVERVIEW

Eden Park Professional Center at 1755 Oregon Pike, Manheim Township, is well-positioned along Oregon Pike/Route 272 just off the on/off ramps of US Route 30 and US Route 222, less than a mile from Route 283. The 2,838 +/- SF space is located on the second floor with elevator access to the space and ample on-site parking. The interior space is well laid out with a reception desk, multiple conference/training rooms, several private offices, a kitchenette and open bullpen area. Suitable for both professional services and medical office use.

Many nearby amenities and quick access to both downtown Lancaster and surrounding communities provide additional value to this professional office building. Other neighboring businesses within the building include: Behavioral Healthcare Consultants, Dr. John M. Schmidt, DMD, and Teacher Benefits Strategies.

## PROPERTY DETAILS

- Total Building Size:.....22,210 +/- SF
- Available Space:.....2,838 +/- SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....B-1
- Land/Lot Size:.....0.14 Acres
- Date Available:.....Immediately
- Parking:.....On-Site, Paved, Shared
- Year Built:.....1986
- Roof Type:.....Shingle
- Construction:.....Masonry
- Heating:.....Forced Air
- Cooling:.....Central Air
- Electric:.....Tenants Expense
- Water:.....Public
- Sewer:.....Public
- Elevator:.....Yes

## TRAFFIC COUNTS

- Oregon Pike/Route 272:.....17,312 VPD
- Eden Road:.....5,351 VPD
- Route 30:.....133,646 VPD

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# ESTABLISHED REGIONAL AREA MAP

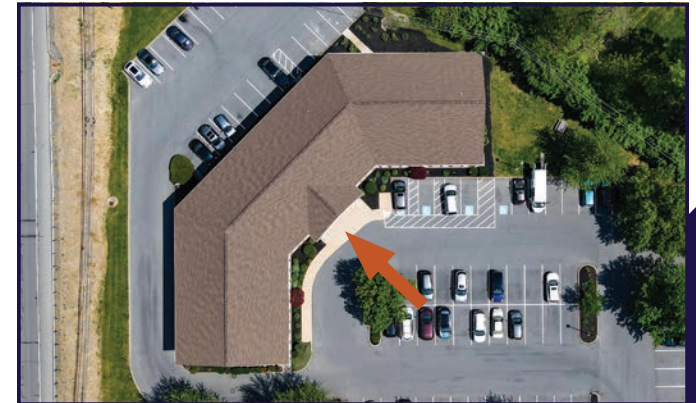


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# FLOOR PLAN | SUITE 203



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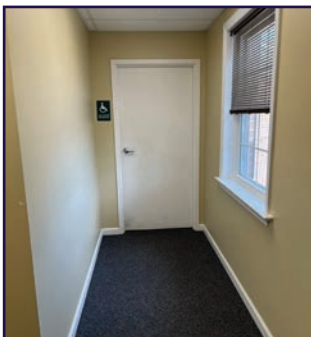
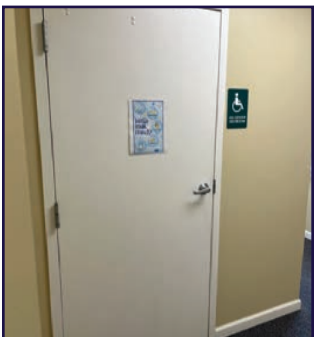
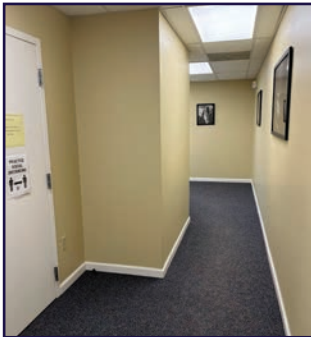
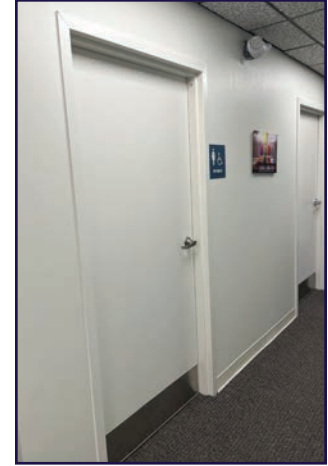
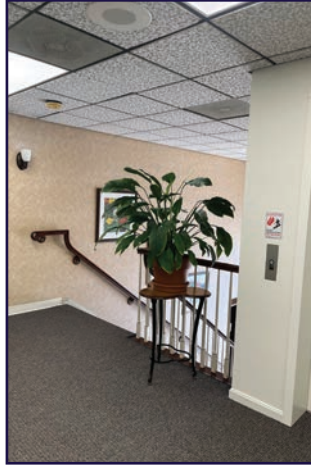
# INTERIOR PHOTOS | SUITE 203



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# INTERIOR & EXTERIOR PHOTOS | COMMON AREAS



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# AERIAL DRONE PHOTO



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