# For Lease





## 350 EAST MAIN ST. MOUNTVILLE, PA 17554

Jeff Kurtz, CCIM jkurtz@high.net 717-293-4554 Bree Robinson brobinson@high.net 717-209-4089

#### Retail/Flex Property



350 East Main St. Mountville, PA 17554

Available Square Feet 2,250 Lease Price \$8.95 NNN

#### **Description**

This showroom space is located directly on Columbia Ave. Its great location offers exposure to over 11,000+ cars a day. Formerly used as a contractor's space, this would be a great fit for a similar use with a warehouse space already attached. Due to its high visibility, this would also be an ideal retail store. Many uses are permitted in their commercial zoning. The landlord will deliver with new paint and some renovations. Or, the space can be taken as-is to be designed specifically to the tenant needs.

#### **BUILDING INFORMATION**

Total Square Feet	2,250	Electric	200 Amps
Lease Rate	\$8.95 NNN	Signage	Large road-facing signage
Office Square Feet	2,000	Traffic Counts	11,000/day
Warehouse Square Feet	250	Storage	Garage area with overhead door
Annual CAM	\$2.67 PSF	Co-Tenants	2
HVAC	Electric, Central Air	Zoning	Commercial
Restrooms	Shared -	Municipality	Mountville Boro
Lighting	Fluorescent/Recess		



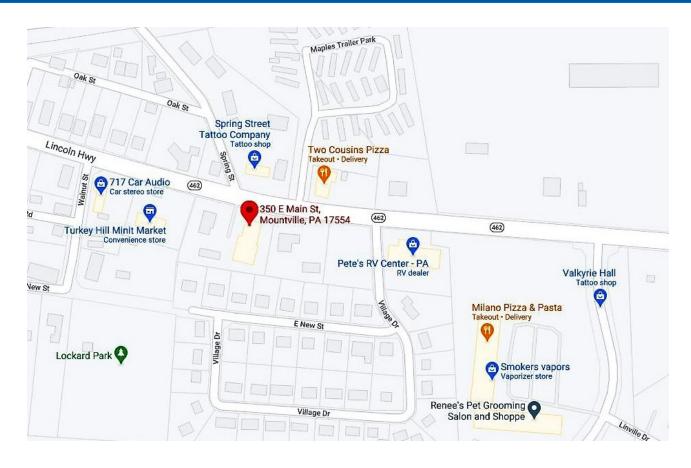












#### 2020 ESRI Data

Population	1 MILE – 12,301 3 MILES – 29,798 5 MILES – 74,640	
Average HHI	1 MILE – \$83,657 3 MILES – \$92,186 5 MILES – \$100,780	
Households	1 MILE – 5,212 3 MILES – 11,759 5 MILES – 29,255	





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#### 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.

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1853 William Penn Way Lancaster, PA 17601 717.291.2284 717.293.4488 Fax 1.800.638.4414 5000 Ritter Road, Suite 201 Mechanicsburg, PA 17055 717.697.2422 717.697.0870 Fax 1.800.213.0094 525 Highlands Boulevard, Suite 107 Coatesville, PA 19320 610.380.8437 610.380.0583 Fax

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