

# For Lease

**HIGH ASSOCIATES L.T.D.**  
An Affiliate of High Real Estate Group LLC  
Industrial/Commercial Realtors



**350 EAST MAIN ST.  
MOUNTVILLE, PA 17554**

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For Lease

350 East Main St.  
Mountville, PA 17554

**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**

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

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**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





*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.**



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