

FOR LEASE

1 South Charlotte Street



MANHEIM, PA 17545

GREAT CURB APPEAL

**WALKABILITY THROUGHOUT
DOWNTOWN**

**PLANS TO BE FULLY REMODELED,
ALLOWING FLEXIBILITY FOR
FUTURE TENANTS**

F. JEFFREY KURTZ, CCIM

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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:	\$12.00 SF/yr (NNN)
County:	Lancaster
Municipality:	Manheim Boro
Available SF:	500 - 3,500 SF

PROPERTY OVERVIEW

This historic and soon to be remodeled building, also known as The Washington House, allows flexibility to curate a space that best fits your various retail, office, or professional uses. The space also provides opportunity for outdoor seating and increased curb appeal. The space is still raw, allowing the Tenant to specify the buildout to their needs. Spaces range from 500 to close to 3,500 SF and allow opportunity to select a size that fits your needs. There is off street parking available directly in front of the space.

OFFERING SUMMARY

HVAC:	Heat Pump
Parking:	On Street and Parking Lot
Water:	Public
Sewer:	Public
Zoning:	CBD Zone

Gas	Gas
Location:	Downtown Manheim

ADDITIONAL COMMENTS

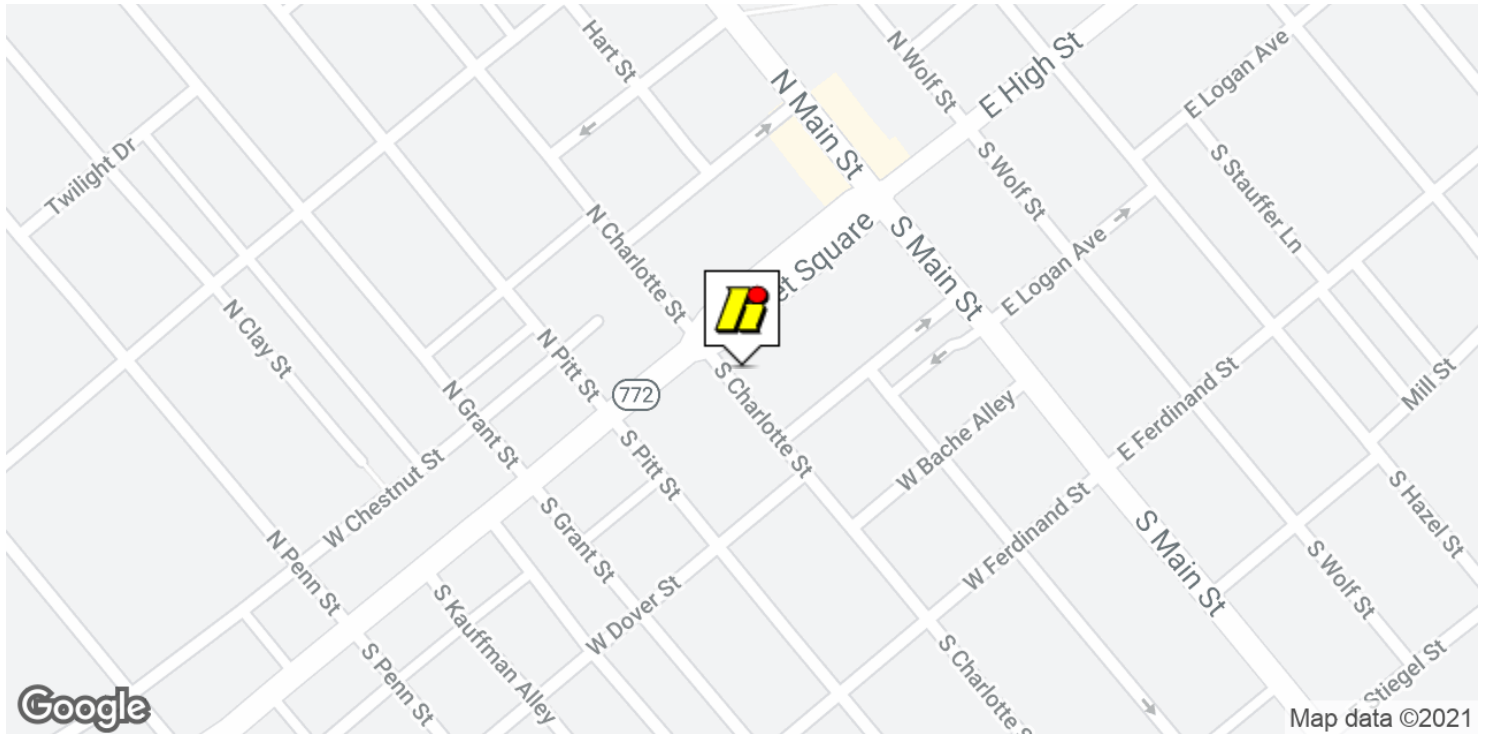
Great walkability throughout downtown/Main St Manheim and all the shops that has to offer.



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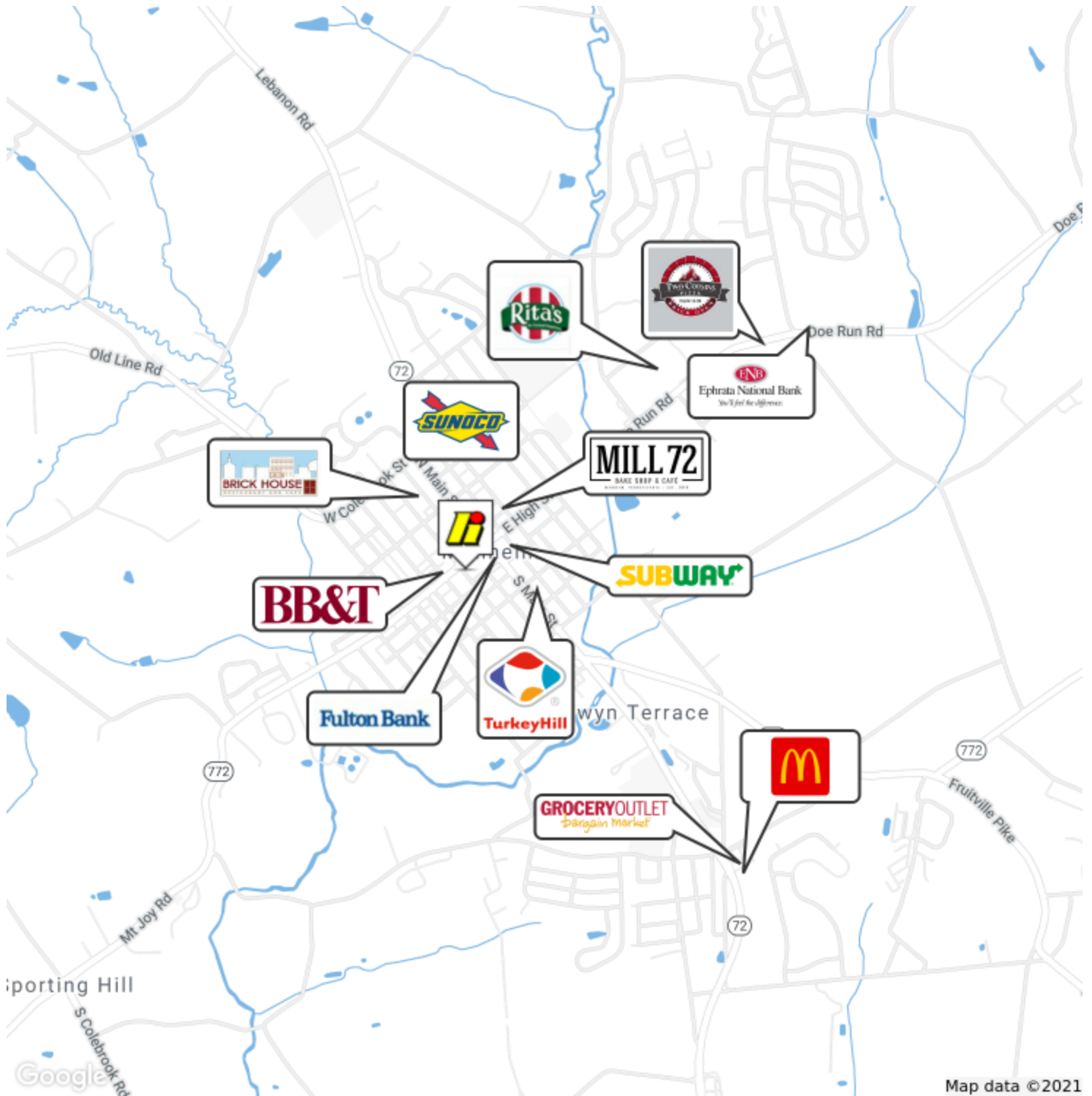
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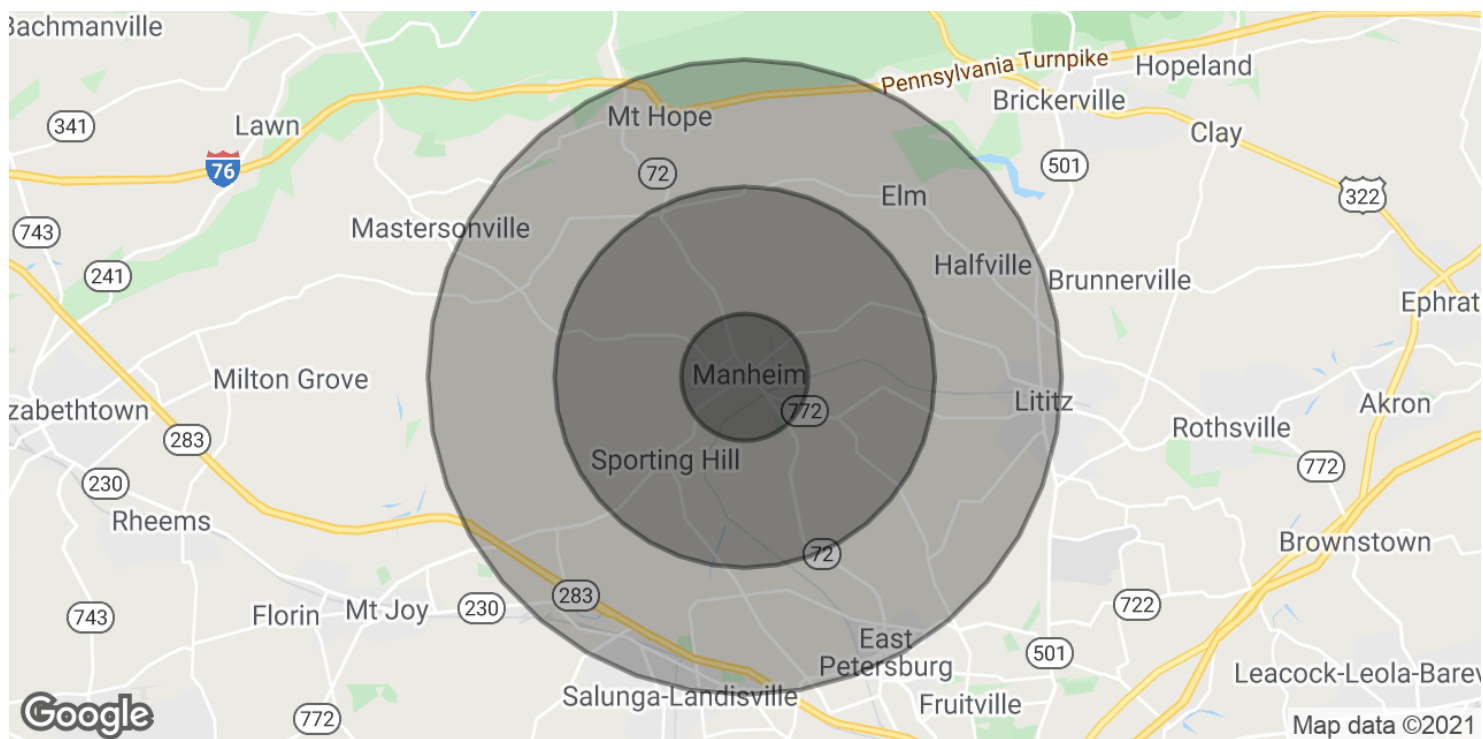
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,550	13,490	33,768
Average age	38.5	40.1	40.6
Average age (Male)	35.4	38.4	39.2
Average age (Female)	41.8	41.8	42.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,595	5,281	12,892
# of persons per HH	2.5	2.6	2.6
Average HH income	\$60,653	\$62,443	\$75,028
Average house value	\$159,980	\$162,526	\$221,707

* Demographic data derived from 2010 US Census

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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.

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