

FOR LEASE

1286 Reading Road



DENVER, PA 17517

BUILD TO SUIT TO LEASE

RETAIL OR COMMERCIAL BUSINESS

GROUND LEASE

F. JEFFREY KURTZ, CCIM

717.293.4554

jkurtz@high.net

**HIGH ASSOCIATES LTD.** • 1853 WILLIAM PENN WAY • LANCASTER, PA 17601 • 717.293.4477 • HIGHASSOCIATES.COM

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## LEASE INFORMATION

Available SF:	2.4 Acres
Lease Rate:	\$40,000 per year
County:	Lancaster
Municipality:	Brecknock

## PROPERTY OVERVIEW

Terrific pad site in growing commercial neighborhood location. Available as a ground lease or a build-to-suit-to-lease. Looking for a restaurant, bank, convenient store, general merchandise user. Owner will deliver pad ready site on a ground lease.

## OFFERING SUMMARY

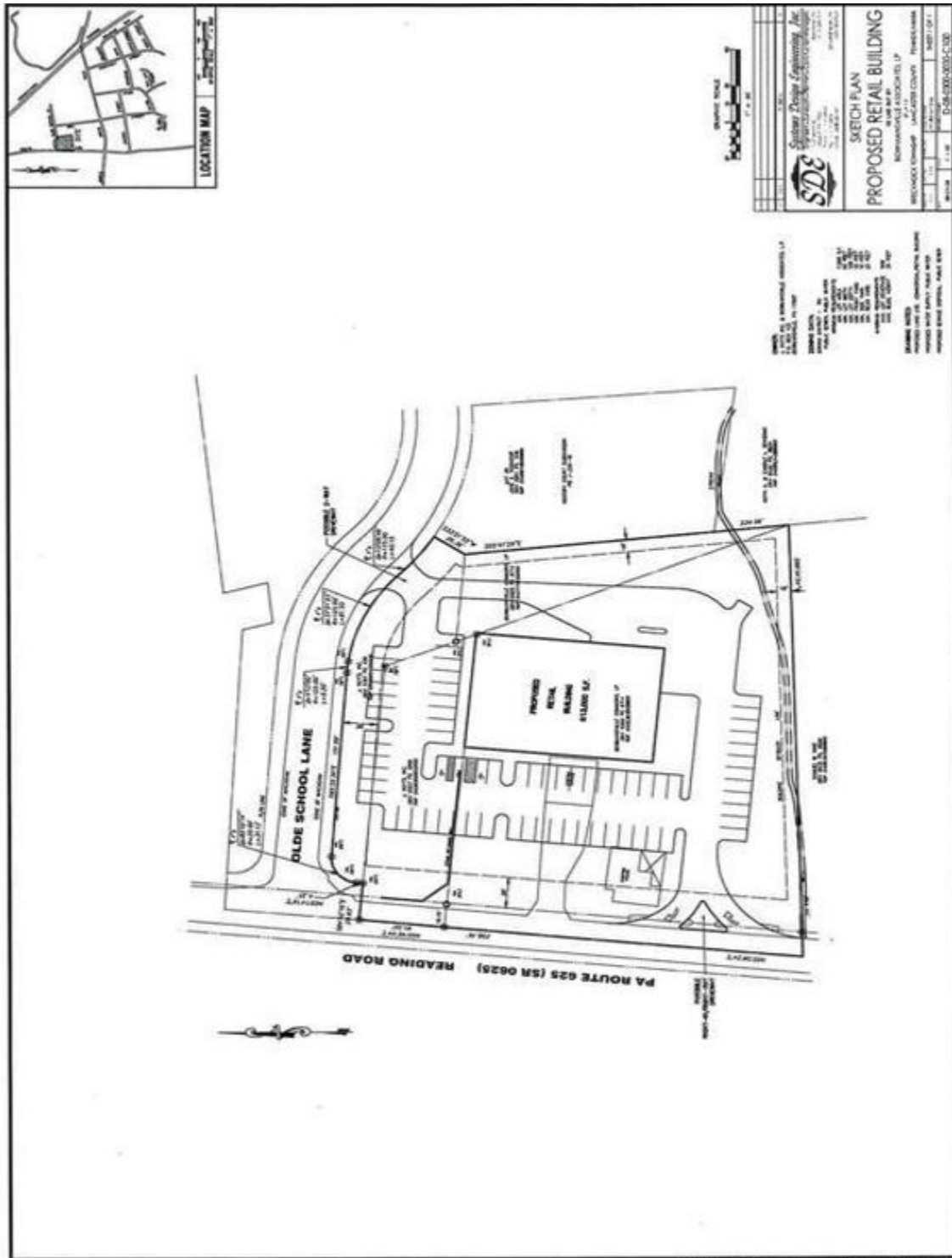
Water:	Public
Sewer:	Public
Zoning:	Neighborhood Commercial



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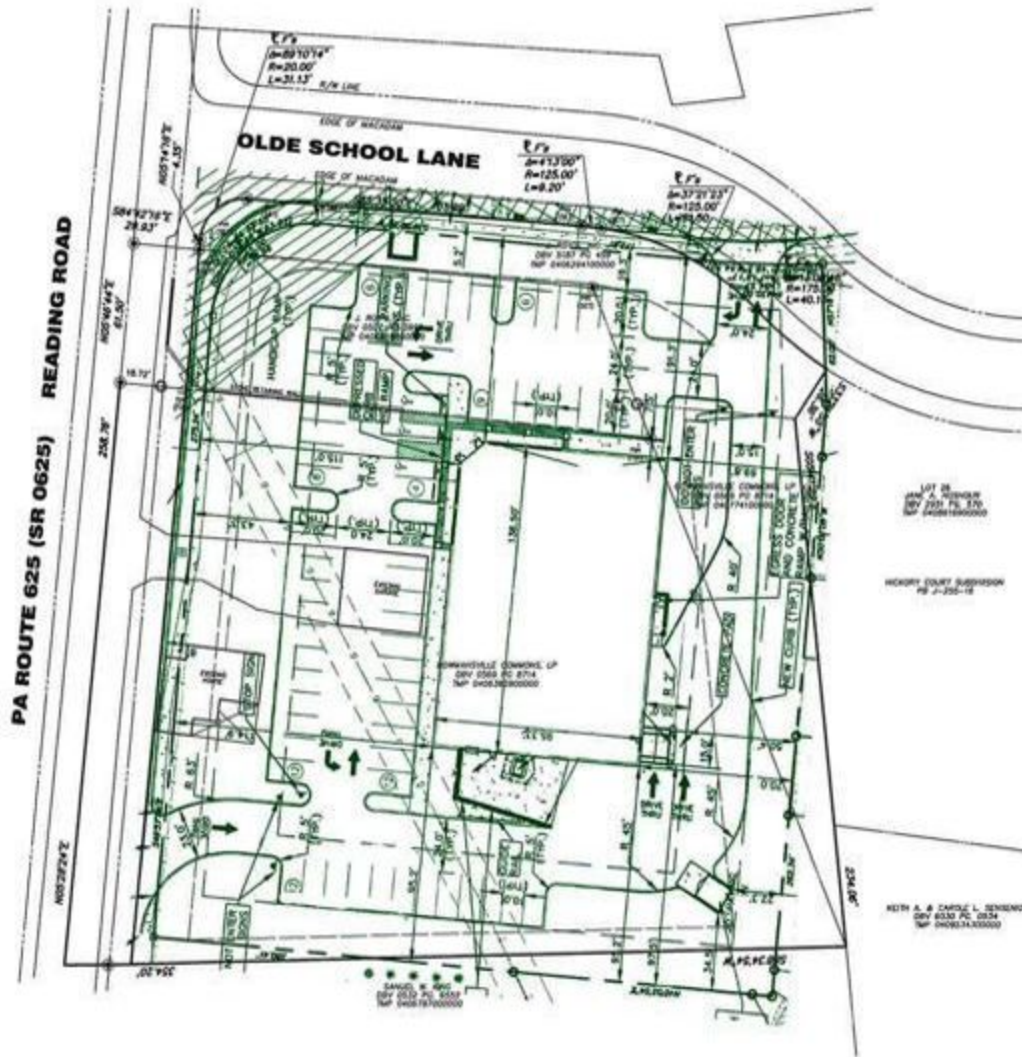
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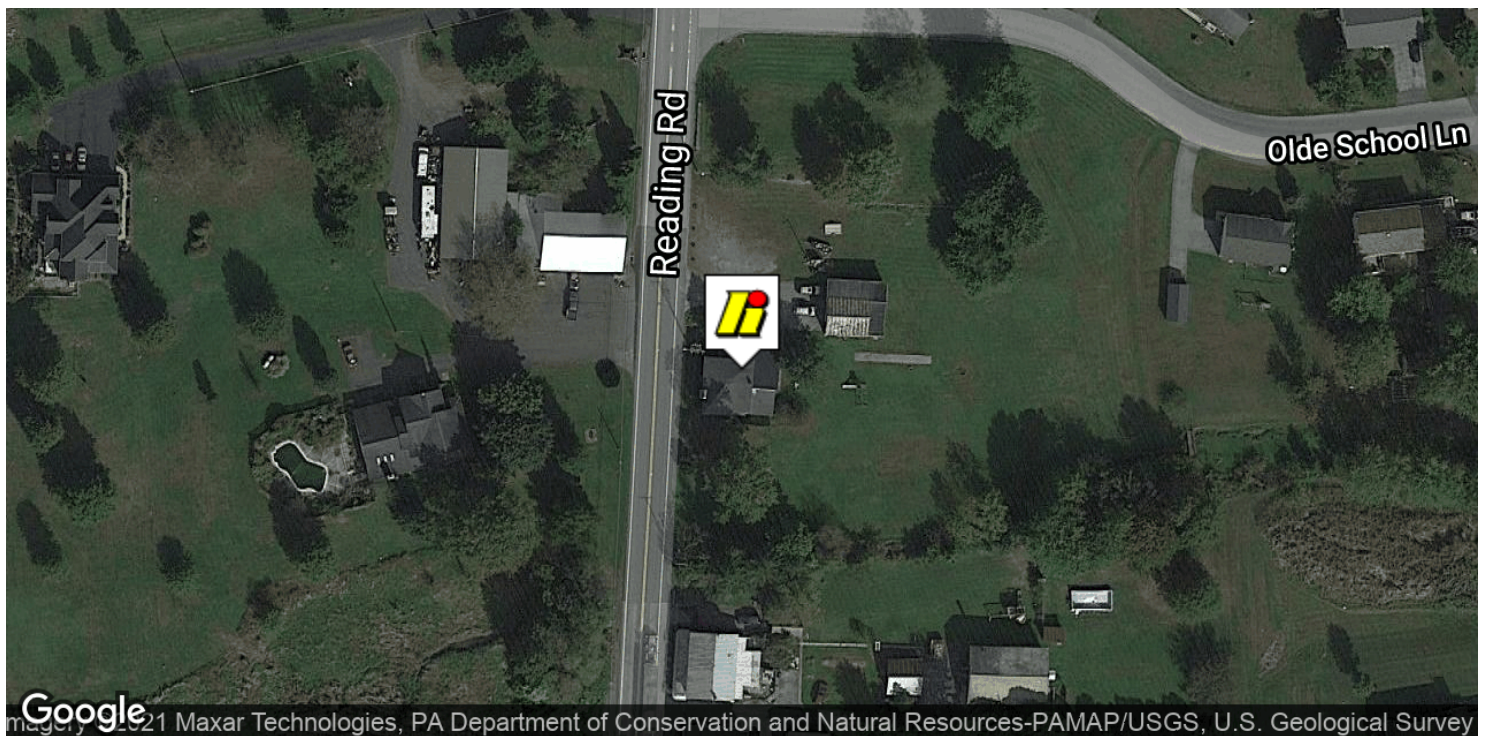
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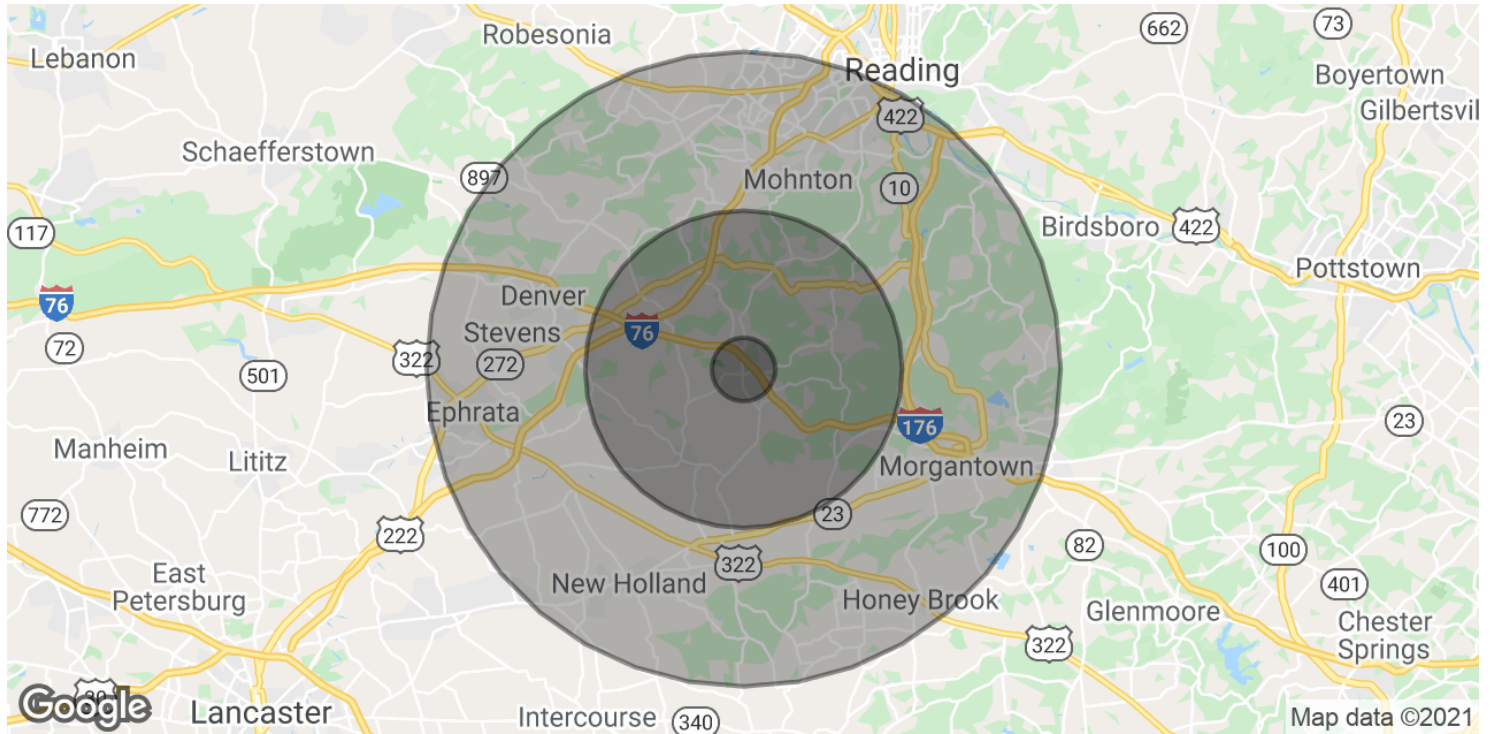
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,714	44,718	148,674
Average age	42.4	38.8	38.8
Average age (Male)	42.6	36.7	37.1
Average age (Female)	41.4	40.3	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	622	16,961	54,685
# of persons per HH	2.8	2.6	2.7
Average HH income	\$66,054	\$63,333	\$69,135
Average house value		\$183,048	\$216,135

\* 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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