

1261 Lititz Pike  
Lancaster, PA 17601



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LANCASTER, PA 17601**

Ruth M. Devenney, CCIM,SIOR  
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Bree Robinson  
717.293.4089  
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For Sale

1261 Lititz Pike  
Lancaster, PA 17601

► *Office Space*



**Available Square Feet**

984 SF

**Lease Rate**

\$12.50 NNN PSF

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**Description**

First floor office space with private offices, restroom, high-end features, lots of natural light, and off-street parking. Ideal for a smaller professional firm. Located directly on Lititz Pike, minutes from Downtown Lancaster.

**BUILDING INFORMATION**

<b>Total Square Feet</b>	984 SF	<b>Flooring</b>	Hardwood and Carpet
<b>Lease Rate</b>	\$12.50 NNN PSF	<b>Parking</b>	5 spaces – three on street, two off street
<b>Annual CAM</b>	\$3.91 PSF	<b>Water</b>	Public
<b>HVAC</b>	Central Air	<b>Sewer</b>	Public
<b>Construction Type</b>	Wood Frame with Brick Exterior	<b>Zoning</b>	B-1
<b>Sprinklers</b>	No	<b>Municipality</b>	Manheim Township
<b>Lighting</b>	Fluorescent	<b>County</b>	Lancaster
<b>Electric</b>	200-amp service		

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### 2020 ESRI Data

#### Population

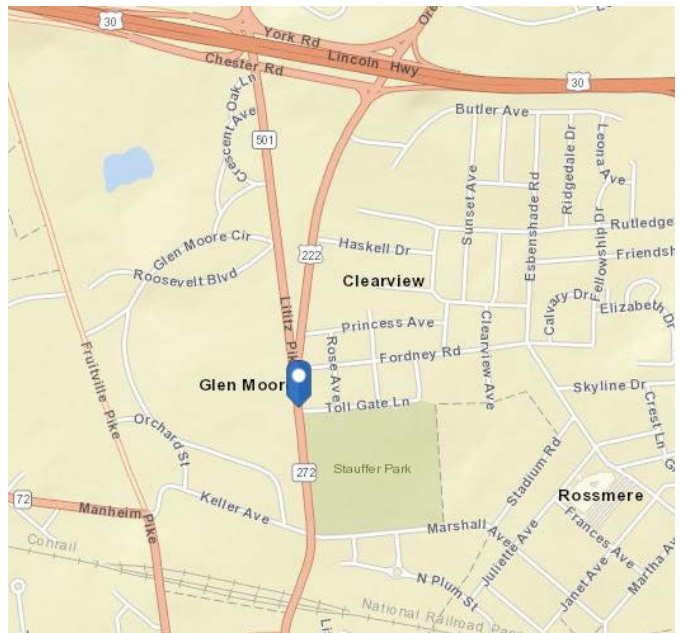
1 MILE – 14,428  
3 MILES – 112,270  
5 MILES – 181,638

#### Average HHI

1 MILE – \$73,132  
3 MILES – \$73,760  
5 MILES – \$83,984

#### Households

1 MILE – 5,620  
3 MILES – 43,410  
5 MILES – 70,887





*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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