

FOR LEASE

1469 Lancaster Road



MANHEIM, PA 17545

**FULLY IMPROVED AND  
OPERATIONAL COMMERCIAL  
KITCHEN**

**BANQUET SPACE**

**PRIVATE DINING AREA**

**COVERED ENTRY**

**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:	8,439 SF
Lease Rate:	\$15.00 SF/yr Plus Utilities
County:	Lancaster
Municipality:	Penn Township

#### PROPERTY OVERVIEW

Former restaurant available in Manheim, PA right on Route 72 (Lancaster Ave) in the area of Kreider Farms, Manheim Auto Auction and PA Classics Soccer Park. Included in the space are a fully improved and operational commercial kitchen, four banquet room/dining areas, lobby, and reception area. The space totals 8,349 SF but the Landlord may subdivide for the right Tenant and a long term commitment.

#### OFFERING SUMMARY

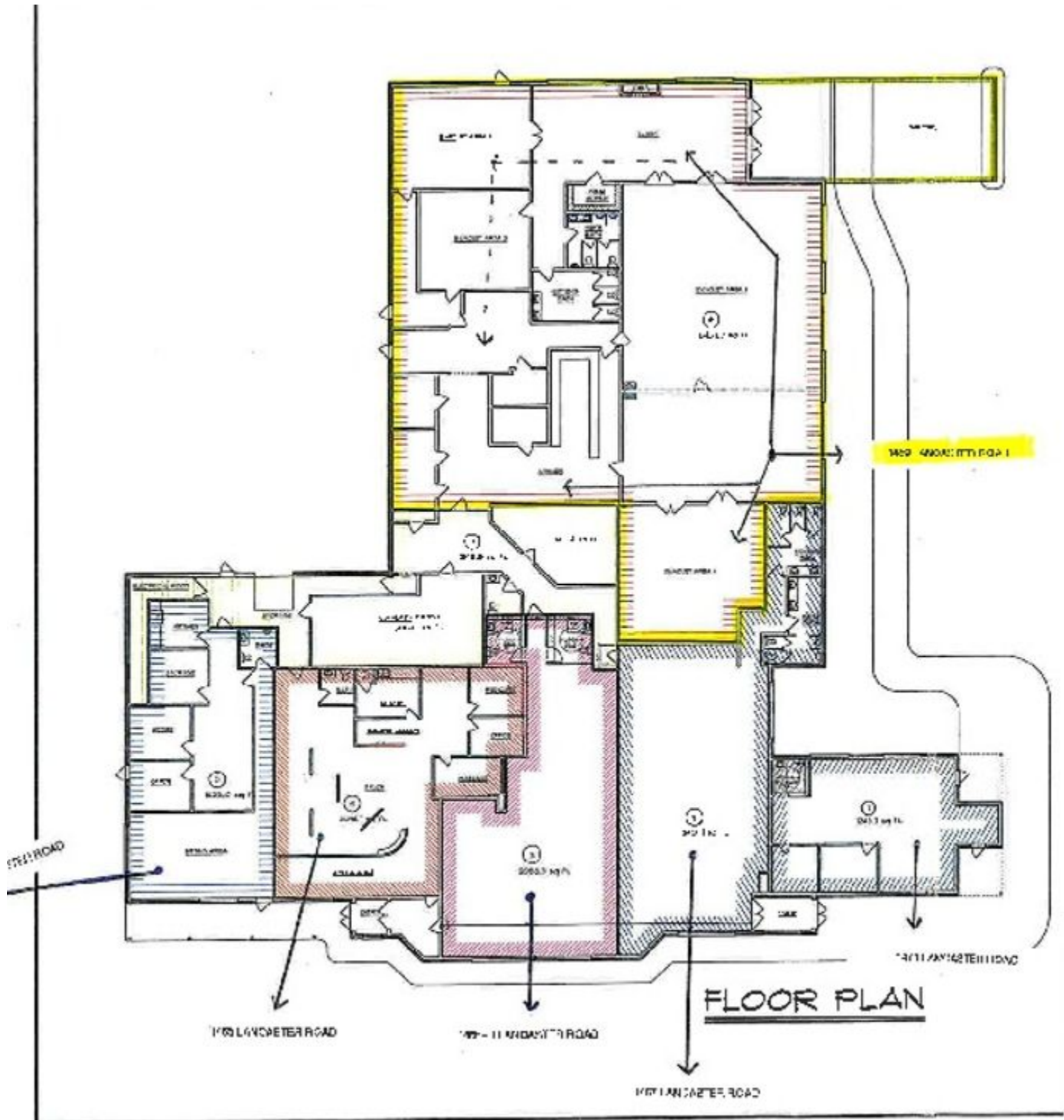
HVAC:	Heat Pump	Lighting:	Fluorescent
Sprinklers:	No	Signage:	On Pylon
Parking:	Parking Lot	Traffic Counts:	11,000 ADT
Water:	Well		
Sewer:	On Site		
Zoning:	Commercial TND		
Electric/Gas:	Propane		



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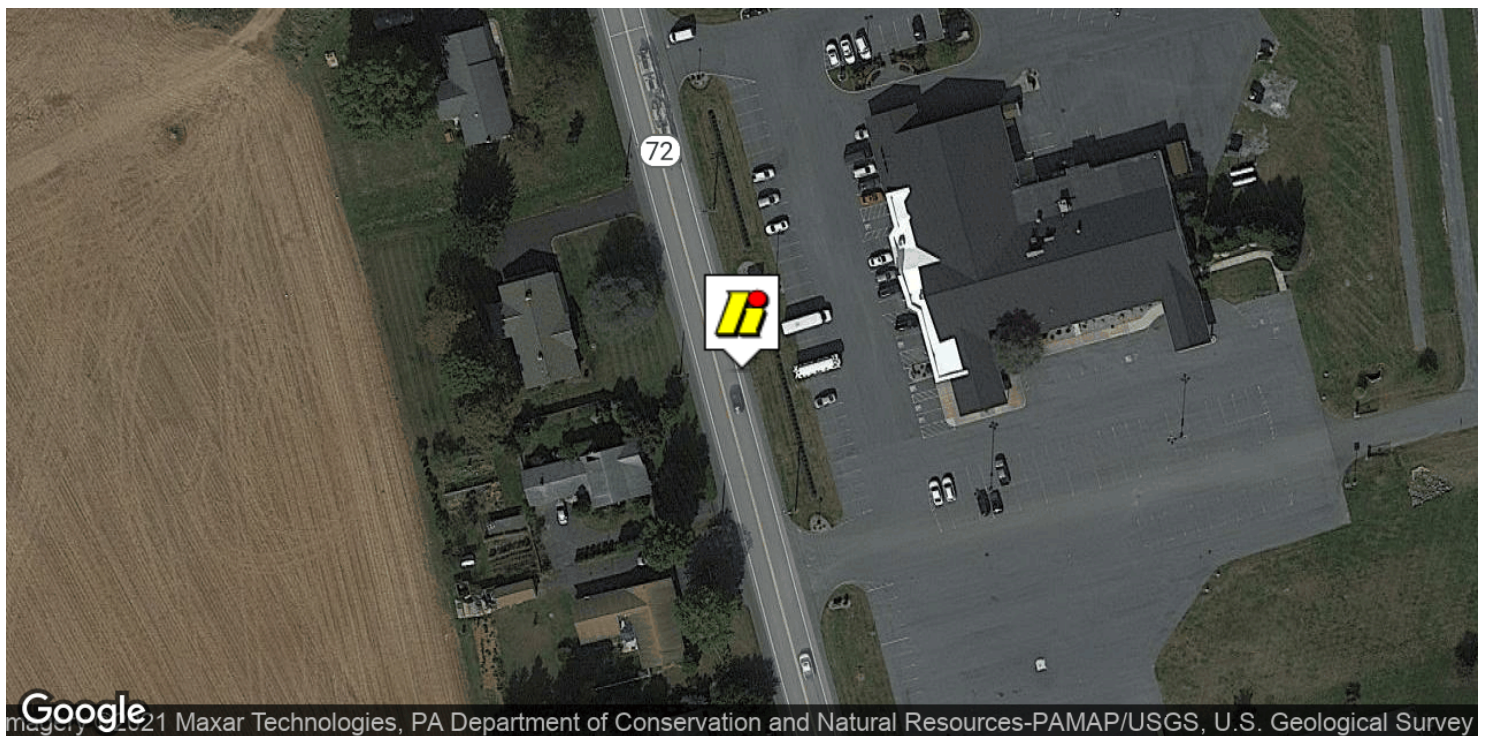
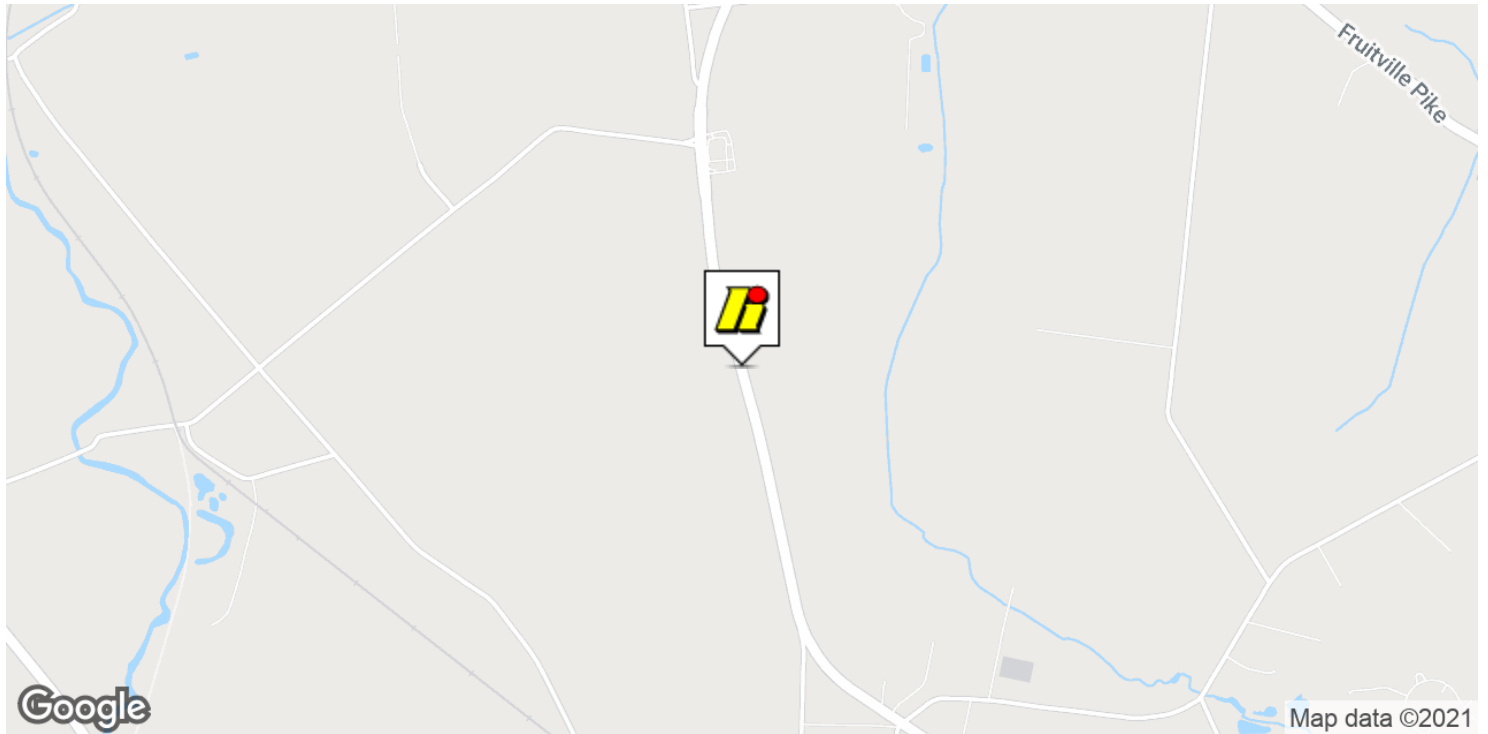
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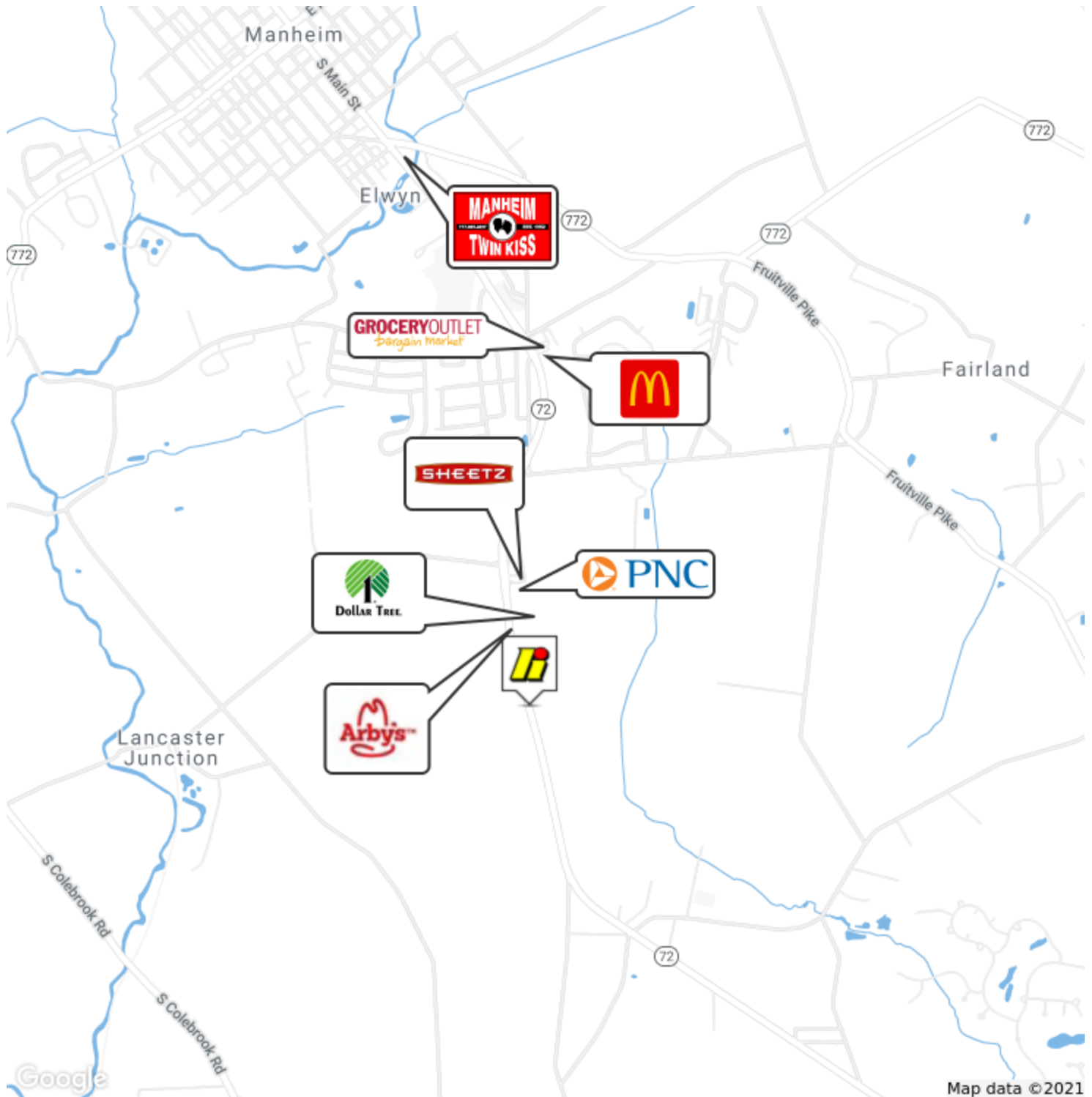
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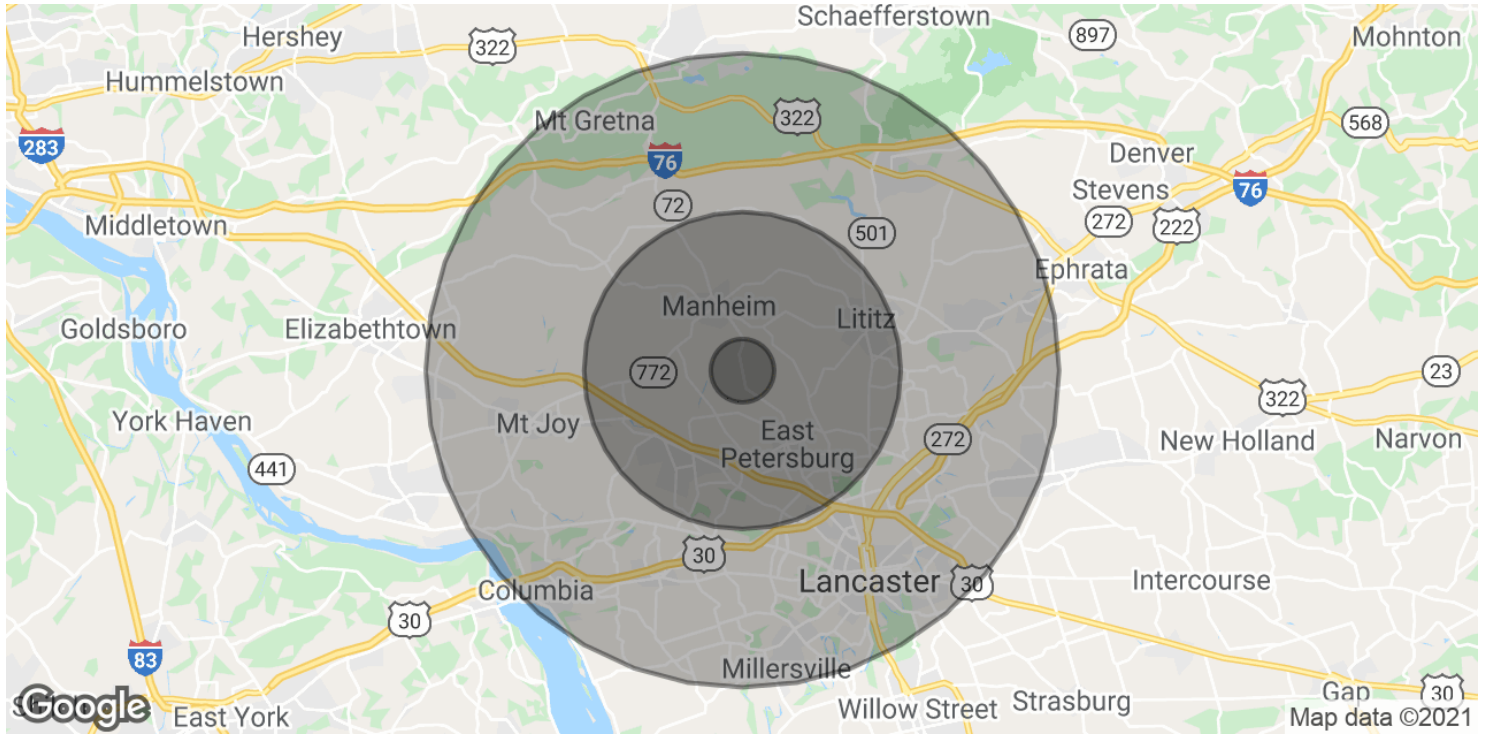
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,102	61,931	319,175
Average age	41.0	41.1	38.5
Average age (Male)	39.3	39.7	37.2
Average age (Female)	42.9	42.5	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	421	24,153	124,132
# of persons per HH	2.6	2.6	2.6
Average HH income	\$67,202	\$86,582	\$68,862
Average house value	\$213,256	\$268,960	\$212,271

\* 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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