

# LAND FOR LEASE

## ± 1.0 Acre

600 Old Hickory Rd, Lancaster, Pennsylvania 17601



<b>LEASE RATE:</b>	\$125,000/year NNN			
<b>SITE SIZE:</b>	± 1.0 Acres			
<b>MUNICIPALITY:</b>	Manheim Township, Lancaster County			
<b>TAXES:</b>	TBD			
<b>ZONING:</b>	<b>(B-2) Business with (D-C) Corridor Overlay</b> - Permitted uses include retail sales, banks, convenience stores, professional offices, medical/dental, and personal services.			
<b>WATER/SEWER:</b>	Public			
<b>TRAFFIC COUNT:</b>	± 18,000 Vehicles Per Day (Oregon Pike)			
<b>DEMOGRAPHICS:</b>	<b>1 Mile</b>	<b>2 Mile</b>	<b>3 Mile</b>	
	<b>Population</b>	6,159	24,680	49,415
	<b>Daytime Population</b>	2,522	13,147	43,120
	<b>Households</b>	2,475	10,055	19,335
	<b>Median Income</b>	\$61,312	\$65,272	\$59,496

**Daniel A. Berger, CCIM, SIOR**

**Daniel Berger, Jr.**



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