

# 2205 OREGON PIKE

Lancaster, PA | 17601

± 4,435 SF OFFICE AVAILABLE | FOR SALE



## PROPERTY OVERVIEW

Great opportunity to own a well maintained Investment Property in Manheim Township. Total building SF is 4,435 SF +/- . Sale \$595,000 . Currently used as office space. 775 SF of office space is also available on the 2nd floor. \$10.95 PSF gross rate including NNN. Zoned Commercial Office/Retail. This great opportunity is surrounded with other well established businesses and has ample parking

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

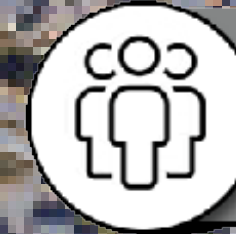
**TOM TROCCOLI**  
717-390-9858  
www.bennettwilliams.com

**Bennett WILLIAMS**  
COMMERCIAL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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## POPULATION

292,787



## EMPLOYEES

181,511



## HH INCOME

\$89,294



## HOUSEHOLDS

116,032



## TRAFFIC COUNTS

OREGON PIKE  
17,970 VPD

20 MINUTE DRIVE TIME DEMOGRAPHICS

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