

FOR LEASE



±2,845 SF
OFFICE SPACE

951 Rohrerstown Rd, Suite 202, Lancaster, PA 17603
East Hempfield Township, Lancaster County

- Lease Rate: \$2,252/month + CAM, electric
- Two (2) private offices, one (1) executive office, conference room, private restroom, and open work area
- Ample parking
- Great signage opportunities with exposure to over 20,000 vehicles per day
- Well located right off the Route 30 exit at Rohrerstown Road (Rt 741), less than 1/2 mile from Lancaster General Health Health Campus

Demographics	5 Minutes	10 Minutes	15 Minutes
Daytime Population	16,575	89,258	149,478
Avg. HH Income	\$96,678	\$82,851	\$78,378
# of Households	5,076	43,211	91,077

**FOR MORE
INFORMATION
PLEASE
CONTACT**

John Thiry, CCIM
Broker of Record
717 292 8400
jthiry@thirycommercial.com

THIRY
COMMERCIAL

SPECIFICATIONS

SITE DATA

County	Lancaster
Township	East Hempfield Township
Zoning	RCC Regional Commerce Center Zone
Parking	100+ Vehicle Spaces; Shared
Utilities	Public Water & Sewer; Electric (PP&L)
Tax ID#	290-89082-0-0000

BUILDING DATA

Unit Area	±2,845 SF
Floor Level	Second Floor
Year Built	1985
Construction type	Masonry
Roof	Flat; Rubber
Ceiling Height	9 Ft
HVAC	Electric Heat Pump; Central Air
Electric	200 Amps

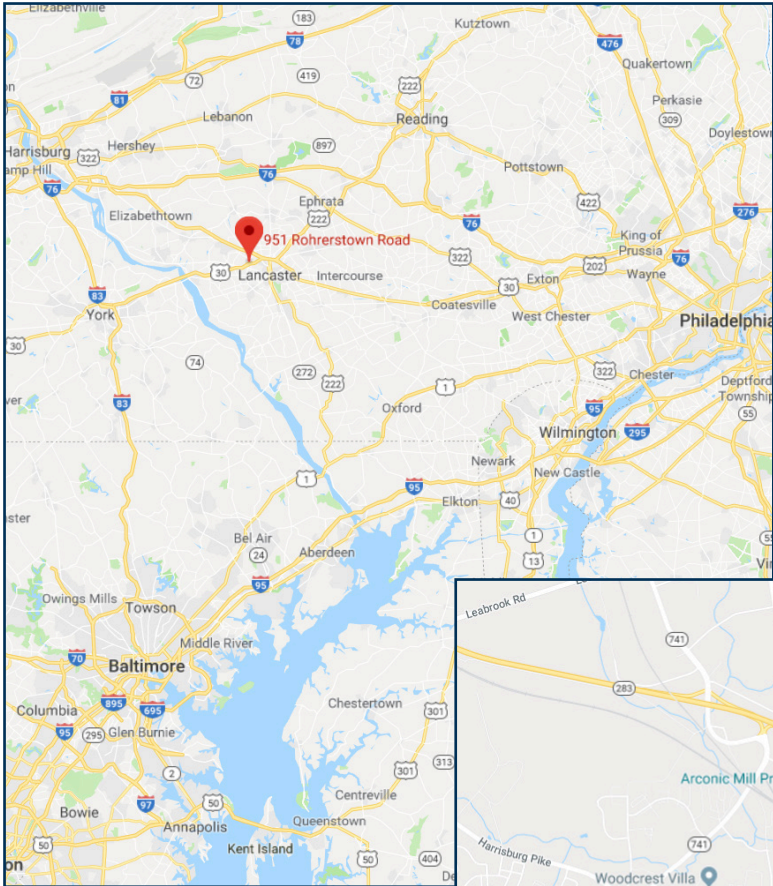
LEASE RATE

\$2,252/month + CAM (currently estimated \$633.25/month) + Electric (separately metered)

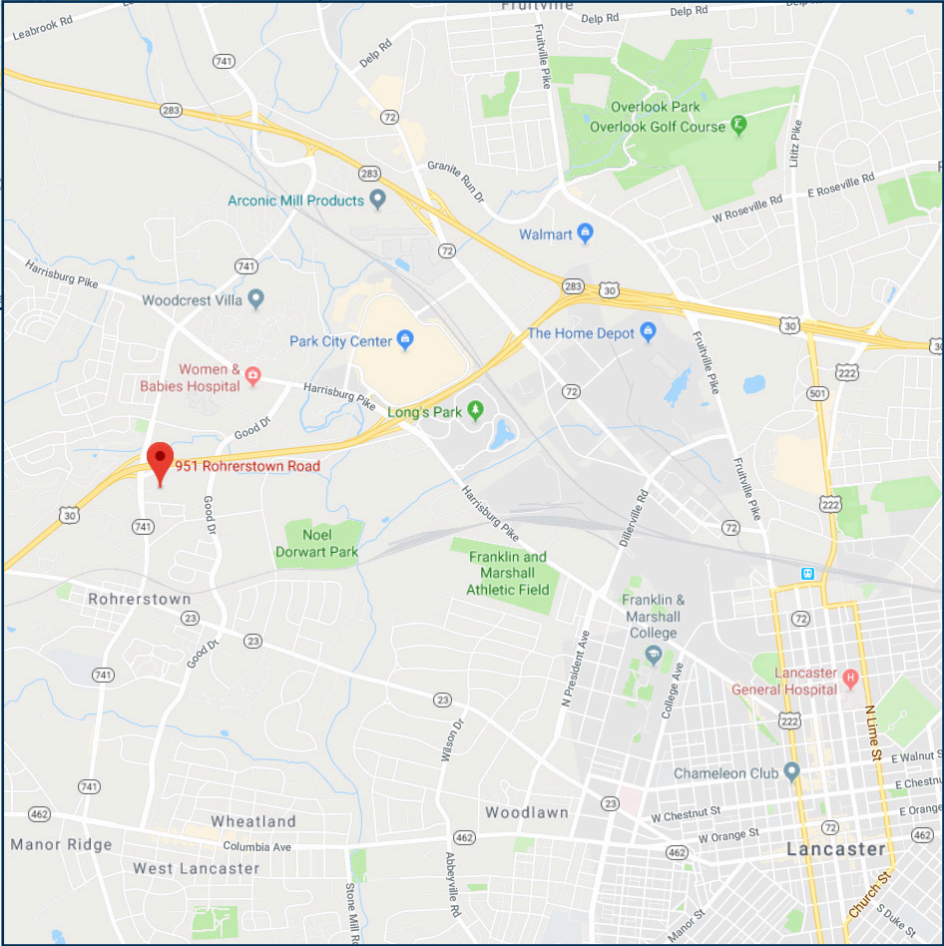


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THIRY
COMMERCIAL

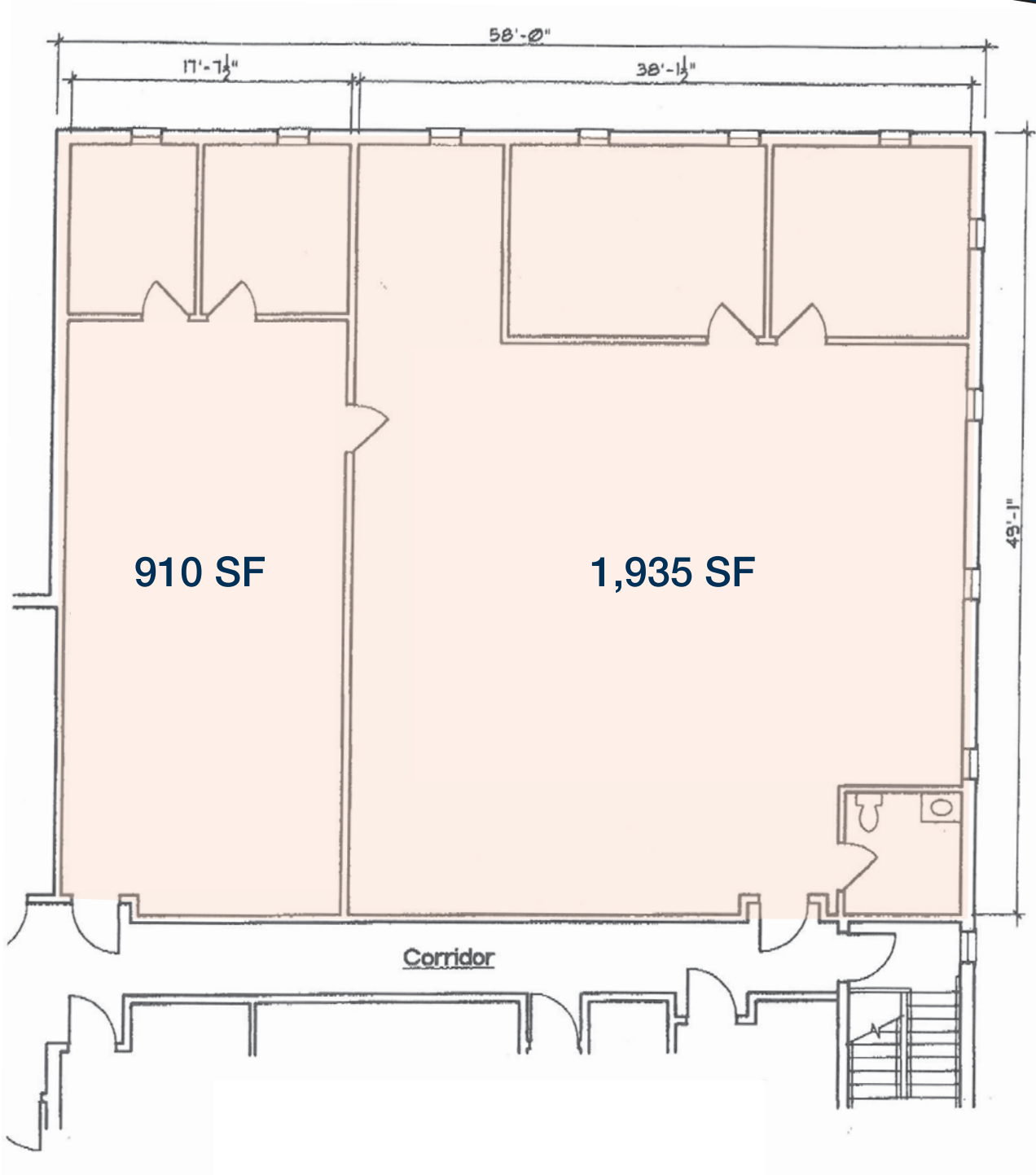


REGIONAL MAP



LOCAL MAP

FLOOR PLAN







Rohrerstown Professional Center

DEMOGRAPHICS

5 Minute Drivetime

KEY FACTS

11,779

Population



5,076

Households

44.3

Median Age

\$55,936

Median Disposable Income

INCOME



\$68,291

Median Household Income



\$42,616

Per Capita Income



\$156,136

Median Net Worth

BUSINESS



1,017

Total Businesses



16,575

Total Employees

EMPLOYMENT



71%

White Collar



18%

Blue Collar



12%

Services

3.1%

Unemployment Rate

EDUCATION

5%

No High School Diploma



25%

High School Graduate



23%

Some College



46%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,596

Apparel & Services



\$211

Computers & Hardware



\$4,220

Eating Out



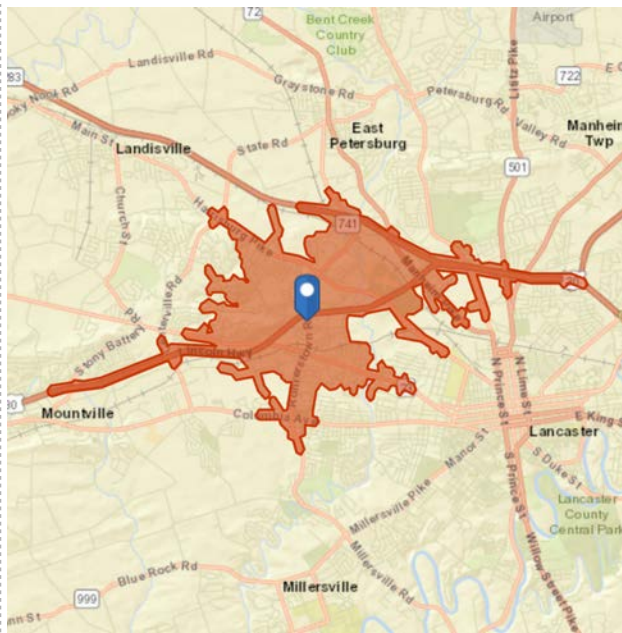
\$5,906

Groceries



\$6,501

Health Care



Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: <\$15,000 (4.8%)

Indicator	Value	Difference	
<\$15,000	4.8%	-2.9%	
\$15,000 - \$24,999	8.4%	+0.1%	
\$25,000 - \$34,999	7.3%	-1.5%	
\$35,000 - \$49,999	13.5%	-0.1%	
\$50,000 - \$74,999	20.0%	-1.0%	
\$75,000 - \$99,999	10.5%	-4.0%	
\$100,000 - \$149,999	17.9%	+2.3%	
\$150,000 - \$199,999	8.6%	+2.9%	
\$200,000+	9.0%	+4.3%	

Bars show deviation from Lancaster County

Rohrerstown Professional Center

DEMOGRAPHICS

10 Minute Drivetime

KEY FACTS

106,925

Population



43,211

Households

40.6

Median Age

\$50,219

Median Disposable Income

INCOME



\$61,179

Median Household Income



\$34,186

Per Capita Income



\$130,576

Median Net Worth

BUSINESS



5,248

Total Businesses



89,258

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

5.4%

Unemployment Rate

EDUCATION

9%

No High School Diploma



31%

High School Graduate



23%

Some College



37%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,180

Apparel & Services



\$175

Computers & Hardware



\$3,524

Eating Out



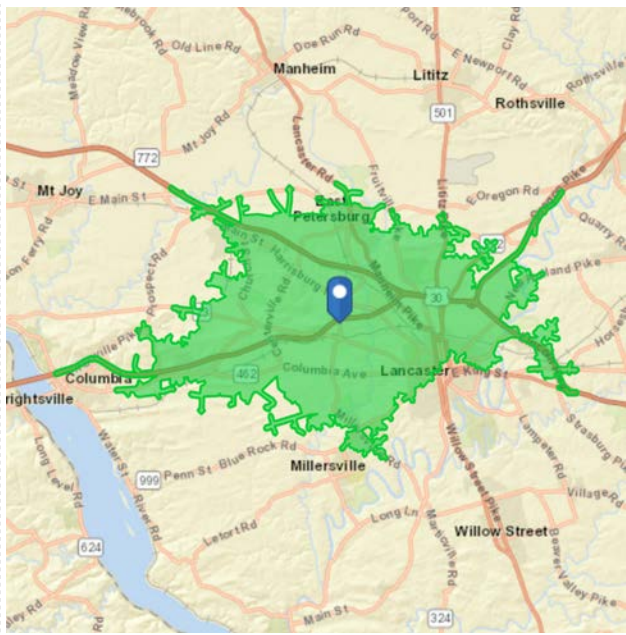
\$5,023

Groceries



\$5,714

Health Care



Households By Income

The largest group: \$50,000 - \$74,999 (19.3%)

The smallest group: \$200,000+ (5.9%)

Indicator	Value	Difference	
<\$15,000	8.1%	+0.4%	
\$15,000 - \$24,999	8.7%	+0.4%	
\$25,000 - \$34,999	8.9%	+0.1%	
\$35,000 - \$49,999	13.8%	+0.2%	
\$50,000 - \$74,999	19.3%	-1.7%	
\$75,000 - \$99,999	13.6%	-0.9%	
\$100,000 - \$149,999	15.6%	0	
\$150,000 - \$199,999	6.2%	+0.5%	
\$200,000+	5.9%	+1.2%	

Bars show deviation from Lancaster County

Rohrerstown Professional Center

DEMOGRAPHICS

15 Minute Drivetime

KEY FACTS

236,772

Population



91,077

Households

39.0

Median Age

\$47,704

Median Disposable Income

INCOME



\$58,461

Median Household Income



\$31,461

Per Capita Income



\$108,468

Median Net Worth

BUSINESS



9,276

Total Businesses



149,478

Total Employees

EMPLOYMENT



63%

White Collar



22%

Blue Collar



15%

Services

5.7%

Unemployment Rate

EDUCATION

12%

No High School Diploma



32%

High School Graduate



23%

Some College



33%

Bachelor's/Grad/Prof Degree

ANNUAL HOUSEHOLD SPENDING



\$2,100

Apparel & Services



\$168

Computers & Hardware



\$3,383

Eating Out



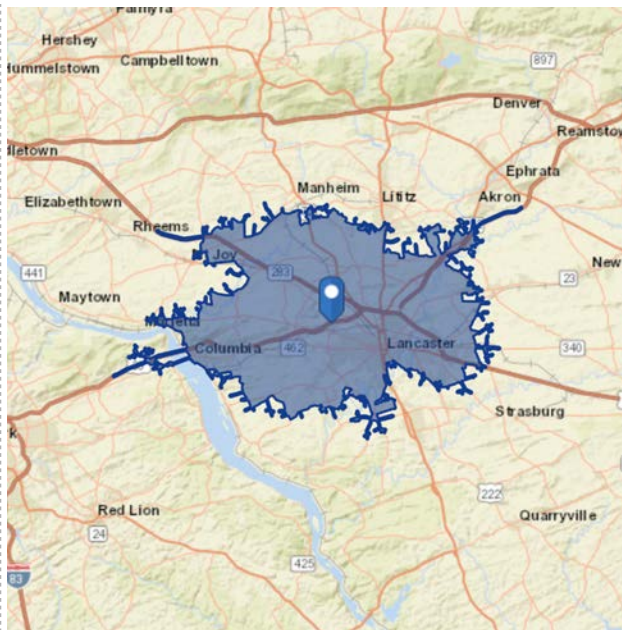
\$4,838

Groceries



\$5,451

Health Care



Households By Income

The largest group: \$50,000 - \$74,999 (19.6%)

The smallest group: \$200,000+ (5.3%)

Indicator	Value	Difference	
<\$15,000	9.5%	+1.8%	
\$15,000 - \$24,999	9.5%	+1.2%	
\$25,000 - \$34,999	9.2%	+0.4%	
\$35,000 - \$49,999	13.3%	-0.3%	
\$50,000 - \$74,999	19.6%	-1.4%	
\$75,000 - \$99,999	13.2%	-1.3%	
\$100,000 - \$149,999	14.7%	-0.9%	
\$150,000 - \$199,999	5.6%	-0.1%	
\$200,000+	5.3%	+0.6%	

Bars show deviation from Lancaster County