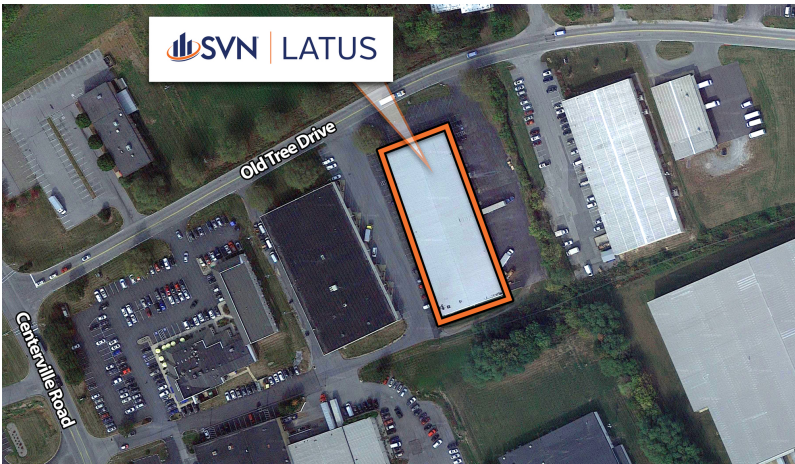




2969 OLD TREE DRIVE

2969 OLD TREE DRIVE
LANCASTER, PA 17603

Laura Martin, CCIM, CPM
Managing Director
717.737.2422 x1001
laura.martin@svn.com



OFFERING SUMMARY

Available SF:	3,000 SF
Lease Rate:	\$3,500.00 per month [MG]
Lot Size:	2.03 Acres
Building Size:	36,000 SF
Zoning:	I-2 General Industrial
Market:	Central Pennsylvania
Submarket:	Lancaster

PROPERTY OVERVIEW

3,000 SF office space available for lease. Available office space is situated among national and local retailers, with quick access to Route 30.

PROPERTY HIGHLIGHTS

- 3,000 SF office space
- Just off of Route 30
- Ample parking
- Potential for warehouse space if needed – ask listing agent for details

Retail Map



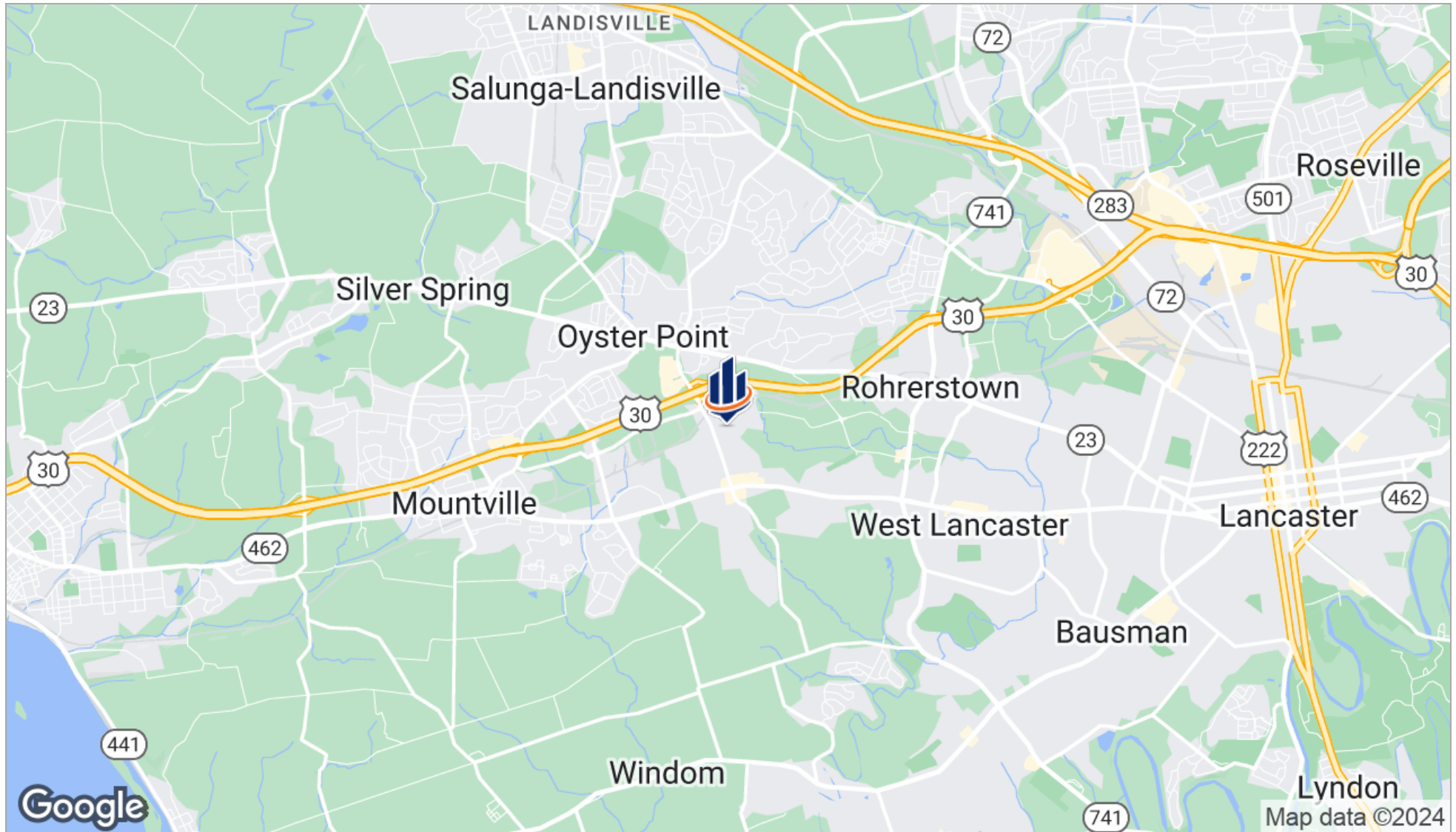
Floor Plan



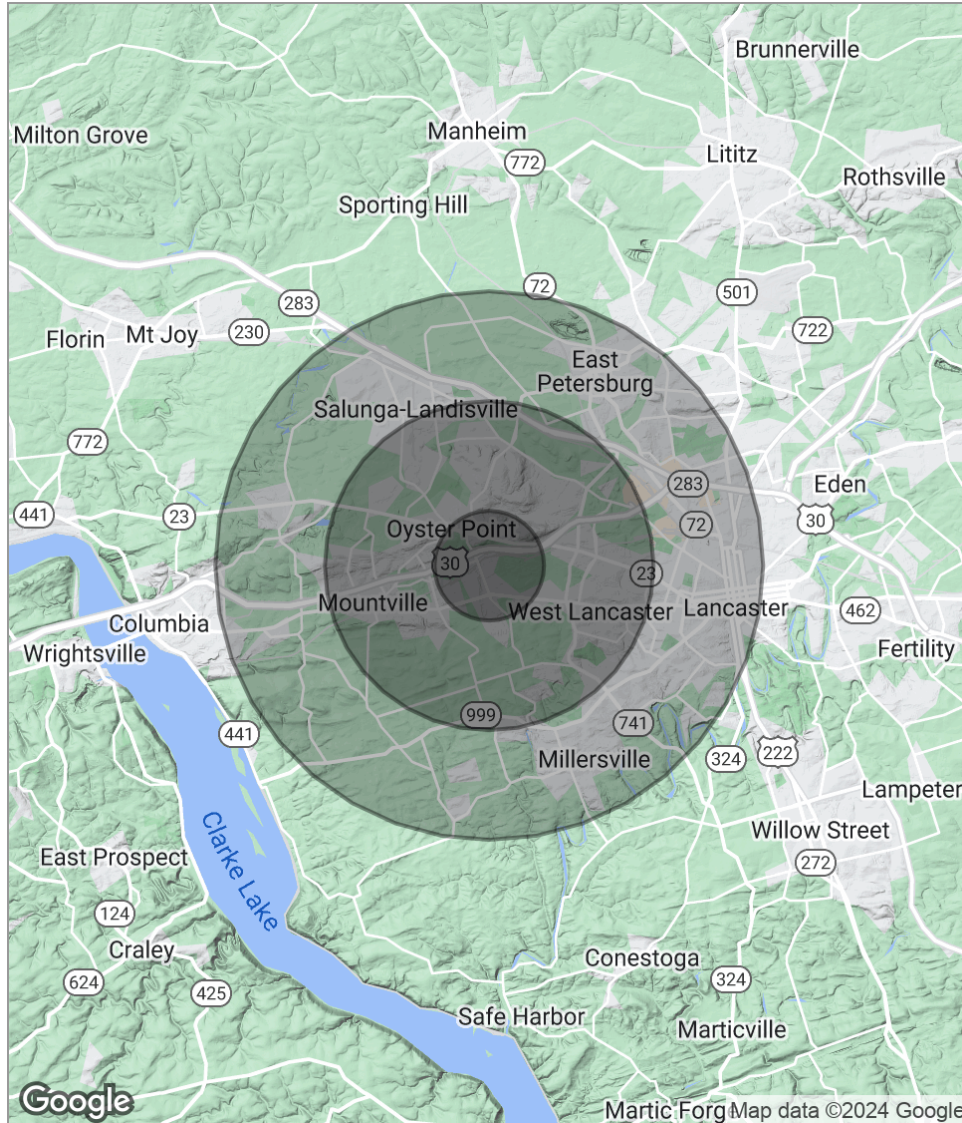
Aerial Map



Location Maps



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,270	40,857	107,979
Median age	45.7	42.1	38.7
Median age (Male)	44.5	40.6	37.5
Median age (Female)	46.1	43.2	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,771	16,733	41,807
# of persons per HH	2.4	2.4	2.6
Average HH income	\$86,913	\$81,520	\$75,297
Average house value	\$281,398	\$250,580	\$219,754

* Demographic data derived from 2020 ACS - US Census

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ["Owner"], or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure. If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.