

FOR LEASE

18 S 11th Street



AKRON, PA 17501

FUNCTIONAL AND OPEN LAYOUT

FLEX SPACE WITH NEWER IMPROVEMENTS

OFF-STREET PARKING, DOCK DOOR AND 1ST FLOOR



AARON SKELLY

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LEASE INFORMATION

Lease Rate:	\$10.00 SF/yr (NNN)
County:	Lancaster
Municipality:	Akron Borough
Zoning:	R-2
CAM:	\$2.68/SF
Available SF:	2,700 +/- SF

PROPERTY OVERVIEW

This flex space is located in the heart of Akron within a mixed-use property. The open floorplan lends to variety of different uses and a Tenant can enjoy recent improvements to the space allowing for immediate occupancy.

OFFERING SUMMARY

HVAC:	Forced Air & Mini Splits	Dock Door/Grade Doors:	1
Parking:	3-4 spaces, off street	Lighting:	Flourescent
Water:	Public	Ceiling Height (ft):	10.0
Sewer:	Public	Flooring:	LVP
Zoning:	R-2		

ADDITIONAL COMMENTS

All Tenants shall confirm their desired use with Akron Borough.



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An Affiliate of High Real Estate Group LLC



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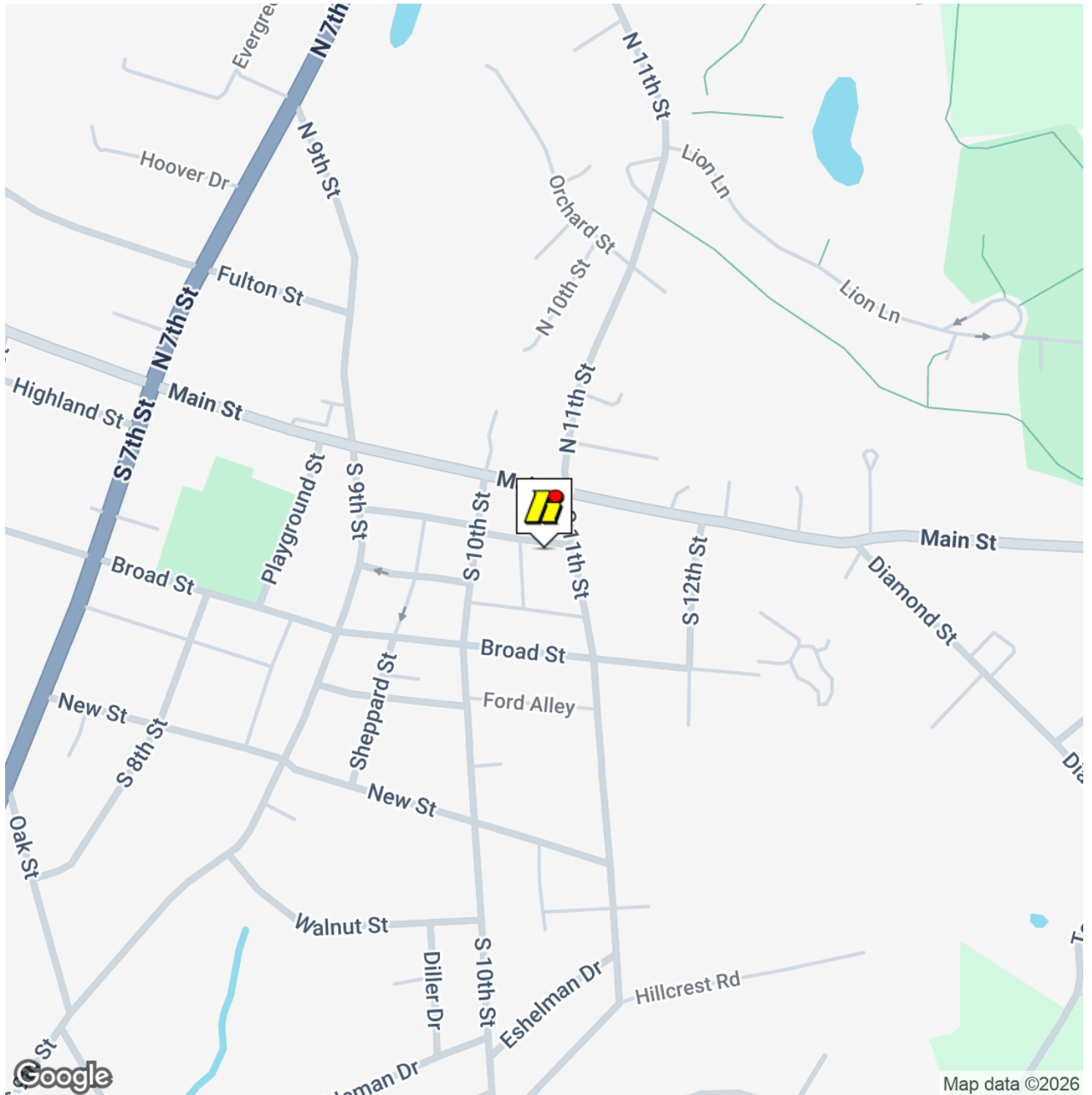
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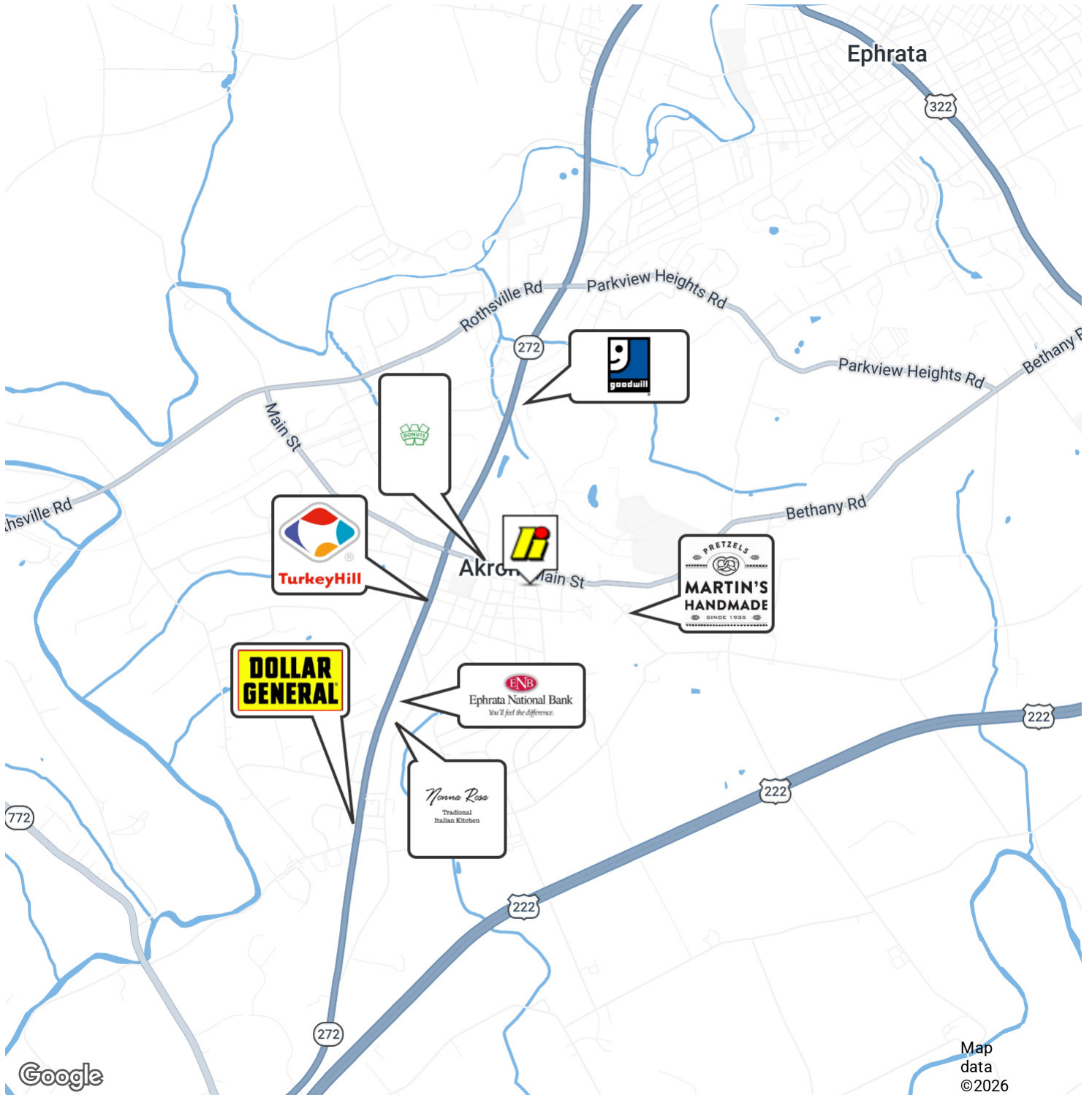
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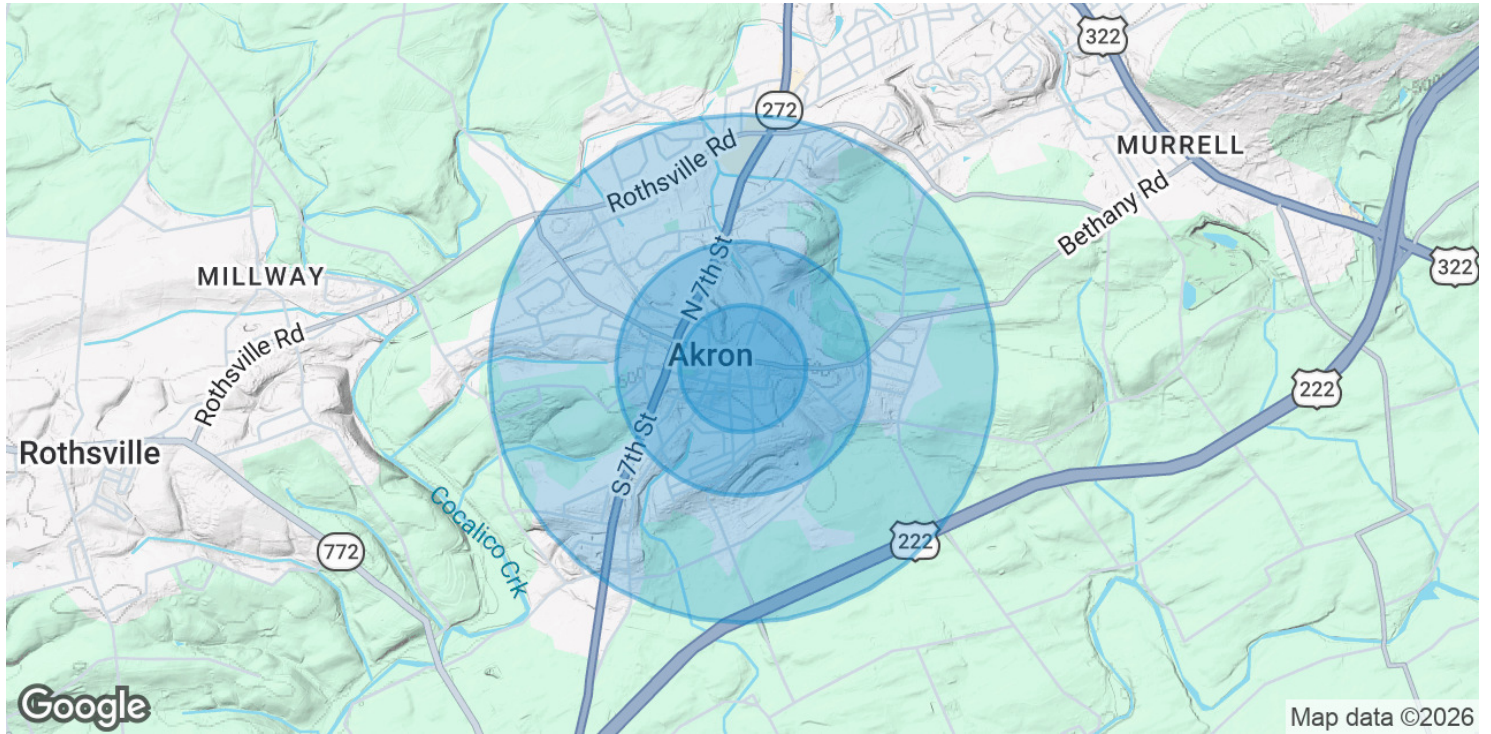


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	525	2,049	5,713
Average Age	49.3	44.8	41.4
Average Age (Male)	48.2	44.3	40.7
Average Age (Female)	49.4	46.2	42.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	235	858	2,332
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$79,033	\$87,655	\$89,237
Average House Value	\$251,226	\$251,734	\$233,719

2023 American Community Survey (ACS)

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*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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