

FOR LEASE

Medical/Professional Office Suite 2,118 SF Vanilla Shell Ready For Your Custom Build-out

80 DOE RUN ROAD, MANHEIM PA. 17545



For More Information, or a personal tour, Call:

Justin Geisenberger, CCIM
717-208-3204 Direct



SABLE
Commercial Realty

See more properties here:
SableCommercialRealty.com
245 Butler Avenue, Suite 220
Lancaster PA 17601
717-399-9361

ATTRACTIVELY PRICED OFFICE SUITE IN MEDICAL/PROFESSIONAL BUILDING

This 2,118 SF suite in a modern Class A office building offers a professional image and convenient, high visibility location with ample parking and easy first floor access. Ideal for healthcare, dental office, optician, med spa, or professional office space, this suite is finished to a vanilla shell condition, with finished ceiling and walls, and a floor area rough-in ready for completed restrooms and plumbing fixtures. Tenant may add additional walls or fixtures at its own expense, but Landlord is offering an additional \$20/PSF finish out allowance for items like flooring, additional walls, paint or lighting. The space is light and bright with multiple windows and a private glass entry door. Central air and economical gas heat complete the picture. Convenient location near other services like shopping center, drug store, gas station and food services. Call for your showing today!



FEATURES:

- Bright new 2,118 SF office suite, ready for your custom buildout and finishes.
- C/LI zoning allows a variety of uses.
- Ideal for medical, healthcare, optical, professional offices, med spa, or personal services.
- Individual entrances for each space
- Floor area rough-in ready for addition of plumbing fixtures
- Modern one-story accessible building
- On-site parking for 51 vehicles
- Tenant improvement allowance of \$20 PSF (based on 5yr+ lease term)
- Excellent signage and visibility. Traffic counts 12,500 - 13,000 VPD.
- Shopping center and pharmacy 1 block
- **Offered at \$14.95/SF, NNN**

Information herein is deemed reliable but not guaranteed. Property offered As-Is. Owner and Listing Agent make NO REPRESENTATION as to allowable uses. Please independently confirm uses permitted with the Township Zoning officer prior to signing a lease. Neither Owner or Broker shall be liable for errors or omissions. Tenant is responsible for verifying all property facts prior to lease.

FOR LEASE

80 DOE RUN ROAD, MANHEIM, PA



PROPERTY DETAILS



| PROPERTY SUMMARY | 80 Doe Run Rd. Manheim, PA 17545 |
|-------------------------|--|
| MUNICIPALITY: | Penn Twp |
| TAX PARCEL ID#: | 500-09592-0-0000 |
| DEED REFERENCE #: | 5995835 |
| CONSTRUCTION: | Concrete block with Dryvit finish, framed and drywalled interior. |
| YEAR BUILT: | 2012 |
| # STORIES: | One; Ceiling Height 9' |
| SQUARE FOOTAGE: | Available Suite: 2,118 SF. Total Building Size: 9,280 SF |
| ACREAGE | 1.4 acres |
| ZONING | Commercial / Light Industrial (CLI) in Penn Township, PA |
| REAL ESTATE TAXES 2025 | Approximately \$3.60/SF |
| PARKING | 55 Parking Spaces |
| UTILITIES | Electric, Public Water and Sewer, Natural Gas |
| HVAC | Gas Forced Air |
| ROOF | Shingle |
| RESTROOMS | Single ADA accessible restroom |
| CURRENT USE | Professional Office Space |
| SPRINKLERED: | No |
| ACCESSIBILITY | Building entry is grade level. Restrooms are ADA accessible. |
| ADDITIONAL FEATURES: | <ul style="list-style-type: none">• Monument Signage with excellent visibility.• Plenty of convenient on site parking• +/- 8,700 VPD Traffic Count• Vanilla shell suite ready for interior fit out• Unfinished floor area for addition of plumbing |
| PRIMARY USE: | Medical/Professional Office Space |
| DEEDED OWNER: | Doe Run Realty Partners, LP |

FOR LEASE

80 DOE RUN ROAD, MANHEIM, PA

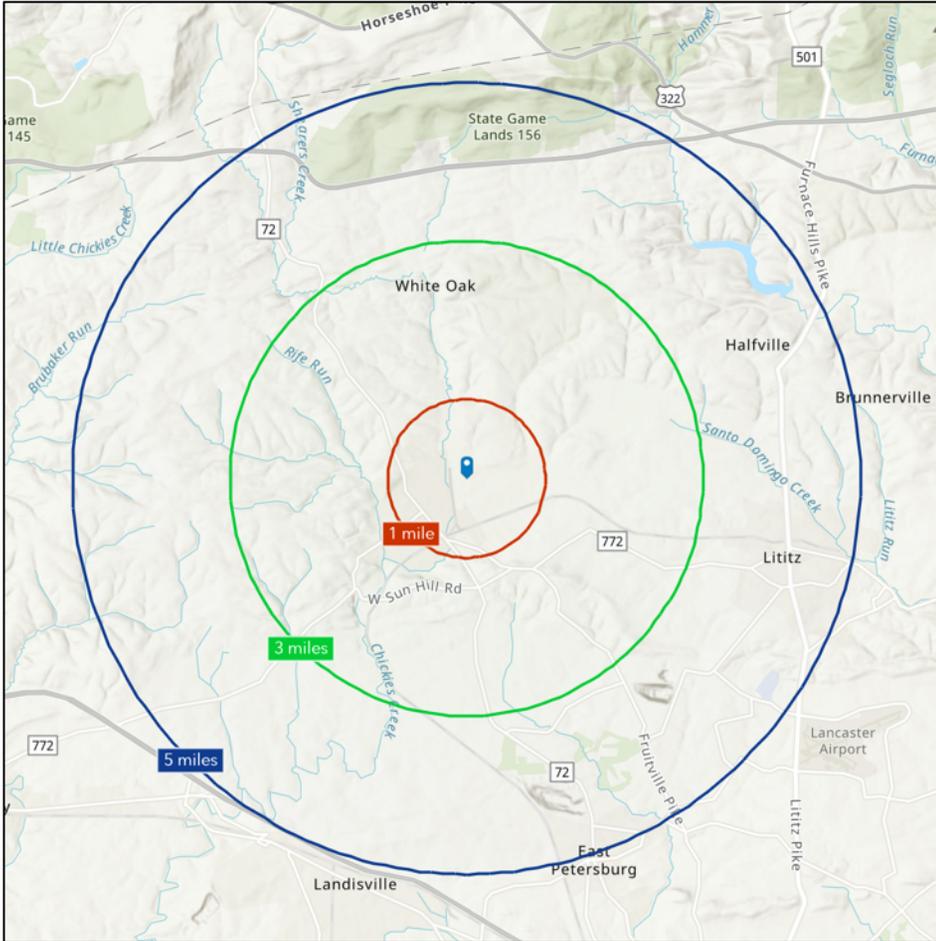


AREA MAP

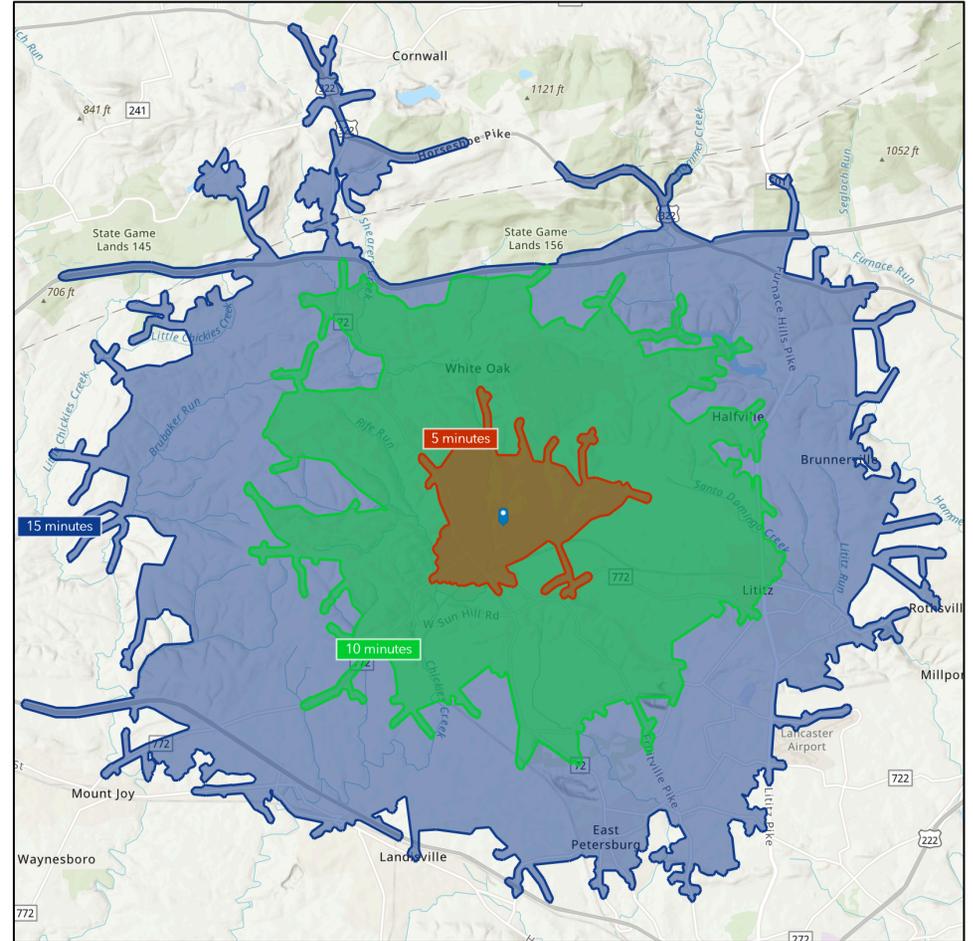


RADIUS AND DRIVE TIME MAPS

1, 3 and 5 Mile Radius Around Site



5, 10 and 15 Minute Drive Time Map



| 2025 DEMOGRAPHIC SNAPSHOT | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|-----------|-----------|-----------|
| Total Population: | 5,774 | 16,505 | 46,924 |
| Total Households: | 2,366 | 6,486 | 18,384 |
| Average Household Income: | \$100,088 | \$109,866 | \$122,155 |
| Average Household Size | 2.44 | 2.51 | 2.51 |
| 2025 Median Age: | 40.5 | 41.7 | 44 |

Executive Demographic Summary - 1, 3 and 5 Mile Radius Around Site



Executive Summary

80 Doe Run Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.16984
Longitude: -76.38459

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2010 Population | 5,358 | 14,828 | 42,243 |
| 2020 Population | 5,729 | 16,329 | 45,725 |
| 2025 Population | 5,774 | 16,505 | 46,924 |
| 2030 Population | 5,751 | 16,748 | 47,528 |
| 2010-2020 Annual Rate | 0.67% | 0.97% | 0.80% |
| 2020-2025 Annual Rate | 0.15% | 0.20% | 0.49% |
| 2025-2030 Annual Rate | -0.08% | 0.29% | 0.26% |
| 2020 Male Population | 49.2% | 49.1% | 48.6% |
| 2020 Female Population | 50.8% | 50.9% | 51.4% |
| 2020 Median Age | 39.9 | 41.0 | 43.6 |
| 2025 Male Population | 49.5% | 49.5% | 48.9% |
| 2025 Female Population | 50.5% | 50.5% | 51.1% |
| 2025 Median Age | 40.5 | 41.7 | 44.0 |

In the identified area, the current year population is 46,924. In 2020, the Census count in the area was 45,725. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 47,528 representing a change of 0.26% annually from 2025 to 2030. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 44.0, compared to U.S. median age of 39.6.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2025 White Alone | 87.9% | 89.0% | 88.6% |
| 2025 Black Alone | 1.7% | 1.6% | 1.9% |
| 2025 American Indian/Alaska Native Alone | 0.3% | 0.2% | 0.1% |
| 2025 Asian Alone | 1.5% | 1.9% | 2.3% |
| 2025 Pacific Islander Alone | 0.0% | 0.1% | 0.0% |
| 2025 Other Race | 2.7% | 2.2% | 2.0% |
| 2025 Two or More Races | 5.9% | 5.0% | 5.1% |
| 2025 Hispanic Origin (Any Race) | 7.5% | 5.7% | 5.7% |

Persons of Hispanic origin represent 5.7% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|-------|--------|
| 2025 Wealth Index | 88 | 97 | 115 |
| 2010 Households | 2,254 | 5,811 | 16,522 |
| 2020 Households | 2,342 | 6,382 | 17,818 |
| 2025 Households | 2,366 | 6,486 | 18,384 |
| 2030 Households | 2,365 | 6,612 | 18,727 |
| 2010-2020 Annual Rate | 0.38% | 0.94% | 0.76% |
| 2020-2025 Annual Rate | 0.19% | 0.31% | 0.60% |
| 2025-2030 Annual Rate | -0.01% | 0.39% | 0.37% |
| 2025 Average Household Size | 2.44 | 2.51 | 2.51 |

The household count in this area has changed from 17,818 in 2020 to 18,384 in the current year, a change of 0.60% annually. The five-year projection of households is 18,727, a change of 0.37% annually from the current year total. Average household size is currently 2.51, compared to 2.53 in the year 2020. The number of families in the current year is 13,035 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

80 Doe Run Rd, Manheim, Pennsylvania, 17545
Rings: 1, 3, 5 mile radii

Prepared by Christine T. Sable, CCIM
Latitude: 40.16984
Longitude: -76.38459

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2025 Percent of Income for Mortgage | 25.3% | 25.8% | 25.6% |
| Median Household Income | | | |
| 2025 Median Household Income | \$76,497 | \$82,178 | \$89,609 |
| 2030 Median Household Income | \$84,416 | \$94,190 | \$101,560 |
| 2025-2030 Annual Rate | 1.99% | 2.77% | 2.54% |
| Average Household Income | | | |
| 2025 Average Household Income | \$100,088 | \$109,866 | \$122,155 |
| 2030 Average Household Income | \$111,953 | \$122,963 | \$134,742 |
| 2025-2030 Annual Rate | 2.27% | 2.28% | 1.98% |
| Per Capita Income | | | |
| 2025 Per Capita Income | \$40,849 | \$42,915 | \$47,993 |
| 2030 Per Capita Income | \$45,851 | \$48,251 | \$53,233 |
| 2025-2030 Annual Rate | 2.34% | 2.37% | 2.09% |
| GINI Index | | | |
| 2025 Gini Index | 44.1 | 43.3 | 43.7 |

Households by Income
Current median household income is \$89,609 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$101,560 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$122,155 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$134,742 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$47,993 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$53,233 in five years, compared to \$50,744 for all U.S. households.

Housing

| | | | |
|------------------------------------|-------|-------|--------|
| 2025 Housing Affordability Index | 88 | 87 | 88 |
| 2010 Total Housing Units | 2,386 | 6,060 | 17,201 |
| 2010 Owner Occupied Housing Units | 1,575 | 4,331 | 12,340 |
| 2010 Renter Occupied Housing Units | 678 | 1,481 | 4,182 |
| 2010 Vacant Housing Units | 132 | 249 | 679 |
| 2020 Total Housing Units | 2,476 | 6,842 | 18,766 |
| 2020 Owner Occupied Housing Units | 1,592 | 4,547 | 13,159 |
| 2020 Renter Occupied Housing Units | 750 | 1,835 | 4,659 |
| 2020 Vacant Housing Units | 125 | 456 | 959 |
| 2025 Total Housing Units | 2,498 | 7,085 | 19,474 |
| 2025 Owner Occupied Housing Units | 1,640 | 4,675 | 13,679 |
| 2025 Renter Occupied Housing Units | 726 | 1,811 | 4,705 |
| 2025 Vacant Housing Units | 132 | 599 | 1,090 |
| 2030 Total Housing Units | 2,503 | 7,221 | 19,789 |
| 2030 Owner Occupied Housing Units | 1,667 | 4,730 | 13,965 |
| 2030 Renter Occupied Housing Units | 699 | 1,882 | 4,761 |
| 2030 Vacant Housing Units | 138 | 609 | 1,062 |

Socioeconomic Status Index

| | | | |
|---------------------------------|------|------|------|
| 2025 Socioeconomic Status Index | 50.8 | 55.0 | 57.1 |
|---------------------------------|------|------|------|

Currently, 70.2% of the 19,474 housing units in the area are owner occupied; 24.2%, renter occupied; and 5.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 18,766 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.71%. Median home value in the area is \$366,384, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 2.45% annually to \$413,431.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

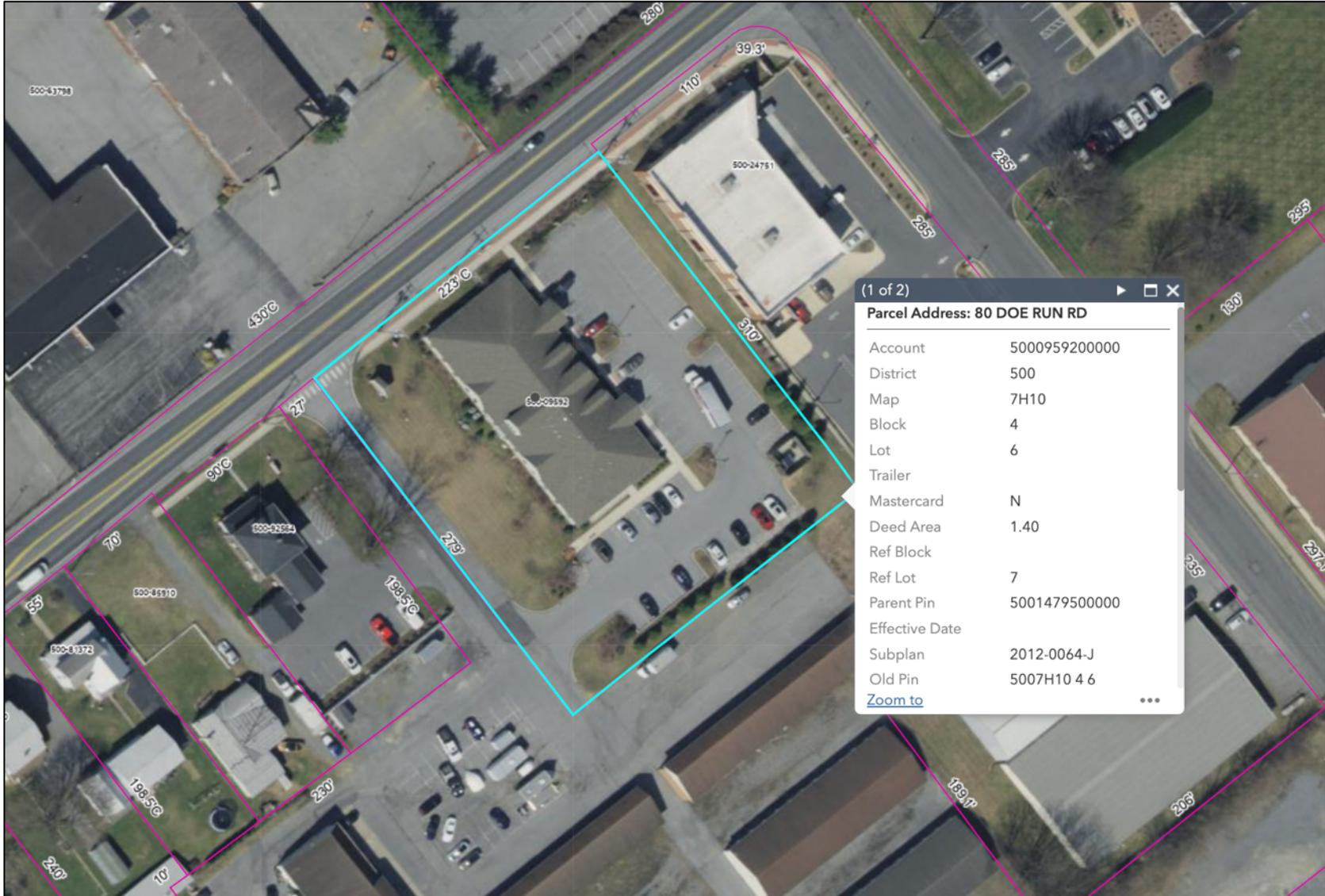
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Lot and Tax Parcel

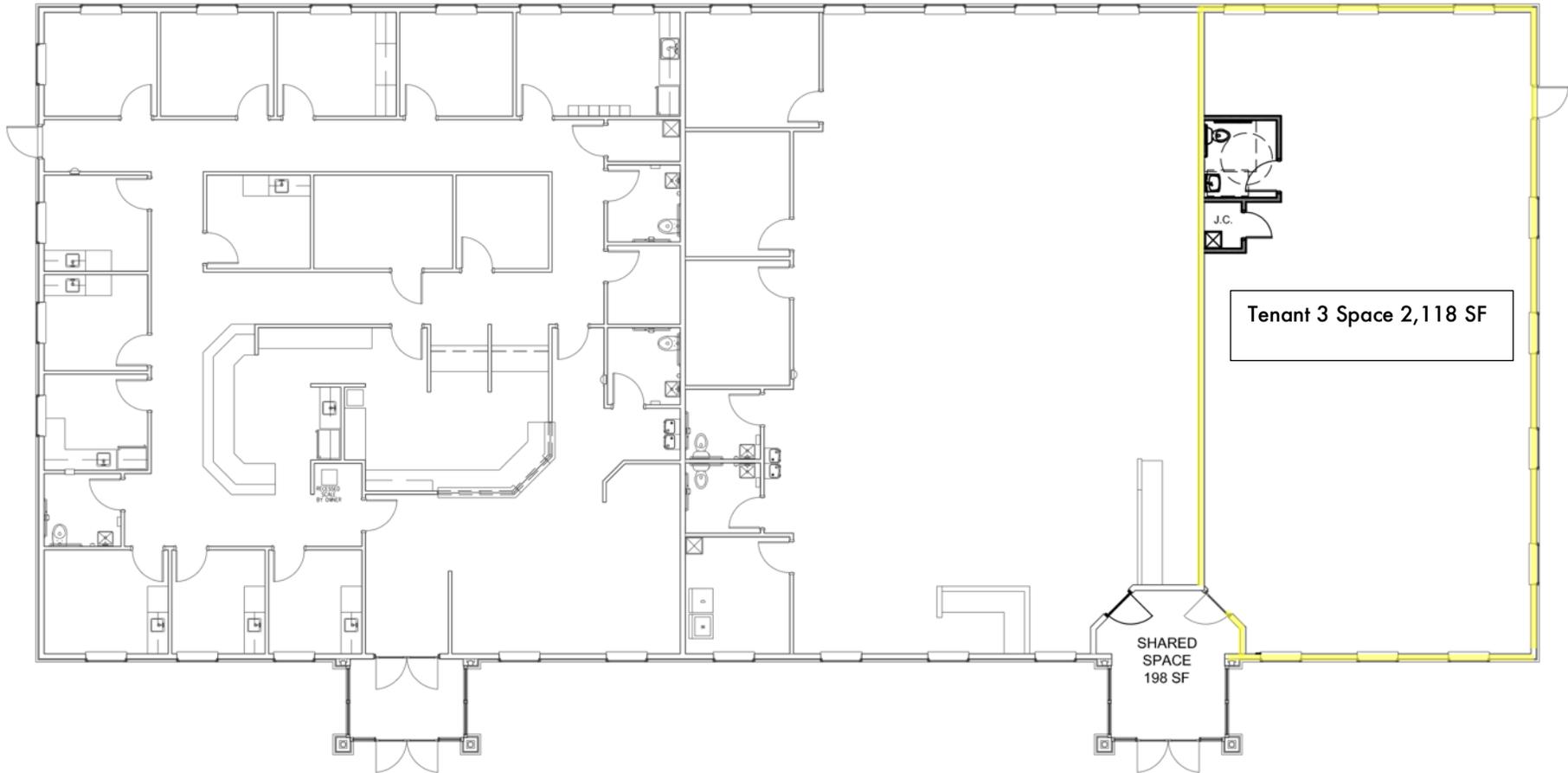


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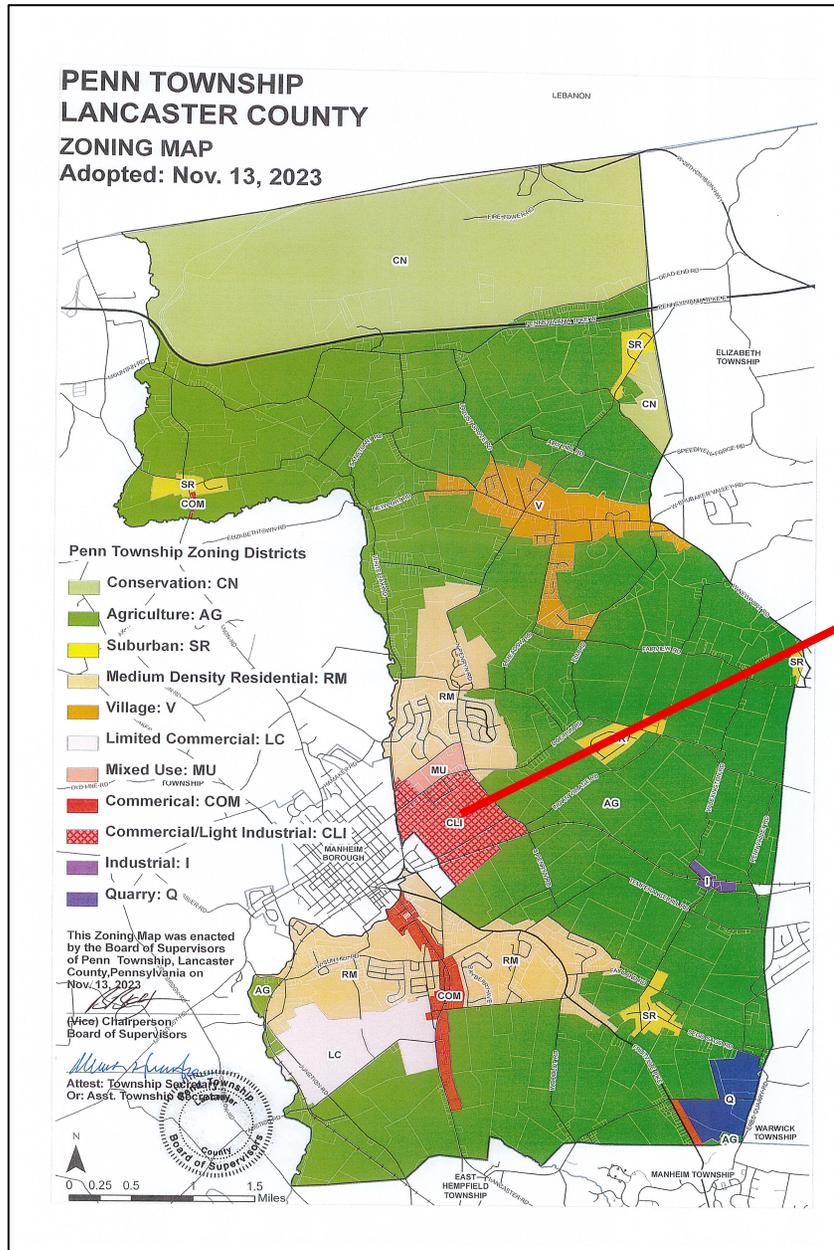
FLOOR PLAN



DOE RUN TENANT 3 FLOOR PLAN

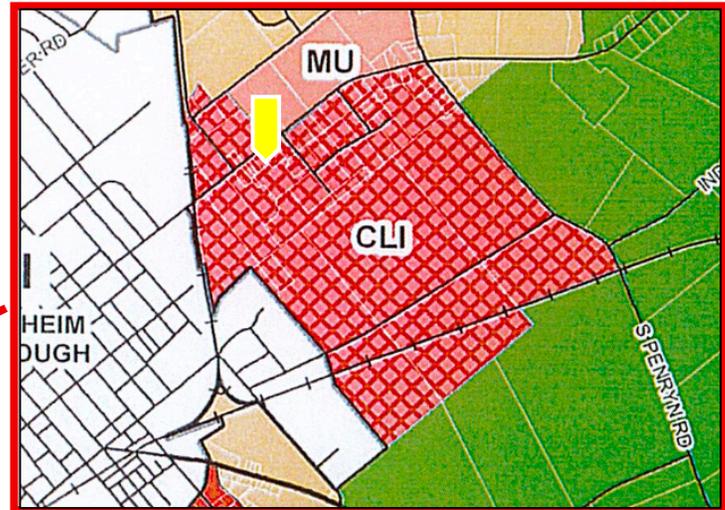
05.31.2023

SCALE: 3/32"=1'-0"



ZONING

Zoning is Commercial/Light Industrial (C/LI) in Penn Township, PA. Offices, including Medical, are listed as a permitted use under this zoning classification.



For any zoning related questions, please contact:
Matt Reeser – Penn Township
Building Code Official, Zoning & Codes Officer
Phone: 717-665-4508

Tenants shall be responsible for verifying and obtaining zoning approval for their uses. Please contact the Borough of Mount Joy prior to signing a lease to make sure your use is permitted. Neither Broker nor owner make any representation as to allowed uses.

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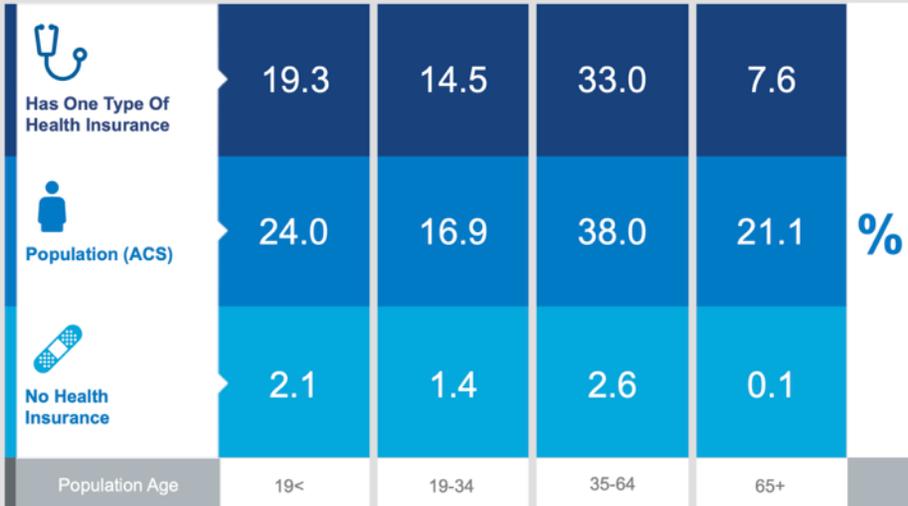


LOCAL HEALTH CARE STATISTICS

Health Care & Insurance

80 Doe Run Rd, Manheim, Pennsylvania, 17545 2
Ring: 5 mile radius

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

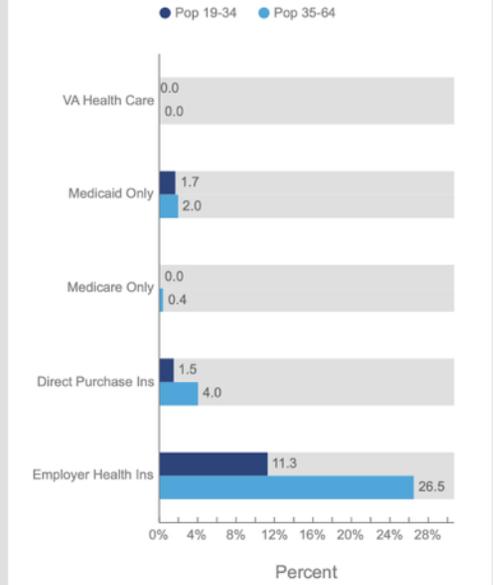


Health Care Expenditure



| Health Care (Consumer Spending) | Annual Expenditure |
|----------------------------------|--------------------|
| Blue Cross/Blue Shield | \$1,498.7 |
| Medicare Payments | \$1,225.7 |
| Physician Services | \$346.8 |
| Dental Services | \$570.8 |
| Eyecare Services | \$105.7 |
| Lab Tests/X-rays | \$99.3 |
| Hospital Room & Hospital Service | \$297.2 |
| Convalescent/Nursing Home Care | \$57.0 |

Health Insurance Coverage (ACS)



Population

46,241
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)

48.5%
Exercise at home 2+ times per week

13.8%
Exercise at club 2+ times per week

TO POTENTIAL TENANTS AND TENANT AGENTS:**This Property is leased AS-IS and not based upon any representation or information provided by Owner or Agent.**

The information in this brochure has been provided to the best of Owner's and Agent's knowledge, however, this information cannot be guaranteed. Some information is from external sources. Property data and conditions can change during the course of a listing; although the Listing Agent will attempt to keep this information up to date, such information may not always be reflected in this brochure.

It is strongly recommended that any prospective Tenant verify information and details that are important to them in any intended lease of real estate, as well as engage the appropriate professionals and consultants to advise you. Neither Owner nor their Agent are qualified to advise on matters of legal, construction, architectural, engineering, tax, zoning, development or financial issues.

Please know that we have done our best to provide the most accurate information at the time this brochure was created. However, Tenant should never rely on marketing materials alone to verify property facts or conditions. Owner cannot guarantee that it has complete or accurate knowledge of every aspect of the property, and certain images, documents and drawings may not be fully up to date. Neither Owner nor Agent shall be liable for any errors or omissions in the aforesaid information. Tenant should rely on its own attorney, advisors, inspections and investigations to determine if the property and space is suitable for their purpose.

Listing Agent is solely the representative of the Owner in any contemplated transaction. Listing Agent may still submit offers on a Tenant's behalf, but doing so does not imply representation of Tenant. Please read the PA Consumer Notice provided by your agent, for further information on the various forms of real estate agency representation.

We welcome cooperation with Tenant Brokers. Due to recent changes in NAR rules which now affect all Realtor Association affiliated MLS's, we are no longer permitted to advertise a co-broke fee in Bright MLS. Please contact our office directly if you are requesting compensation as an agent.

Please note our Co-Broker policy requires Tenant Agents to arrange and attend the initial showing and all subsequent visits or meetings with their client, and conduct all Client follow-up, to receive their fee. Once we have shown a property to a prospect, presented the property details, and spent substantial time with a prospective Tenant, an after-the-fact request by an Agent for compensation will be forfeited or reduced if we have already taken your prospect through the property.

TENANTS: If you intend to be represented by an Agent, you must have your Agent contact us in advance to arrange the first showing or your Agent may potentially forfeit their ability to receive any applicable co-broke fee. The Tenant's Agent should always verify if there is any co-broke fee offered prior to showing the property. Please call our office at 717-399-9361 to verify and request written confirmation of any co-broke fees which may (or may not be) applicable.