



# Edgewater Corporate Park



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## BUILDING/SITE FEATURES:

16 acre site in Edgewater Corporate Center. Ideal location off Highway 51 near Ballantyne. 10,000 SF - 40,000 SF available for back office and call center users. O-1 zoning. First 10,000 SF building was completed in Q4 2016. Options for Lancaster County incentives.

## PROPERTY HIGHLIGHTS

- > 10,000 - 40,000 SF Available
- > 16.59 Acre Site
- > Multiple Built To Suit Options
- > O-1 Zoning
- > Located 5 Minutes from Ballantyne Submarket
- > Lancaster County Incentives Available

## RENTABLE AREAS (APPOX)

OPTION A	10,000 SF - LEASED
OPTION B	25,000 SF
OPTION C	40,000 SF

## LEASE RATE

Contact listing agent.

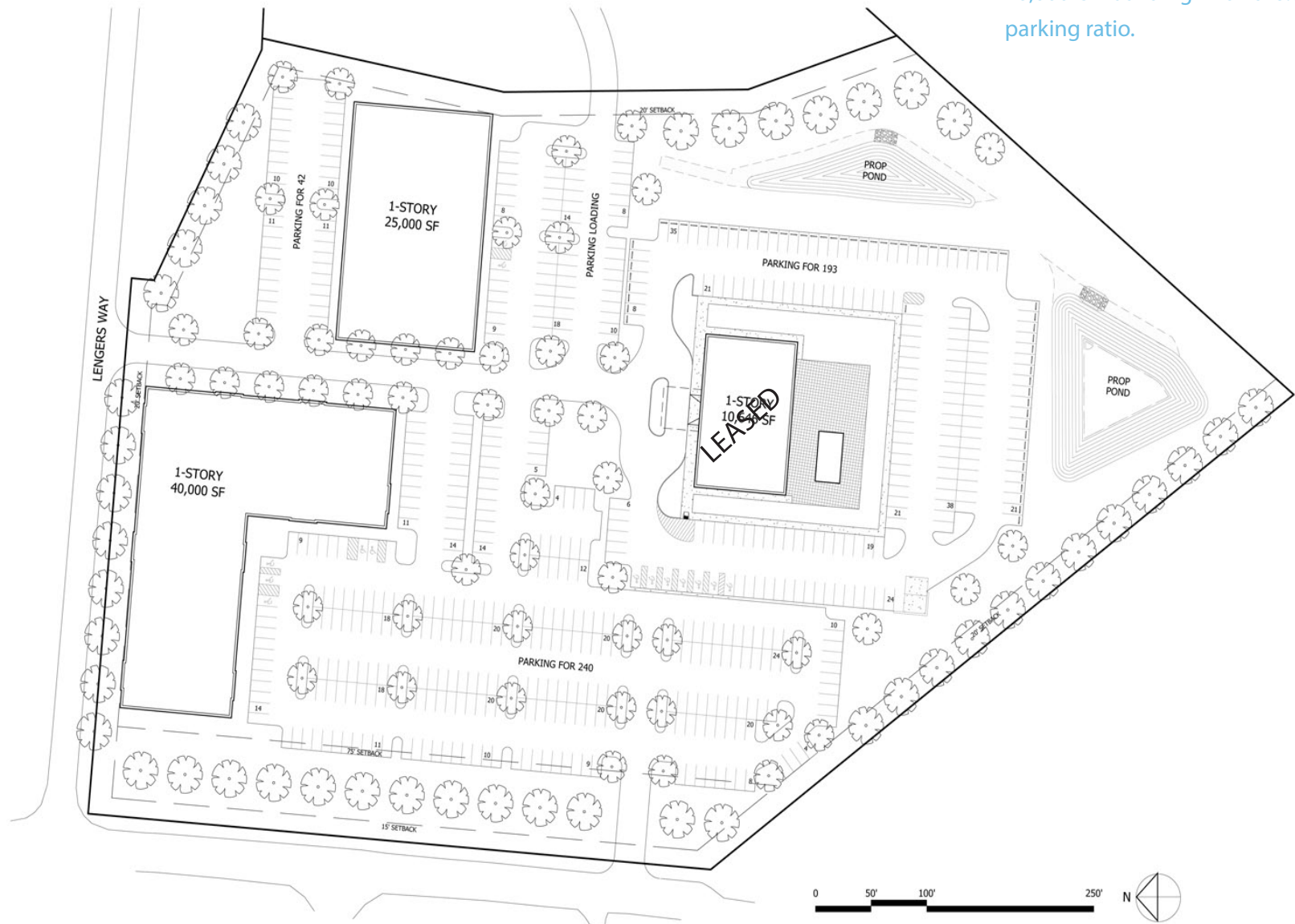
## OPERATING COSTS & TAXES

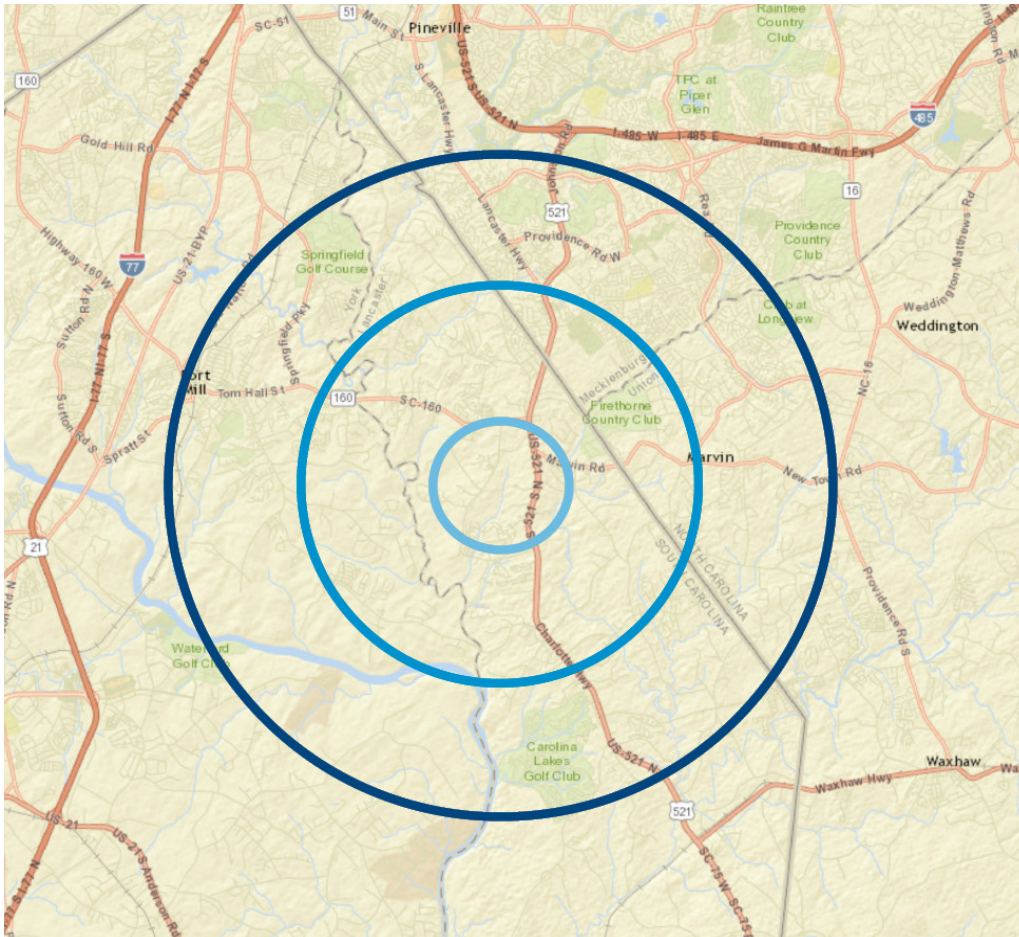
Contact listing agent.



# SITE Plan

\*Sample Site Plan for 25,000 SF & 40,000 SF building with a 6.0/1,000 SF parking ratio.

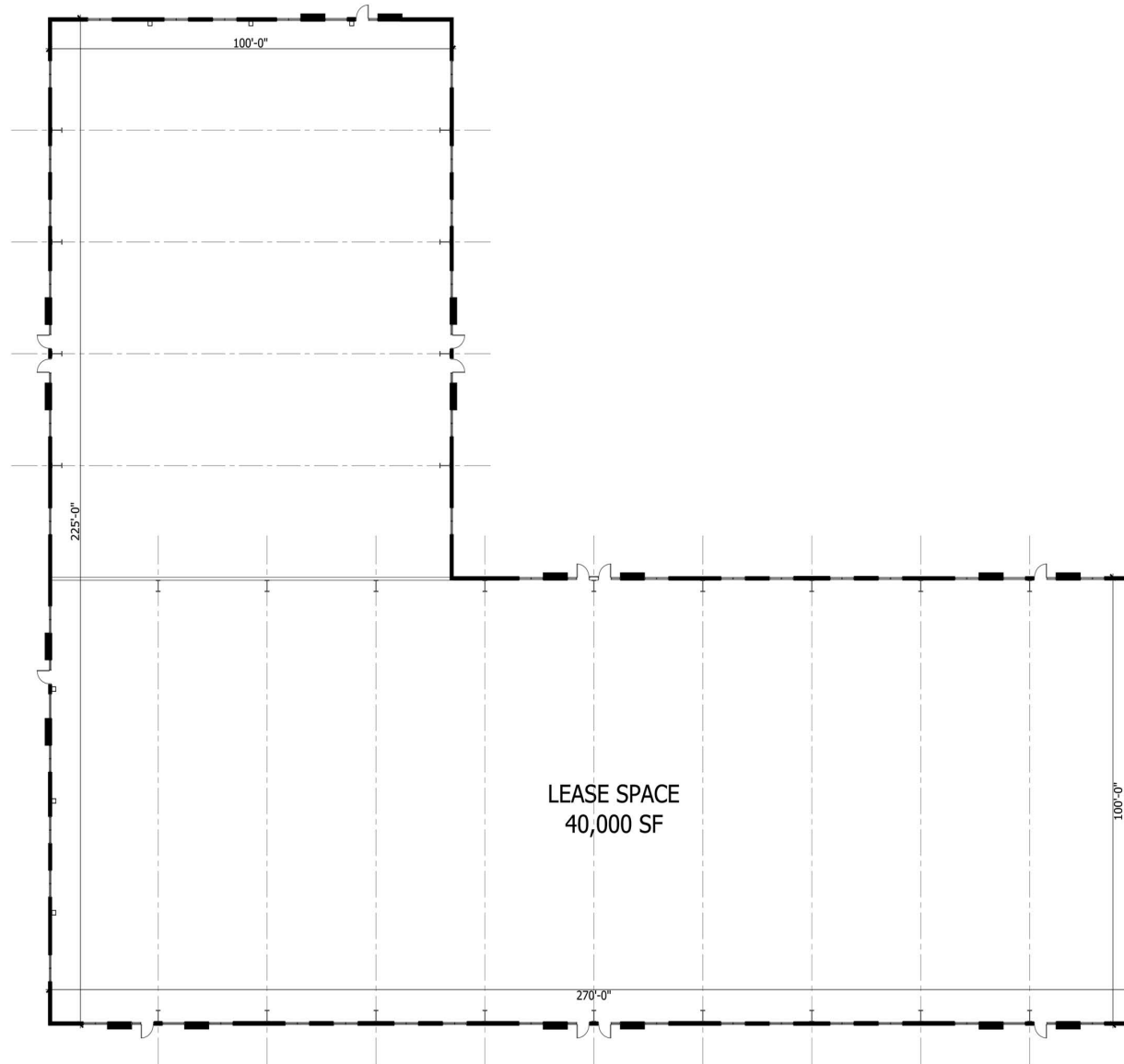




## Demographics

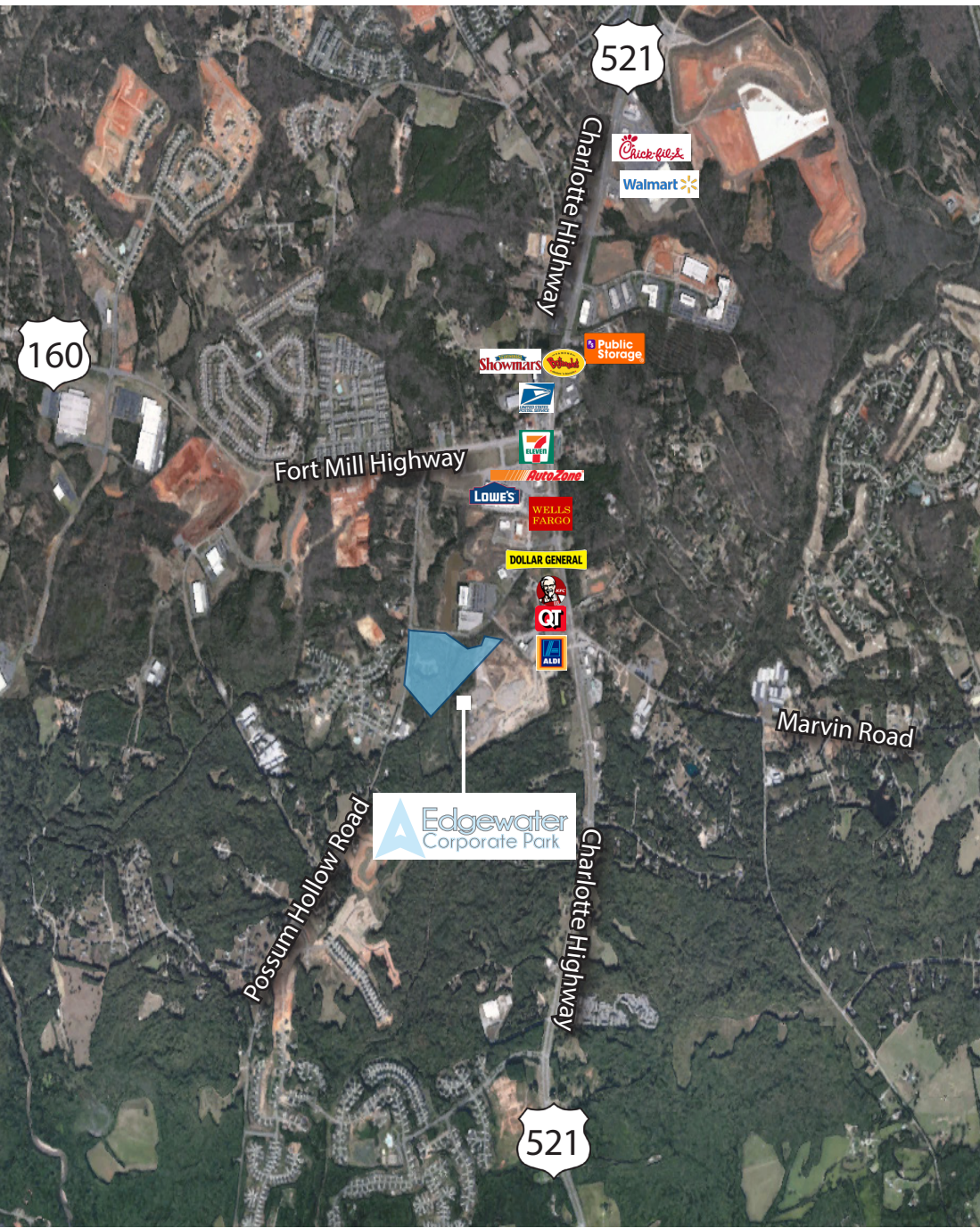
	1mi radius	3mi radius	5mi radius
<b>TOTAL AVERAGE POPULATION</b>			
2015 Estimate	1,897	20,818	85,887
2020 Projected	2,147	24,734	98,408
<b>ANNUAL GROWTH RATE</b>			
2015-2020 Estimate	2.51%	3.51%	2.76%
<b>AVERAGE HOUSEHOLD INCOME</b>			
2015 Estimate	\$82,871	\$94,063	\$106,134
2020 Projected	\$91,244	\$103,666	\$117,685
<b>MEDIAN HOUSEHOLD INCOME</b>			
2015 Estimate	\$71,784	\$70,294	\$80,158
2020 Projected	\$77,818	\$75,902	\$86,750
<b>NUMBER OF HOUSEHOLDS</b>			
2015 Estimate	530	6,250	27,003
2020 Projected	679	7,651	31,424
<b>MEDIAN AGE</b>			
2015 Estimate	38.0	38.1	37.9
2020 Projected	38.6	38.8	38.4

# SAMPLE Floorplan





# AMENITIES Map



## EDGEWATER

- Lowe's
- Field of Dreams Nurture & Education Center
- Palmetto Medical Group
- The Surgery Center at Edgewater
- AutoZone
- 7-Eleven
- TriNet Group
- URS
- Maverick Funding

## HIGHWAY 521

- McDonald's
- Shane's Rib Shack
- Krispy Kreme
- Chic fila
- Taco Bell
- Founder's Federal Credit Union
- Bojangles
- Showmars
- US Post Office
- Wells Fargo
- KFC
- QuikTrip
- ADLI
- Pressley's Recycling

## BAILES RIDGE

- Honeywell
- Keer America
- Cardinal Healthcare
- Continental Tire
- Kennamatal
- Movement Mortgage

## 521 CORPORATE CENTER

- Red Ventures
- Sharonview Federal Credit Union
- Walmart
- Republic Services of FL
- Power Engineers
- Continental Tire
- Integrated Health
- Dimension Data
- Mesa

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