

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

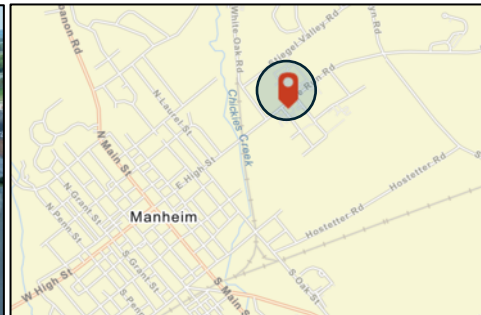
See more properties here:
SableCommercialRealty.com

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 accesible 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



Manheim Central
Middle School



FINE WINE & GOOD SPIRITS



- Graziano's Grill
- Two Cousins
- LV Nail Salon
- Central Beautique
- China One
- Sound Sleep
- Shaggy Dog
- Hartz Physical Therapy



Zug Family
Dentistry

80 DOE RUN RD.



Molly's
Convenience
Store & Gas

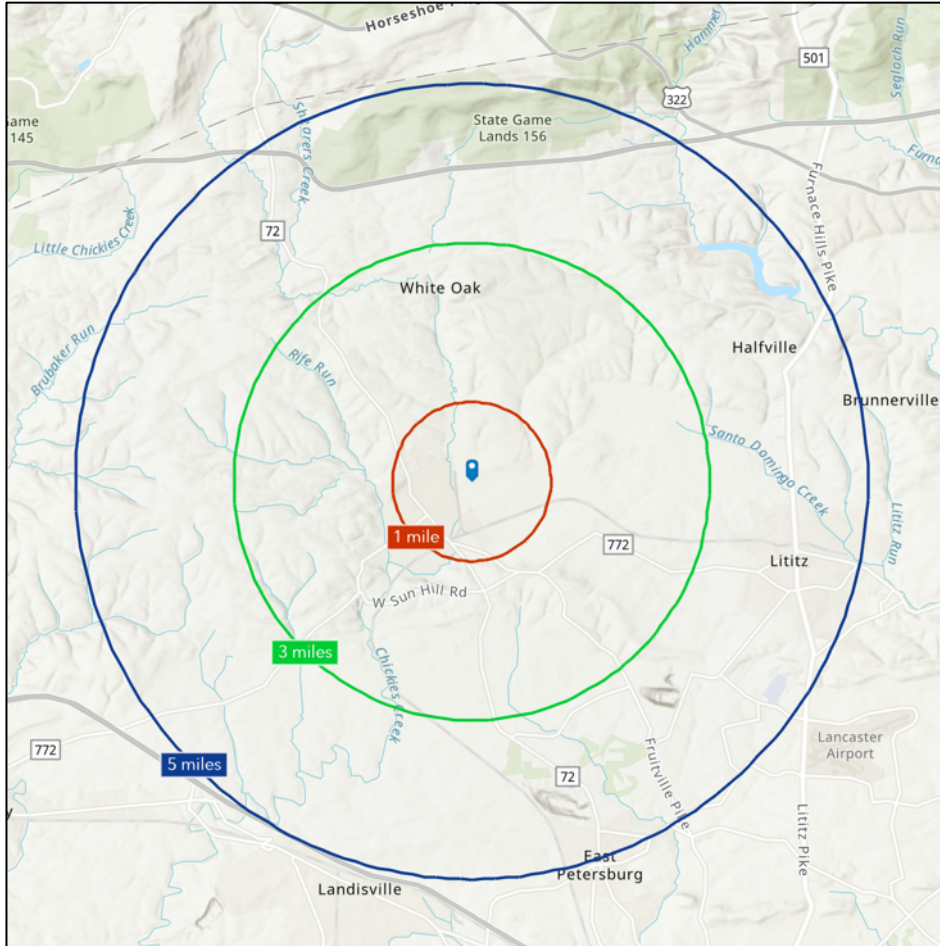
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80 DOE RUN ROAD, MANHEIM, PA

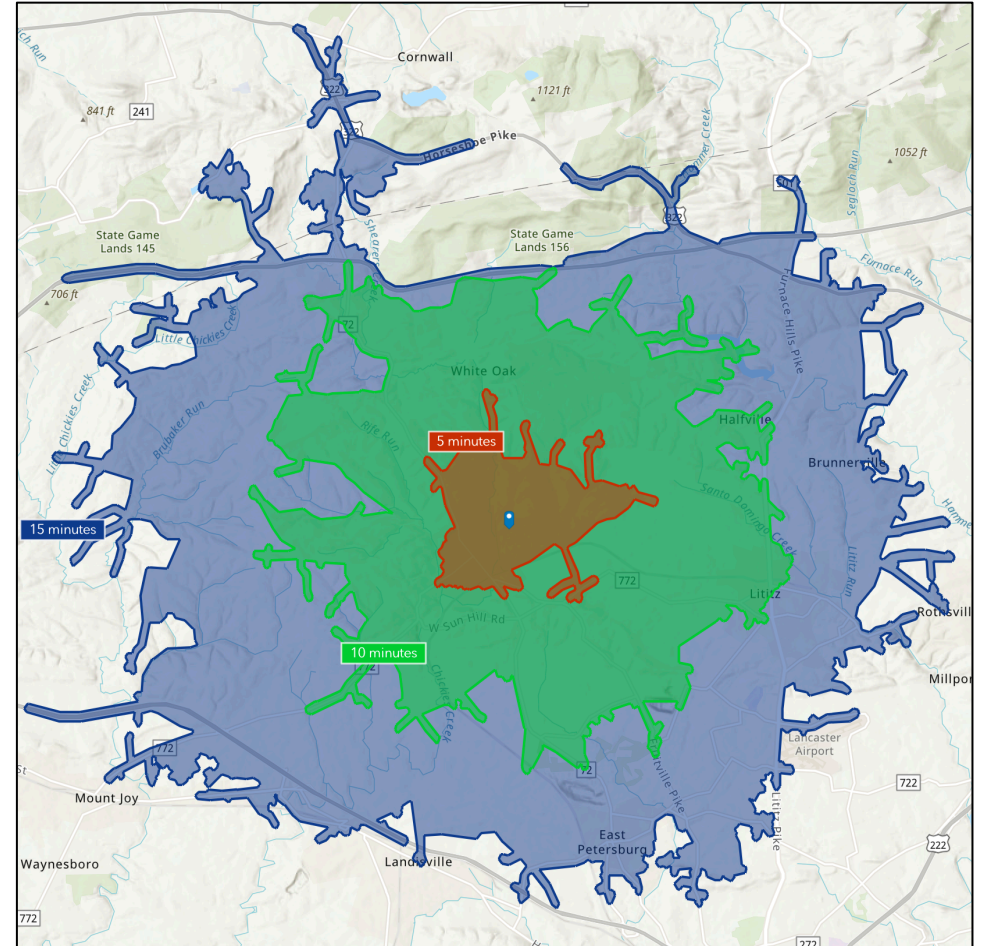


RADIUS AND DRIVE TIME MAPS

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.

July 19, 2025



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
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Currently, 70.2% of the 19,474 housing units in the area are owner occupied; 24.2% are 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.

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

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Lot and Tax Parcel

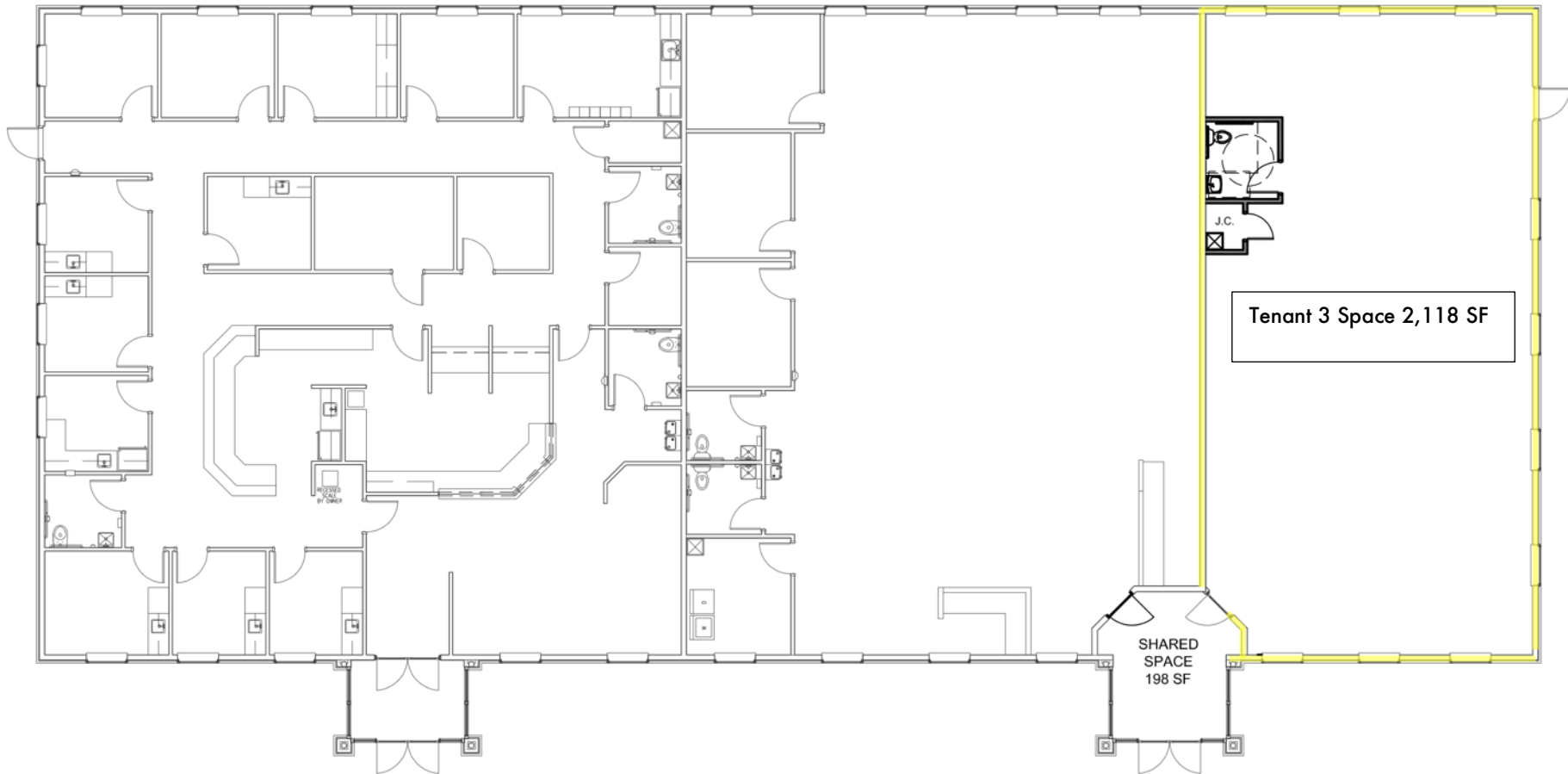


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FLOOR PLAN



DOE RUN TENANT 3 FLOOR PLAN

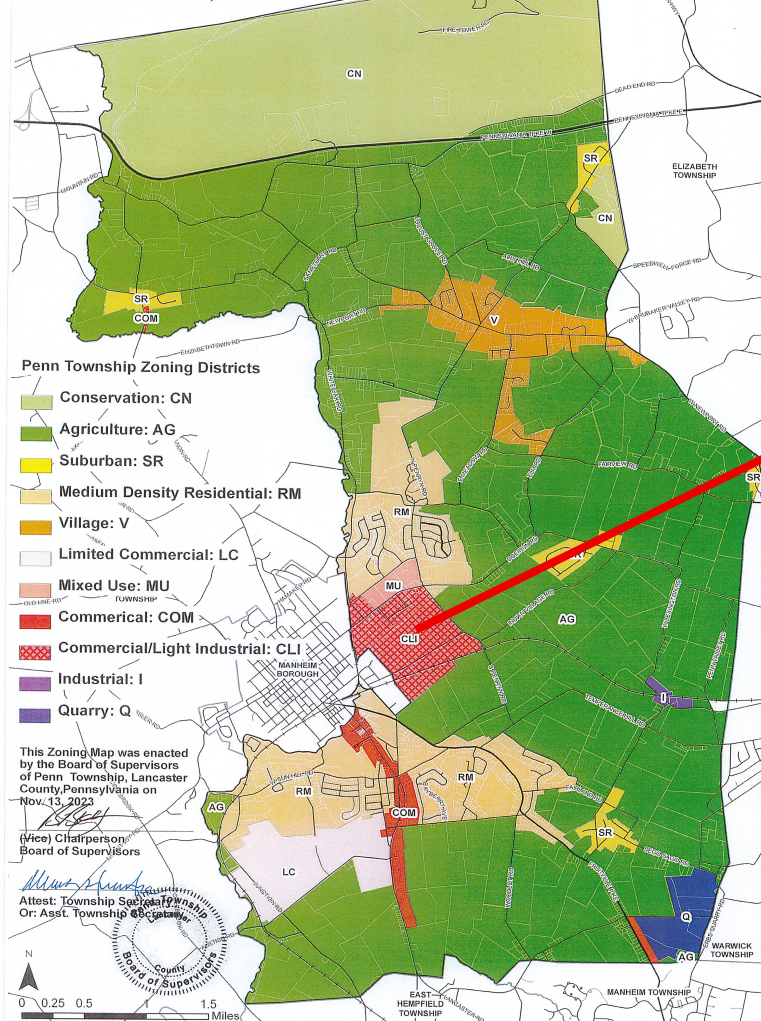
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SCALE: $\frac{3}{32}$ "=1'-0"

PENN TOWNSHIP LANCASTER COUNTY

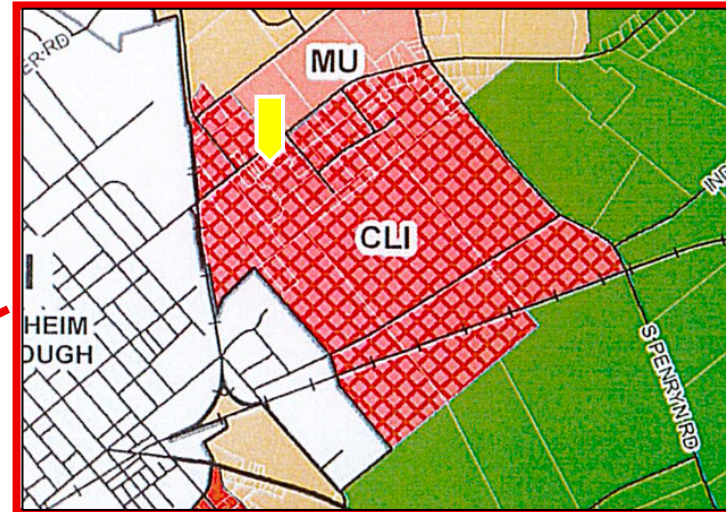
ZONING MAP

Adopted: Nov. 13, 2023



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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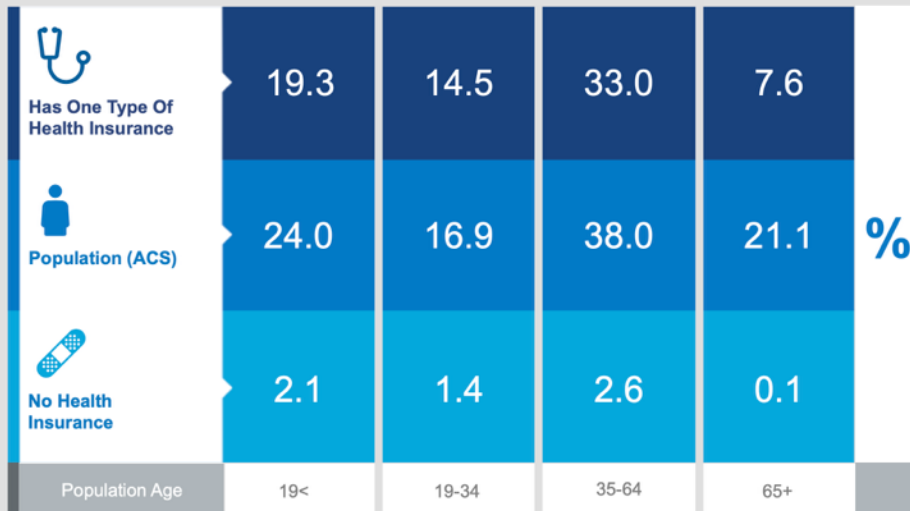


LOCAL HEALTH CARE STATISTICS

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](#)



Population



46,241

Civilian Noninstitutionalized
Population (ACS)



Source: This infographic contains data provided
by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-
MRI-Simmons (2025).

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Exercise (Percent of Adults)



48.5%

Exercise at home 2+
times per week



13.8%

Exercise at club 2+
times per week

Health Care Expenditure



\$5,377

Annual Health Insurance
Expenditures



\$3,028

Medical Care



Medicare:
Population 65+

3,181

Medicare Only

2,829

Direct-Purch & Medicare

1,435

Employer & Medicare

186

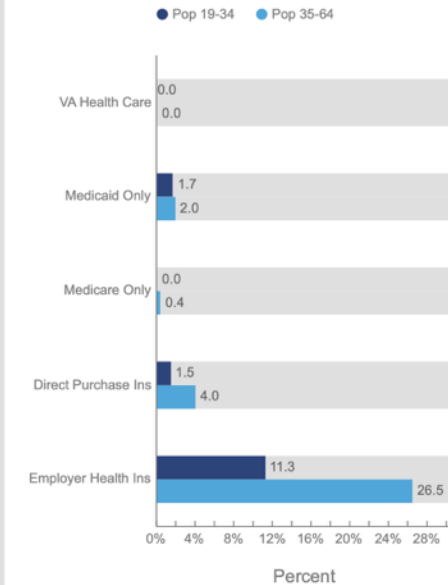
Medicare & Medicaid

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)



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.