



**PARAMOUNT**  
REALTY

**2150 NOLL DRIVE**

2150 NOLL DRIVE, LANCASTER, PA 17603

Lancaster County | GLA: ±12,703 SF



**MCDONALD AT LAW**

**UPMC Pinnacle**

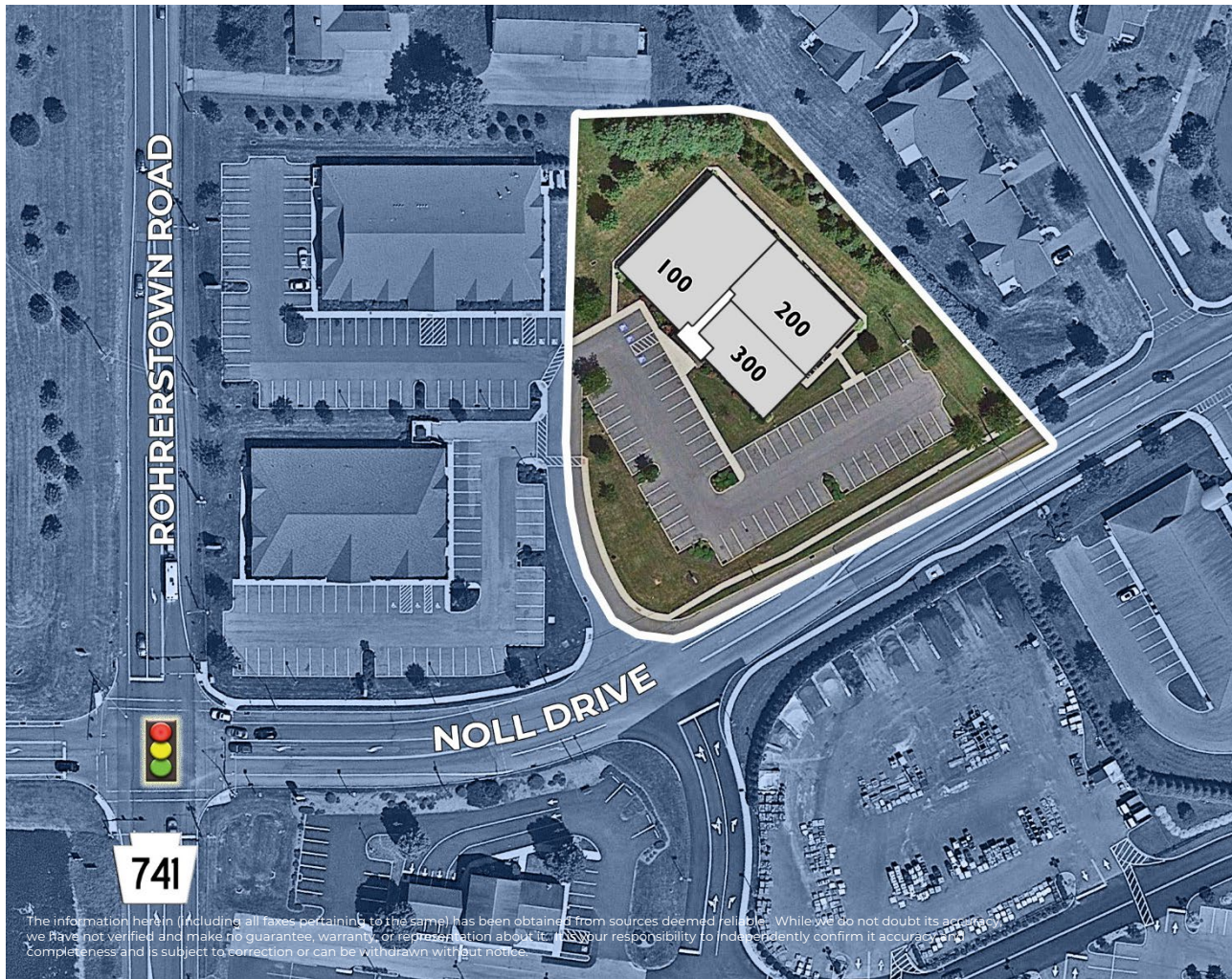
- This single-story office is 12,703 square feet with 62 parking spaces. It is located just off the intersection of Noll Drive & Route 741 (Rohrerstown Road)
- There is dynamic growth in the immediate area with Stauffer's retail expansion, office tenant's and residential neighborhoods

| DEMOGRAPHICS           | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------------|----------|----------|----------|
| <b>Population:</b>     | 6,133    | 76,334   | 176,767  |
| <b>Avg. HH Income:</b> | \$93,144 | \$83,542 | \$86,842 |
| <b>Households:</b>     | 2,454    | 30,993   | 67,951   |

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## 2150 NOLL DRIVE | LANCASTER CLASS A MEDICAL BUILDING

*Subject To Change*

|     |  |          |
|-----|--|----------|
| 100 | <b>Beittel-Becker Pediatric Assoc.</b> | 5,695 SF |
| 200 | <b>Pinnacle Health Regional</b>        | 4,175 SF |
| 300 | <b>McDonald at Law</b>                 | 2,833 SF |







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