

# EICHELBERGER PROFESSIONAL CENTER

195 Stock St, 311 & 312 | Hanover, PA | 17331



*Nearby:*

UPMC



CSX

± 6,978 SF *For Sale*



Ryan Myers, CCIM

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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# Property Overview

The Eichelberger Building is a mixed use of medical/professional office and performing arts. The property was renovated in the mid 1990's from the local high school to its current use. The property has over 220 on-site parking spaces, two elevators, and canopy entrances.

The building is made up of condominiums. The combined suites 311 & 312 total 6,978 square feet, although the suites could be separated. The space is currently finished out as professional office. The layout consists of a lobby/reception, multiple private offices with large windows, two conference rooms, private restrooms, IT area and an open second floor mezzanine. The list price for the combined units is \$900,000. Speak with the listing agent to discuss potential separation of office condominiums.



## POPULATION

3 MILE- 45,048  
5 MILE- 63,361  
7 MILE- 85,962



## EMPLOYEES

3 MILE- 23,968  
5 MILE- 26,527  
7 MILE- 31,202



## AVERAGE HHI

3 MILE- \$94,276  
5 MILE- \$99,126  
7 MILE- \$101,652



## HOUSEHOLDS

3 MILE- 18,833  
5 MILE- 25,928  
7 MILE- 34,669



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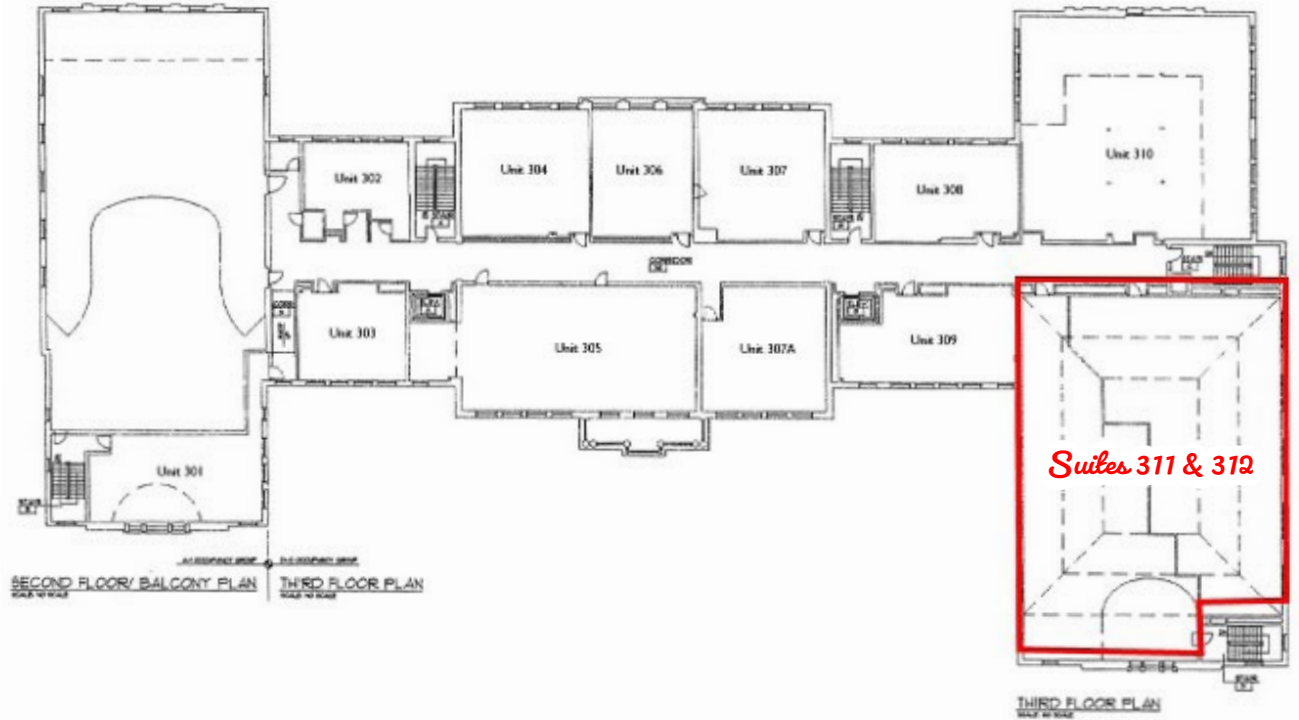
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# Suites 311 & 312

±6,978 SF



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# Market Overview

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### STATE COLLEGE OFFICE:

330 Innovation Park, Suite 205  
State College, PA 16803

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



**Ryan Myers, CCIM**

[RMyers@bennettwilliams.com](mailto:RMyers@bennettwilliams.com)

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

