

# EICHELBERGER PROFESSIONAL CENTER

195 Stock St, Suites 214, 311 & 312 | Hanover, PA | 17331



*Nearby:*

UPMC



CSX

± 645-6,978 SF

*For Sale*



Ryan Myers, CCIM

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



COMMERCIAL BROKERAGE *Redefined.*



# 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.

Suite 214 is 645 square foot office. The efficient layout includes a reception area, two private offices with large windows, a third office without windows, and a restroom. The ceiling heights are approx. 12'. The office is currently owner occupied until end of 2025, but occupancy can be negotiable. The list price is \$89,000



## 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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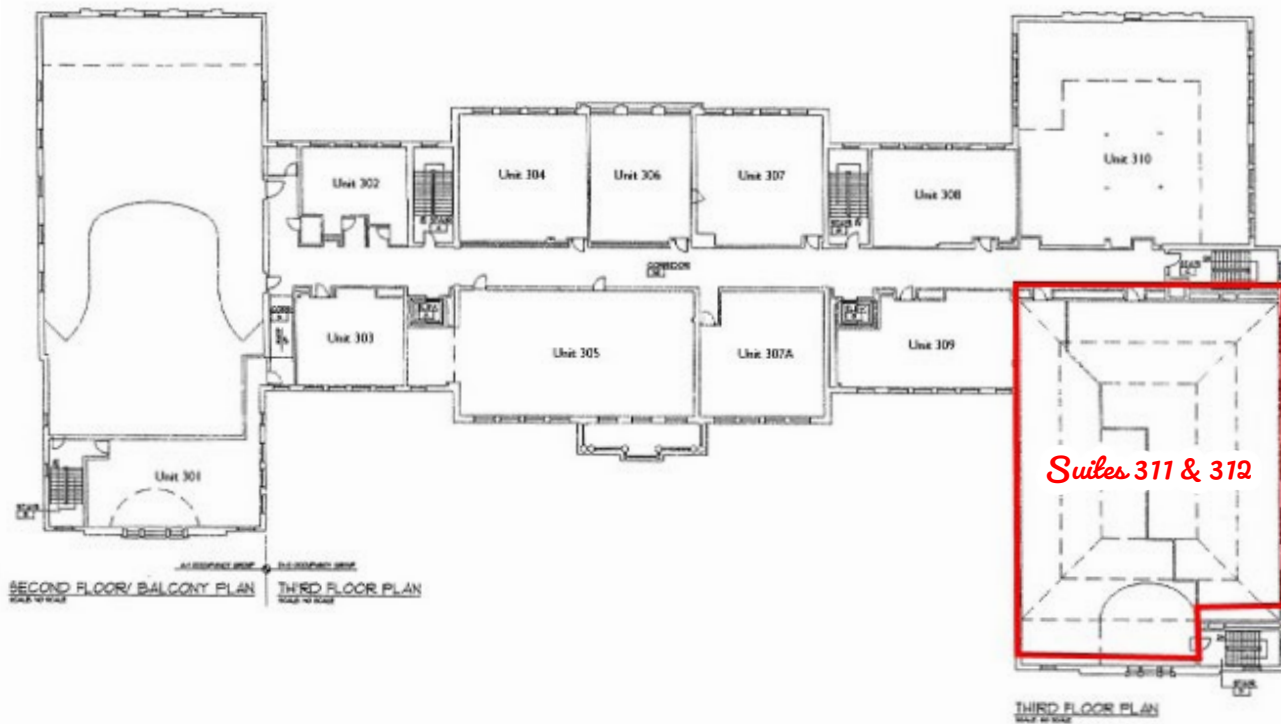
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# Suites 311 & 312

±6,978 SF



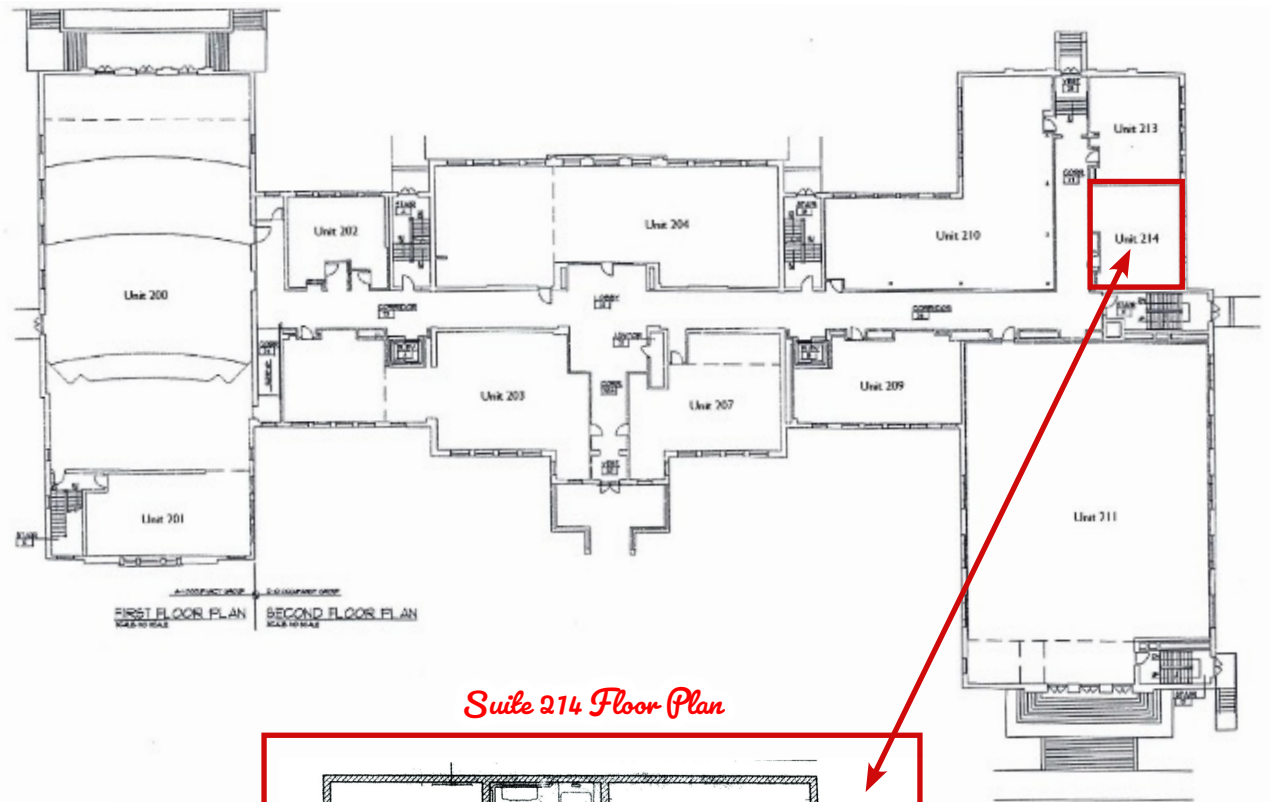
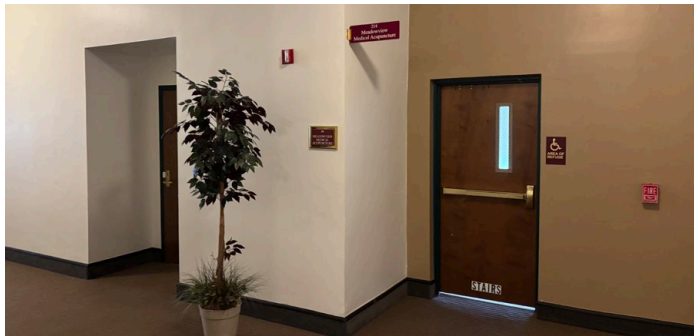
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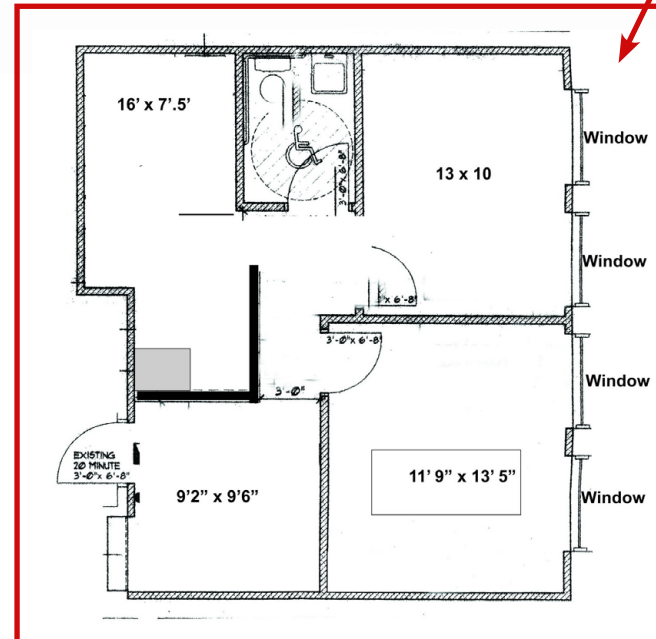
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# Suite 214 ±645 SF



*Suite 214 Floor Plan*











## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

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

### **WEST CHESTER OFFICE:**

107 E Chestnut St, Suite 1  
West Chester, PA 19380

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **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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