

# Eichelberger Professional Center

195 Stock Street | Hanover, PA 17331

± 923- 3,201 SF Office Space Available

Available *For Sale*



## 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 150 on-site parking spaces, two elevators, and canopy entrances.

The building is made up of condominiums. Suites 305 and 307A are under one ownership and prefer to be sold in one transaction. Suite 305 was previously used as a medical office. The space has a waiting area, large reception area, 3 large exam rooms, 3 small exam rooms, a physician office, restrooms and additional work space. Suite 307A is an unfinished unit.

Suite 309 is 971 square feet. The suite is unfinished. Suite 309 is under separate ownership from the neighboring, available suites, but combined would total 3,201 square feet. All suites have oversized windows giving the space great natural light.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	44,697	62,540	85,359
TOTAL EMPLOYEES	27,002	30,203	35,879
AVERAGE HHI	\$73,084	\$77,160	\$79,762
TOTAL HOUSEHOLDS	18,300	25,144	33,807

### TRAFFIC COUNTS:

Carlisle Street (Rt. 94) - ±22,000 VPD

**RYAN MYERS**  
717.843.5555  
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601  
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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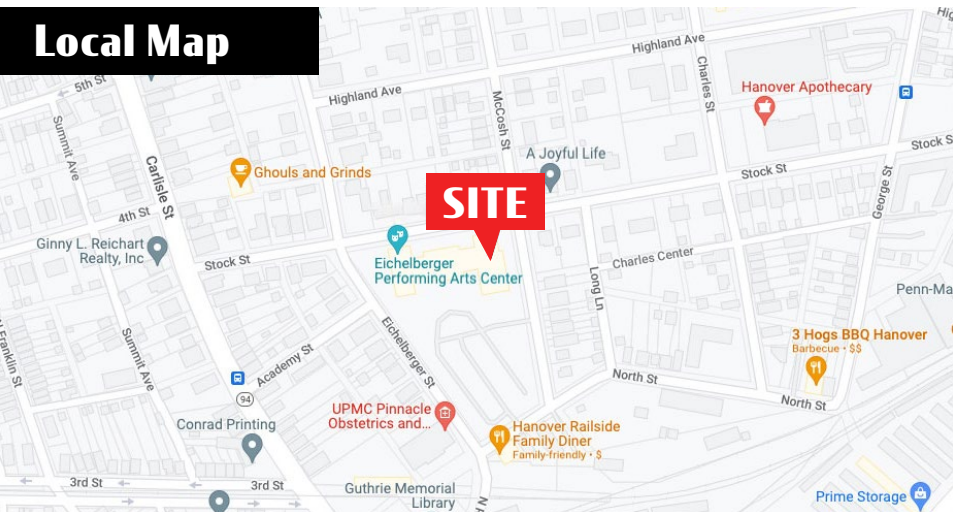
## Location

The property is located at the intersection of Eichelberger, Stock, North and McCosh Streets, which is about three blocks north of the square of Hanover. The property neighbors Guthrie Memorial Library, and UPMC-Mountainview. UPMC's Hanover Campus is located ½ mile east of the Property. Being located several blocks from the square of Hanover makes the property easily accessible from all areas of town.

## Trade Area

The site shows a 7 mile radius demographic of over 85,359 people with household incomes of more than \$79,762 and daytime employment demographics equally as strong with 67,986. The demographics within a 3 mile radius include 44,697 people in 18,300 homes, a labor force of 27,002 with an average household income of \$73,084.

## Local Map



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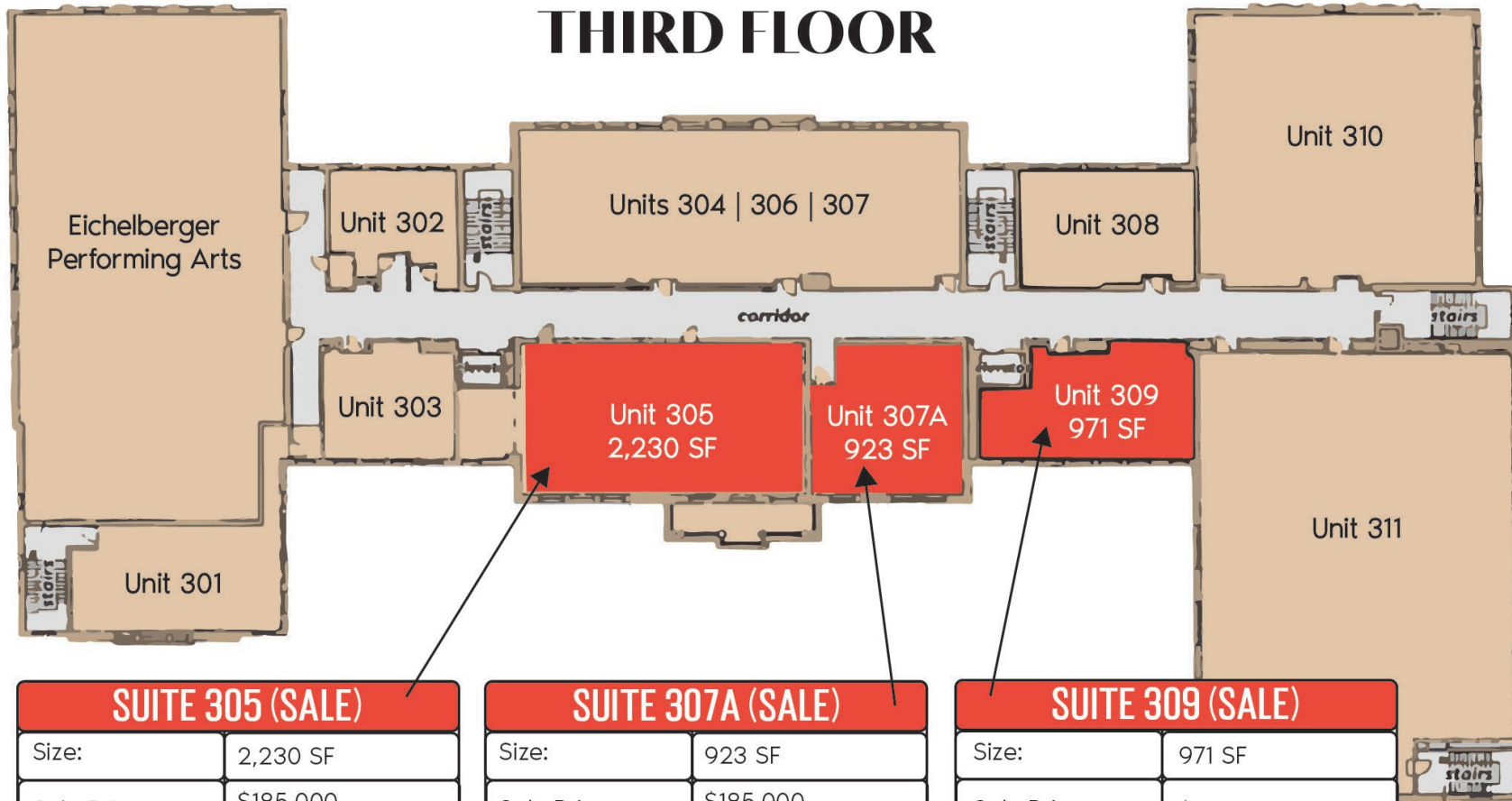
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## STOCK STREET THIRD FLOOR

EICHELBERGER

MCCOSH STREET



### SUITE 305 (SALE)

Size:	2,230 SF
Sale Price:	\$185,000 combined w/ 305
Annual RE Taxes (2022)	\$7,771/ yr.
Condo Fees (2023)	\$4.40/SF

### SUITE 307A (SALE)

Size:	923 SF
Sale Price:	\$185,000 combined w/ 305
Annual RE Taxes (2022)	\$1,547/ yr.
Condo Fees (2023)	\$4.40/SF

### SUITE 309 (SALE)

Size:	971 SF
Sale Price:	\$59,900
Annual RE Taxes (2022)	\$1,610/ yr.
Condo Fees (2023)	\$4.40/SF



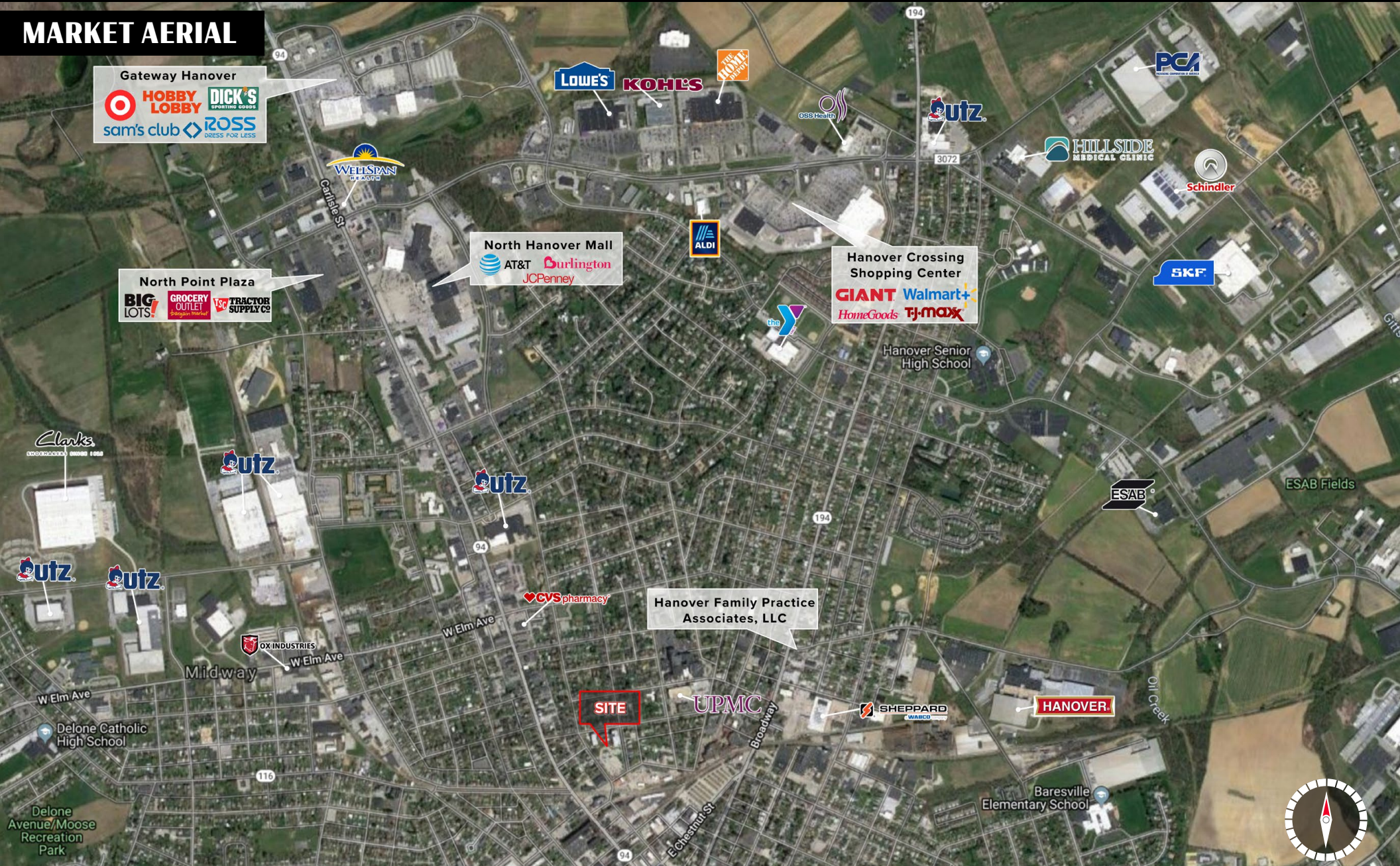
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## MARKET AERIAL



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