

# Eichelberger Professional Center

195 STOCK STREET | HANOVER, PA | 17331

971 SF OFFICE SPACE  
**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. Suite 309 is 971 square feet. The suite is unfinished. It has 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**  
 For Leasing Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)

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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.

**\*SIMILAR UNIT AVAILABLE\***



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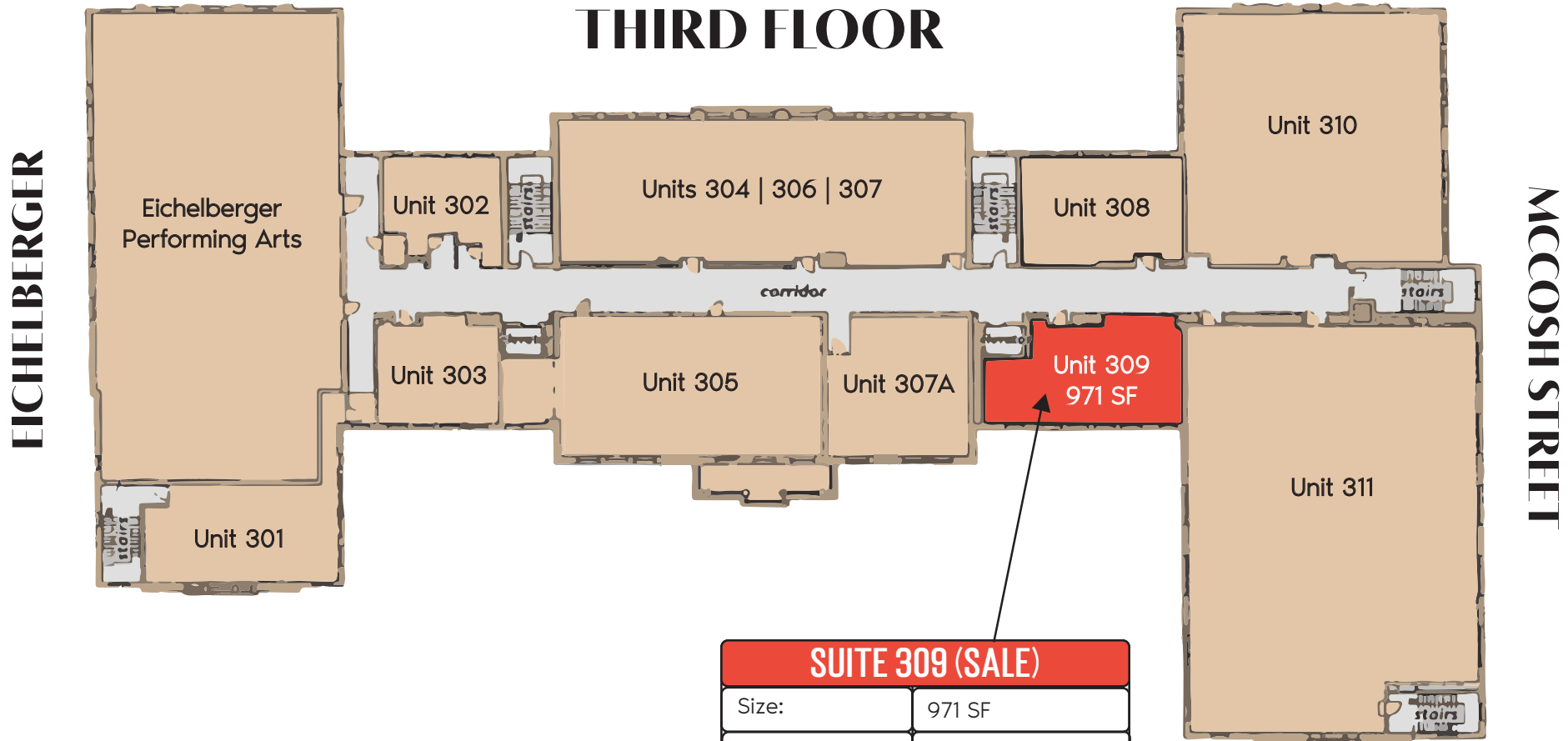
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## STOCK STREET THIRD FLOOR



### SUITE 309 (SALE)

|                        |              |
|------------------------|--------------|
| Size:                  | 971 SF       |
| Sale Price:            | \$59,900     |
| Annual RE Taxes (2023) | \$1,629/ yr. |
| Condo Fees (2023)      | \$4.40/SF    |



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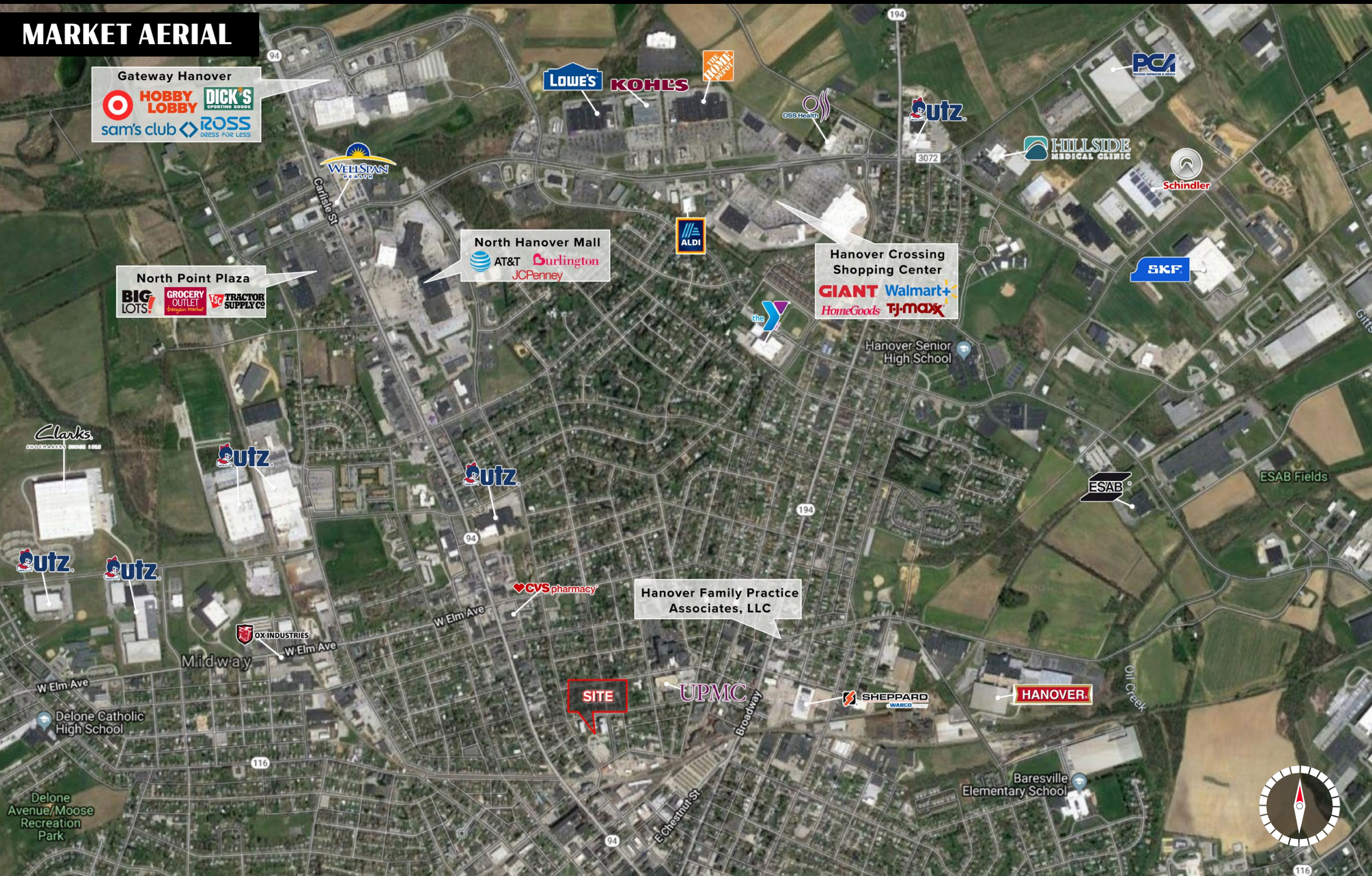
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## MARKET AERIAL



# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENT(S):

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### LANCASTER OFFICE:

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## CONTACT US

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