

± 5,972 SF

773 Cherry Tree Court

FOR SALE

Hanover, PA 17331



Overview

773 Cherry Tree Court is located among other medical offices in the north end of Hanover. This former medical office is 5,972 SF and has a shared parking lot of 96 parking spaces. The interior layout consists of three exam rooms, a lobby/reception area, multiple restrooms, breakroom. A portion of the rear of the building has lead/concrete walls from a previous radiation use.

The property has public water and public sewer. The building has 3 phase, 800 amps.

The property is connected to 777 Cherry Tree Court which is also available for sale.

The property is in excellent condition. Real estate taxes are approximately \$26,975/yr. The list price is \$950,000. The property will be restricted from another radiation treatment center.

BRAD ROHRBAUGH | CHAD STINE | 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

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Location

Cherry Tree Court is located on the north end of Hanover. It is within a five minute driving distance to UPMC hospital and Hillside Medical. Cherry Tree Court is a freestanding medical building with surrounding uses such as Select Physical Therapy, UCP, Cherry Tree Foot & Ankle, Wellspan Oncology, Penn Township Industrial Park, and Eisenhower Drive.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	36,192	59,161	81,550
TOTAL EMPLOYEES	25,862	29,468	35,699
AVERAGE HHI	\$77,059	\$80,219	\$81,974
TOTAL HOUSEHOLDS	15,409	24,348	32,947

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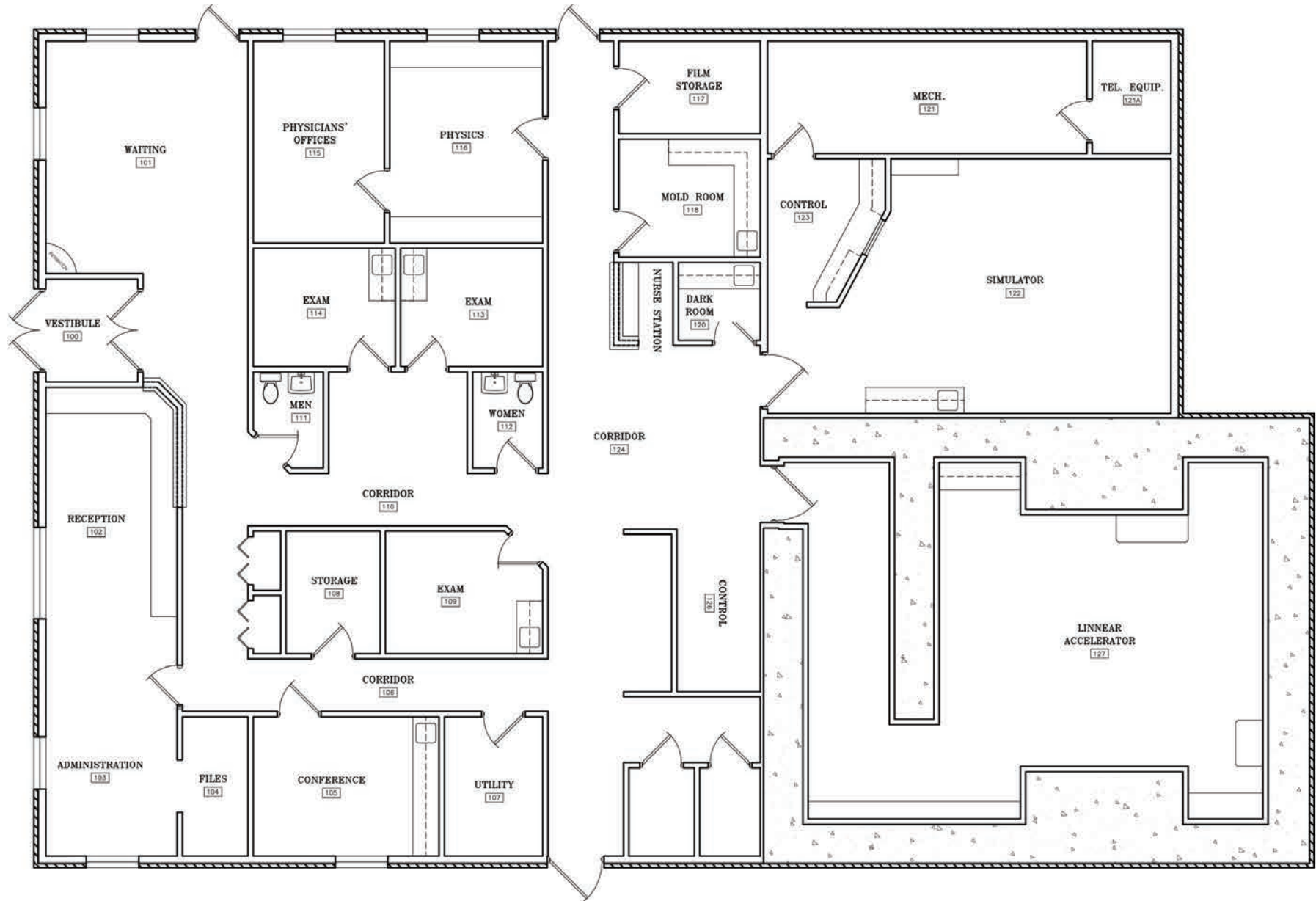
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Office Layout



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MARKET AERIAL



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