

Available For lease

Property Overview

100 Frederick Street is a medical/professional office building located in downtown Hanover. The property is a two story, brick colonial-style building with 47 off-street parking spaces. The building has a rear entrance off the parking lot, to a common lobby. There is elevator access to all floors.

The space is approximately 900 square feet and is located on the second floor of the building. The second floor has elevator access, but the space has additional steps. Hanover Family Practice is also located on the second floor. The rent is \$850.00/month plus data/networking, insurance and contents and liability insurance.







100 Frederick Street | Hanover, PA 17331

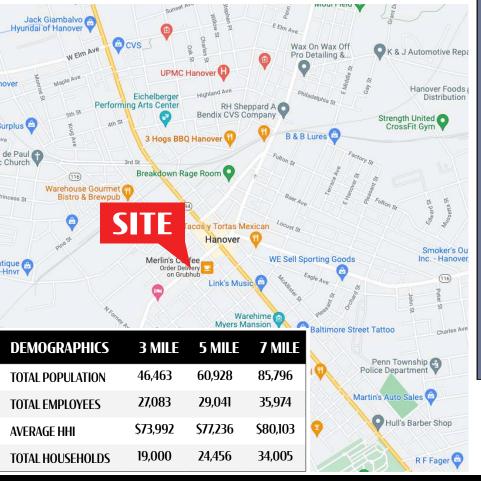
± 900 SF Office Space Available

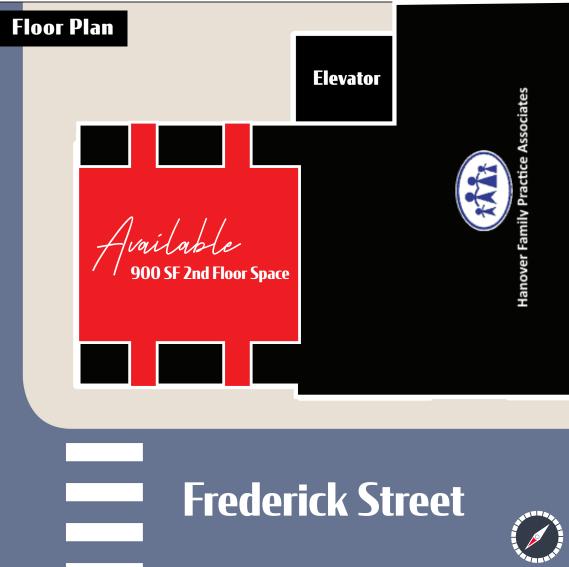


Market

Frederick St is located 1 block from the square of Hanover. Downtown Hanover is seeing a number of new retailers and redevelopment. Renovations to 34 Frederick Street added

15 new rental units along with two retail units. The McAllister has been renovated to 30 new residential units, along with McAllister on York (restaurant). Fat Bat Brewing is the latest downtown brewery, making it the third brewery in the downtown area. Vinny's Italian Market and Oak Kitchen are two new restaurants located within two block from the property.





Trade Area

Hanover is located in York County Pennsylvania. The property is located approximately 15 minute drive-time from the PA/MD line. Travelling west on Frederick Street leads to Littlestown. Travelling east will lead to York.





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