

# THISTLE HILL PROFESSIONAL CENTER

2030 THISTLE HILL DRIVE | SPRING GROVE, PA | 17325



**3,145 SF  
AVAILABLE  
FOR LEASE**

**NEARBY**  
UPMC



M&T Bank

**DOLLAR GENERAL**

**DUNKIN'**



Ryan Myers, CCIM

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



COMMERCIAL BROKERAGE. *Redefined.*

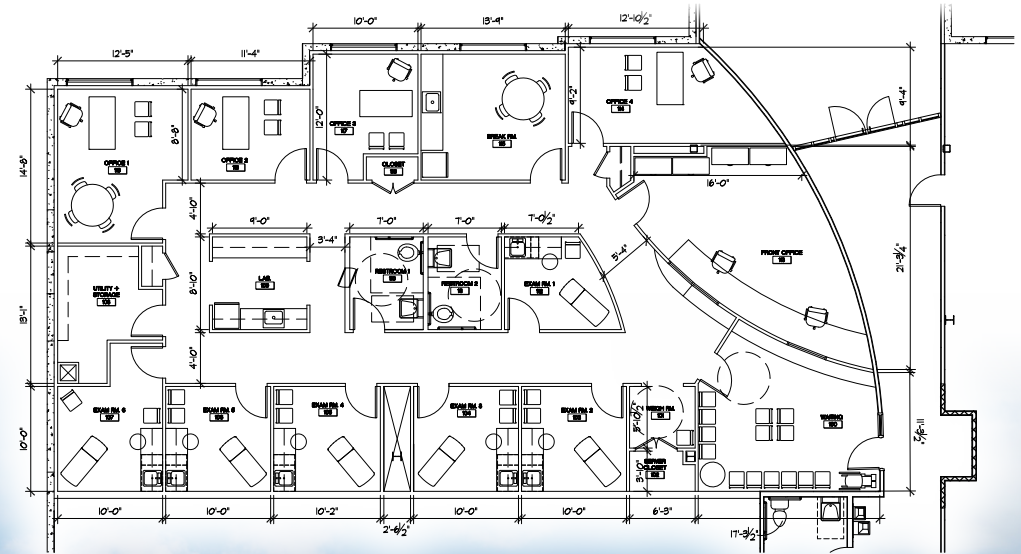


## PROPERTY OVERVIEW

The Thistle Hill Professional Center is the premier of-  
fice building located in Spring Grove. The building is a  
two-story facility with an elevator. Each floor has ground  
level access and exposure with the common monument  
sign. There is ample on-site parking. Building tenants  
include UPMC, Drayer PT, Darrell Sipe Optician.

The available space is 3,145 square feet of finished medical space located on the upper level. The layout includes 6 exam rooms, 2 exclusive restrooms, reception area, 3 offices and an employee break room. The space is located inside the upper-level entry doors. The lease rate is \$17.95/SF NNN plus utilities.

# FLOOR PLAN





# TRADE AREA

The property is located off Hanover Street, approximately a quarter mile from the roundabout. Within one mile from Thistle Hill Professional Center is the Spring Grove School District, Spring Forge Shoppes, Dollar General, Dunkin Donuts and Pixelle Specialty Solutions. Spring Grove is located between York and Hanover.



## TRAFFIC COUNTS



ROTH CHURCH RD - ±5,000 VPD



N MAIN ST - ±15,000 VPD



HANOVER ST - ±8,000 VPD



### POPULATION

3 MILE- 11,896  
5 MILE- 27,890  
7 MILE- 55,093



### EMPLOYEES

3 MILE- 3,550  
5 MILE- 6,625  
7 MILE- 18,038



### AVERAGE HHI

3 MILE- \$106,849  
5 MILE- \$108,445  
7 MILE- \$111,609



### HOUSEHOLDS

3 MILE- 4,761  
5 MILE- 11,118  
7 MILE- 22,047

DEMOGRAPHICS



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# MARKET AERIAL



## SPRING FORGE PLAZA



GLATFELTER  
MEMORIAL LIBRARY



UPMC

SUBWAY  
DUNKIN'

DOLLAR GENERAL

**SITE**

SPRING GROVE AREA  
ELEMENTARY SCHOOL

SPRING GROVE AREA  
HIGH SCHOOL

SPRING GROVE AREA  
INTERMEDIATE SCHOOL

SPRING GROVE AREA  
MIDDLE SCHOOL

RIVER ROCK ACADEMY  
SPRING GROVE

PIXELLE SPECIALTY  
SOLUTIONS

SPRING GROVE  
COMMUNITY PARK



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3528 Concord Rd.  
York, PA 17402

### **LANCASTER OFFICE:**

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### **EXTON OFFICE:**

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

### **STATE COLLEGE OFFICE:**

330 Innovation Blvd, Suite 205  
State College, PA 16803

### **WEST CHESTER OFFICE:**

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

### **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

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## About Bennett Williams

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