

# THISTLE HILL PROFESSIONAL CENTER

2030 THISTLE HILL DRIVE | SPRING GROVE, PA | 17325



**1,000 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)



ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

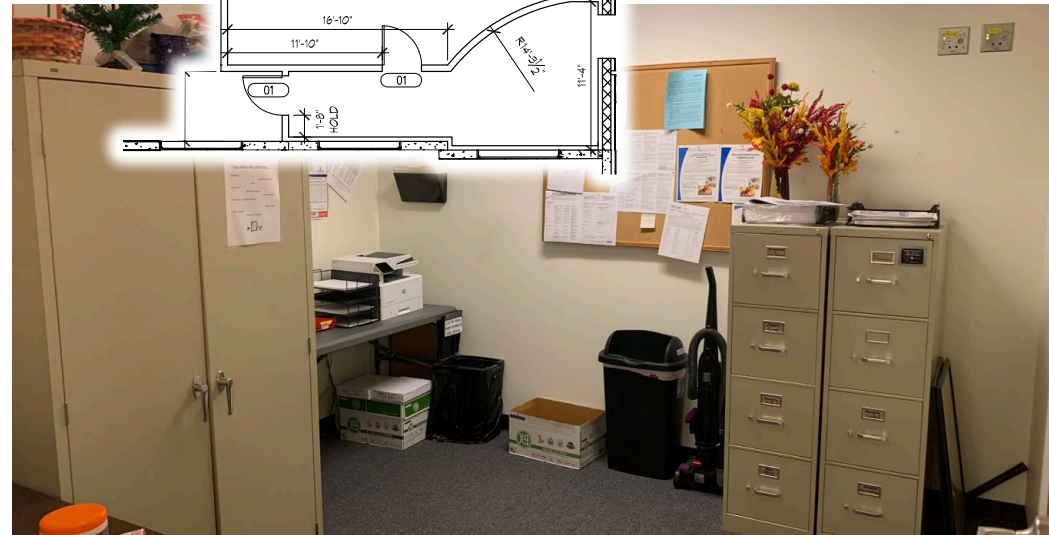
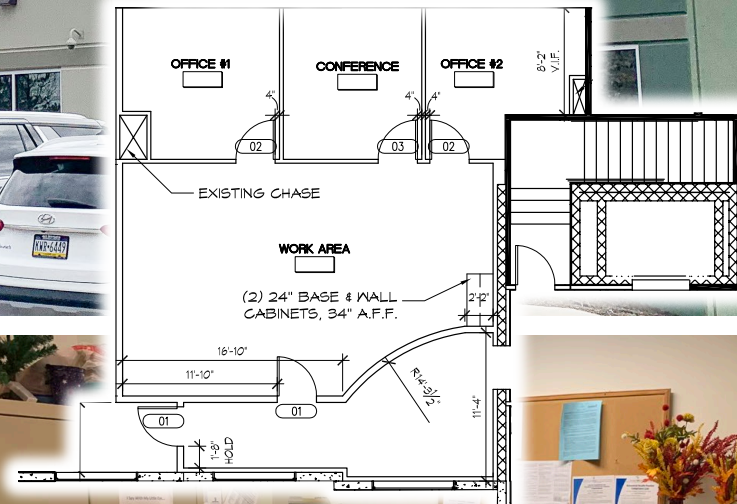
# PROPERTY OVERVIEW

The Thistle Hill Professional Center is the premier office 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 1,000 square feet of finished office. The space has a large work area and three private offices. There are common restrooms. The lease rate is \$16.95/SF plus electric and gas.



## FLOOR PLAN



Ryan Myers, CCIM

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



ACTIVE MEMBER OF:

COMMERCIAL BROKERAGE. *Redefined.*

# 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

## DEMOGRAPHICS



### 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



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



ACTIVE MEMBER OF:  
**RETAIL BROKERS NETWORK** COMMERCIAL BROKERAGE. *Redefined.*

# MARKET AERIAL



SPRING GROVE AREA  
ELEMENTARY SCHOOL

SPRING GROVE AREA  
HIGH SCHOOL

SPRING GROVE AREA  
INTERMEDIATE SCHOOL

**SITE**

**SPRING FORGE PLAZA**

KENNESHA MARKETPLACE | Rutter's | Hardee's | AutoZone | M&T Bank

GLATFELTER  
MEMORIAL LIBRARY

UPMC

RITE  
AID

SUBWAY  
DUNKIN'

DOLLAR GENERAL

SPRING GROVE AREA  
MIDDLE SCHOOL

RIVER ROCK ACADEMY  
SPRING GROVE

PIXELLE SPECIALTY  
SOLUTIONS

SPRING GROVE  
COMMUNITY PARK

# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

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

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
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

717.843.5555 | [www.bennettwilliams.com](http://www.bennettwilliams.com)

LANDLORD  
REPRESENTATION

TENANT  
REPRESENTATION

INVESTMENT  
SALES

PROPERTY  
MANAGEMENT



## 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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

