

# 785 CHERRY TREE CT

HANOVER, PA • 17331

**SITE**

An aerial photograph of a commercial property. The property features a large, single-story building with a grey roof and white walls. In front of the building is a large, paved parking lot with several cars parked. The surrounding area includes green fields, trees, and a distant town skyline under a blue sky with scattered clouds. A red dot with a line points to the building, and a red box with the word 'SITE' is positioned above it.

**±17,812 SF • AVAILABLE FOR SALE OR LEASE**



**RYAN MYERS, CCIM**

FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://WWW.BENNETTWILLIAMS.COM)



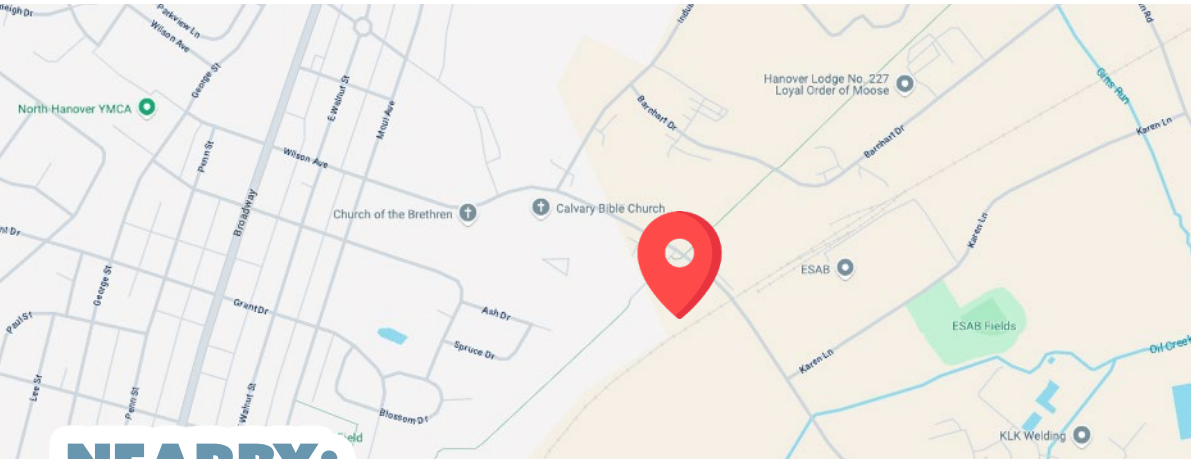
COMMERCIAL BROKERAGE. *Redefined.*



# PROPERTY OVERVIEW

785 Cherry Tree Court is a 17,812 SF two-level office building. The first floor is ±9,404 SF. This portion of the property has sliding automatic doors, windows on all sides of the building, a mix of open area with vaulted ceilings and private offices. The space was renovated in 2017. The lower level is ±8,408 SF and is accessible via stairs and an elevator. The space is finished as medical office. The finish includes a reception area, private offices, large break room, restrooms.

The building is part of a condominium association that shares a 96 space parking lot with two other professional office buildings. The annual taxes are \$27,000. The building is available for sale (\$1,695,000) or lease (\$14.50/SF first floor or \$10.00/SF for the lower level NNN).



## NEARBY:

**HanoverPublic**  
SCHOOL DISTRICT

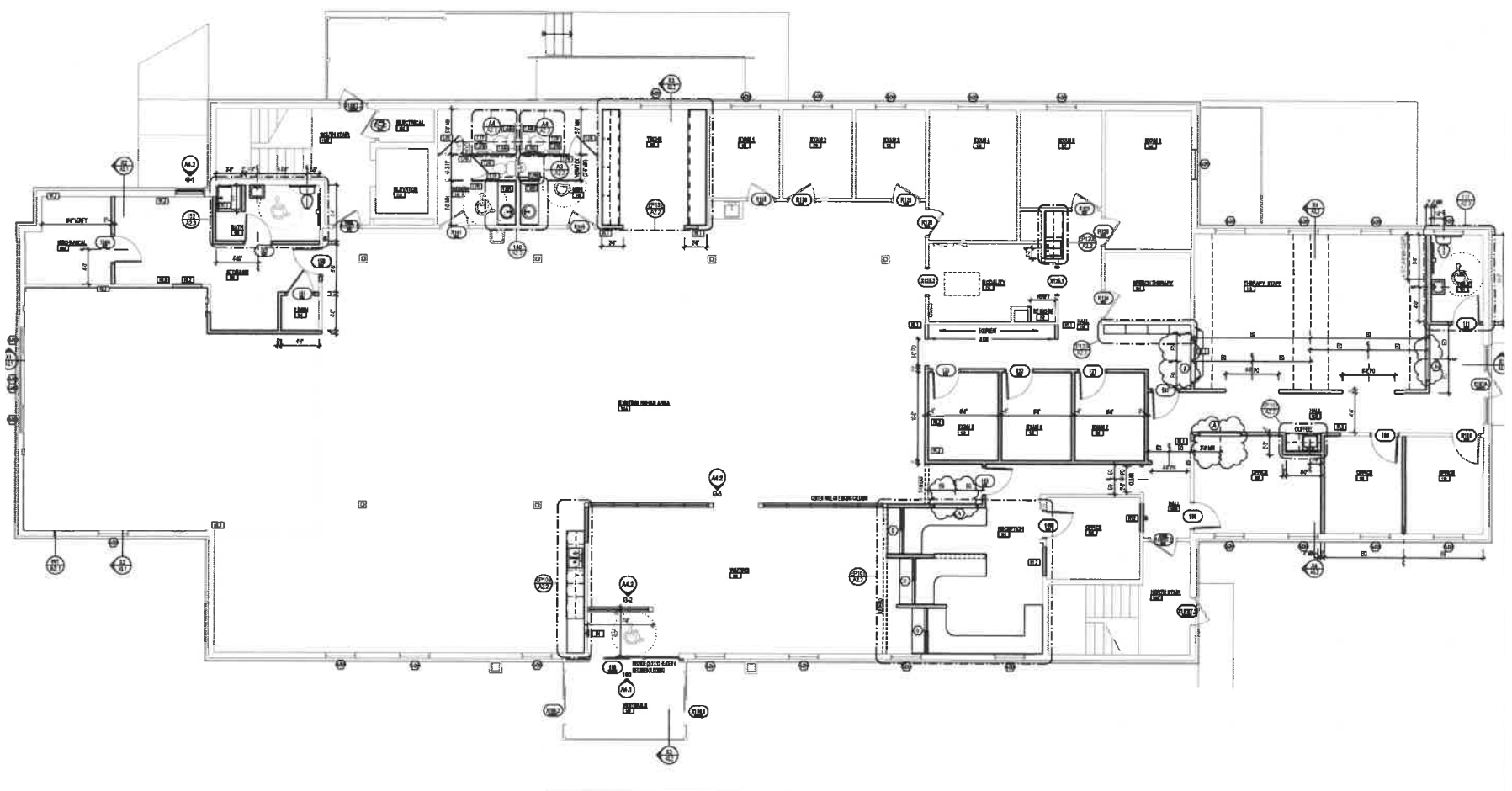


## TRADE AREA

The property is located on Cherry Tree Court which is surrounded by professional and medical office. The location is convenient to Penn Township Industrial Park, Eisenhower Drive, and Hillside Medical Center. Other neighboring uses include Hanover Public School District, Wellspan, Mecca, ESAB, Cherry Tree Foot & Ankle, etc. Cherry Tree Court is located adjacent to Hanover's rail trail.

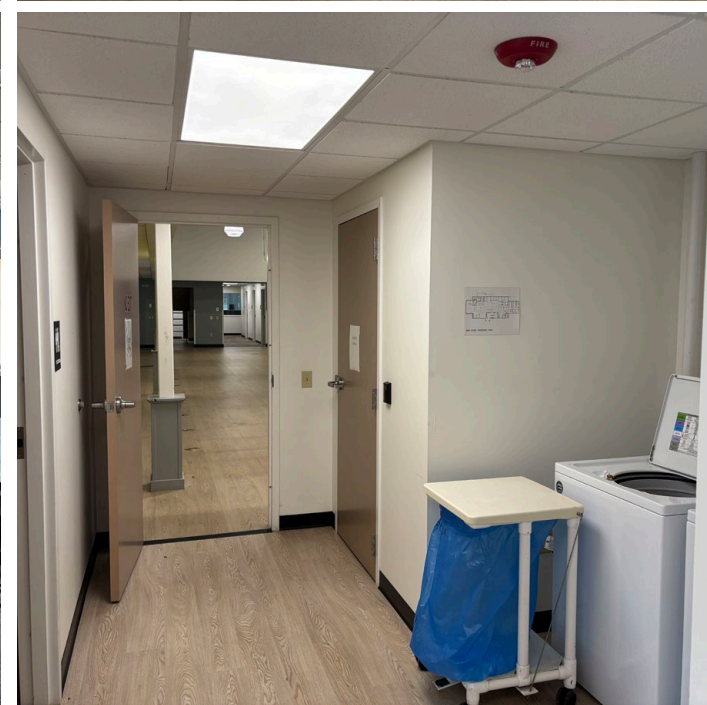
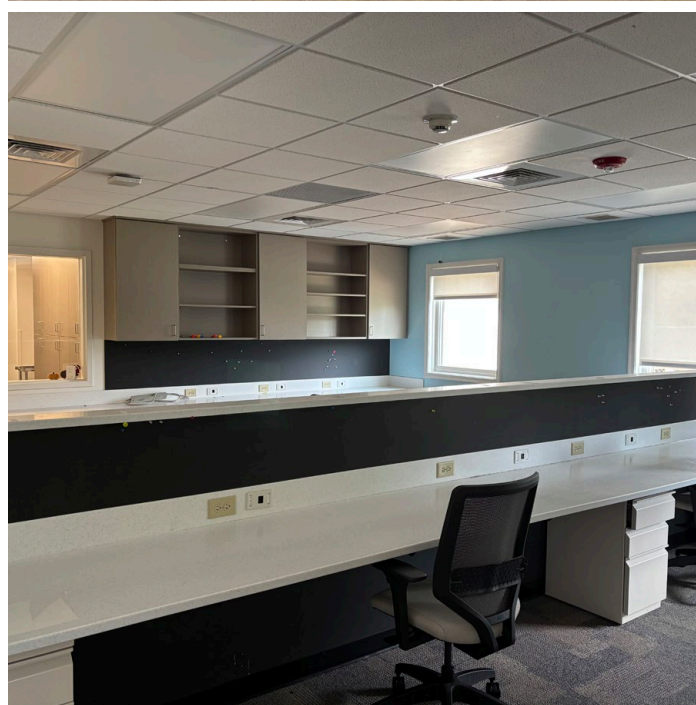
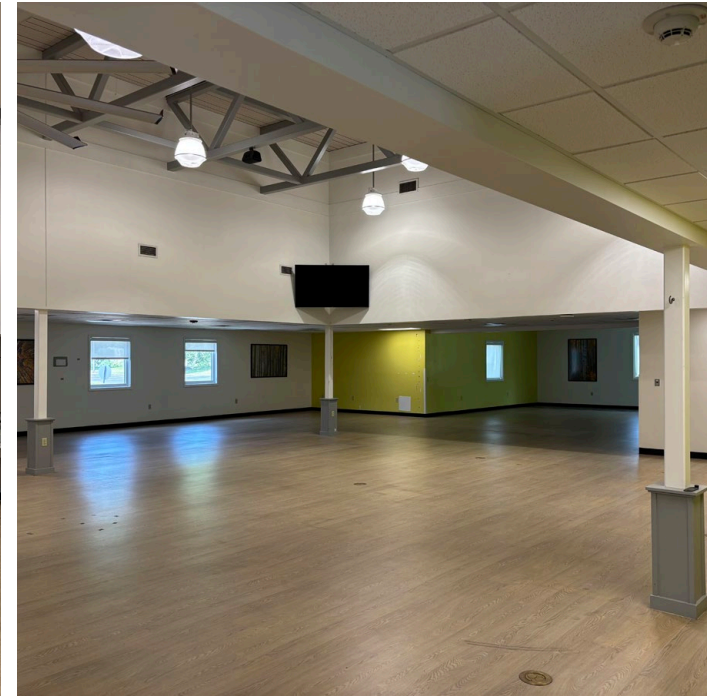
DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	64,369	86,763	127,046
EMPLOYEES	25,827	31,188	38,145
AVERAGE HHI	\$98,917	\$100,862	\$102,733
HOUSEHOLDS	26,207	34,948	50,611

# FIRST FLOOR PLAN

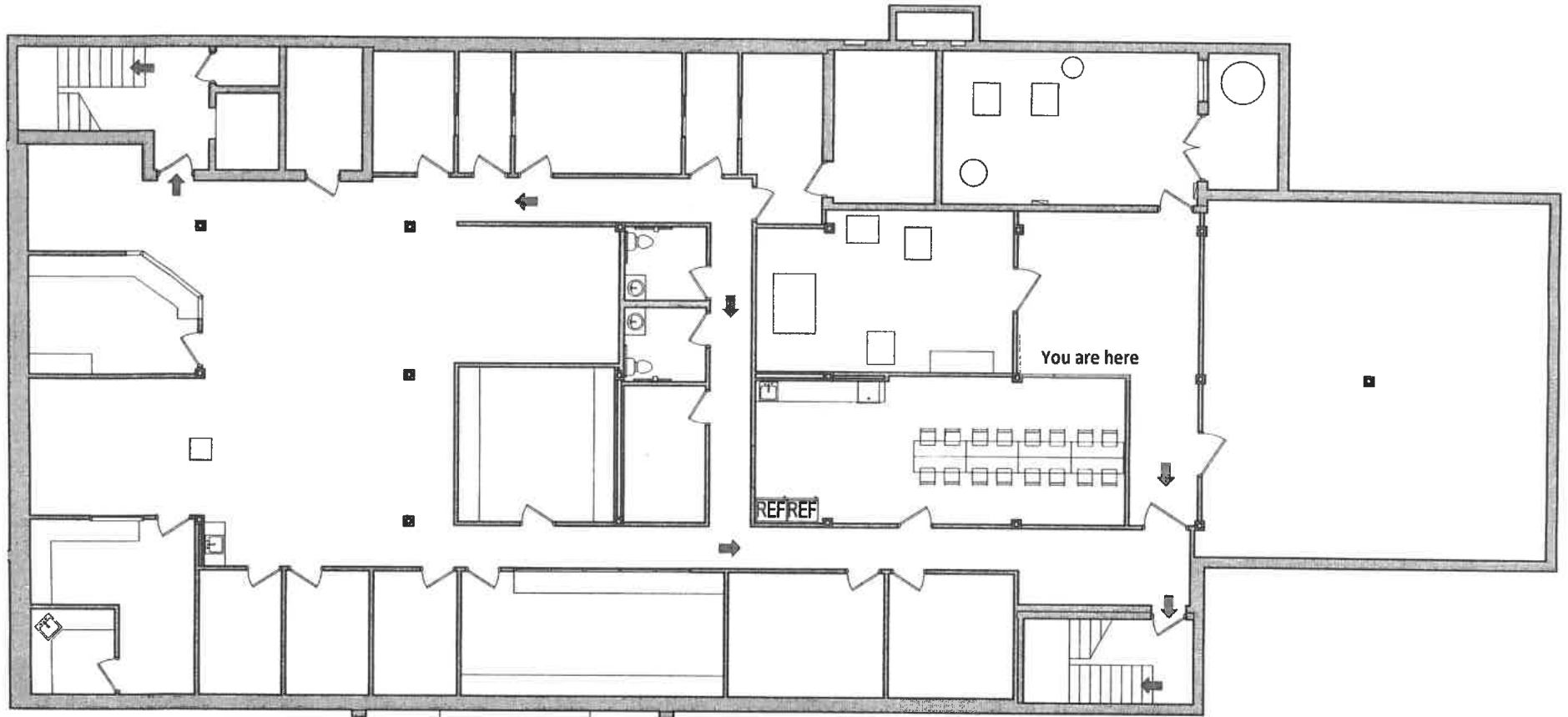




# FIRST FLOOR (PHOTOS)

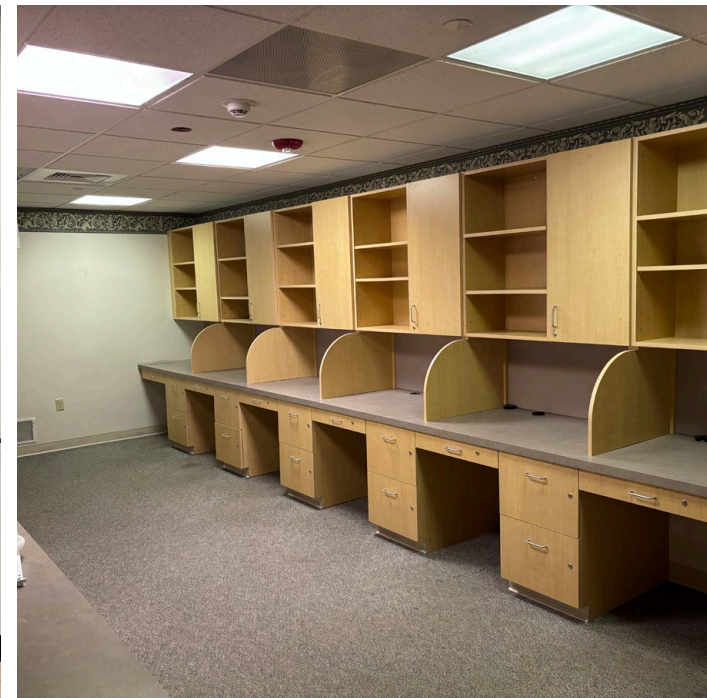


# LOWER LEVEL FLOOR PLAN





# LOWER LEVEL (PHOTOS)





# MARKET OVERVIEW

Bittinger

Hanover St

## GATEWAY HANOVER SC



## NORTH POINT PLAZA



## NORTH HANOVER MALL



## HANOVER COMMONS SC



## CONESTOGATILE



## SCHINDLER ELEVATOR

## L2 BRANDS

## MCCLARIN COMPOSITES

## SFK

## HANOVER FOODS



## CARTER LUMBER

## ELSNER TECH



## HANOVER LOGISTICS

## ESAB

**SITE**

## HANOVER CROSSING SC



## DOLLAR GENERAL



## SOUTH WESTERN SCHOOL DISTRICT



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# Bennett Williams

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### WEST CHESTER OFFICE:

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

### LANCASTER OFFICE:

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Lancaster, PA 17601

### STATE COLLEGE OFFICE:

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State College, PA 16803

### NEW JERSEY OFFICE:

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