

785 CHERRY TREE CT

HANOVER, PA • 17331

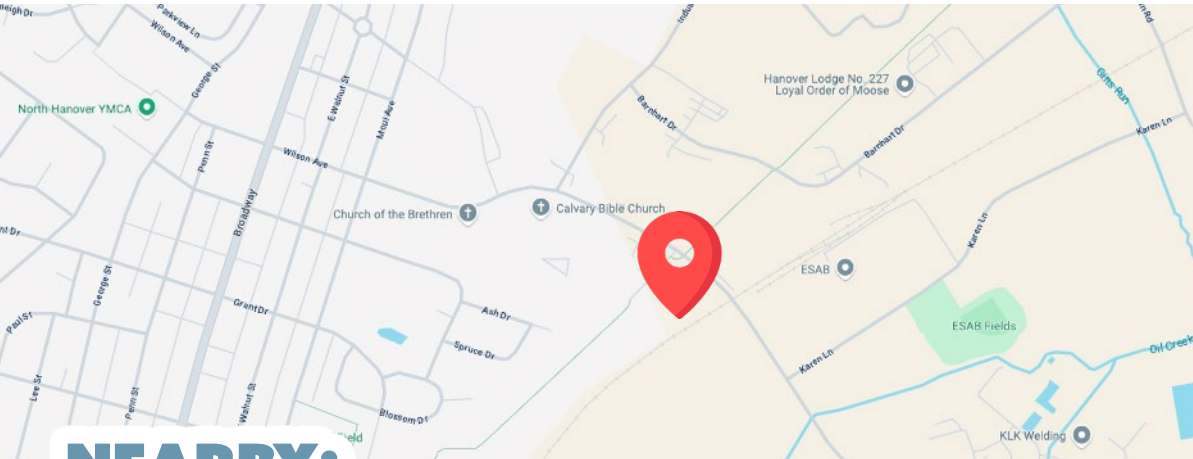


±17,812 SF • AVAILABLE FOR SALE OR LEASE

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

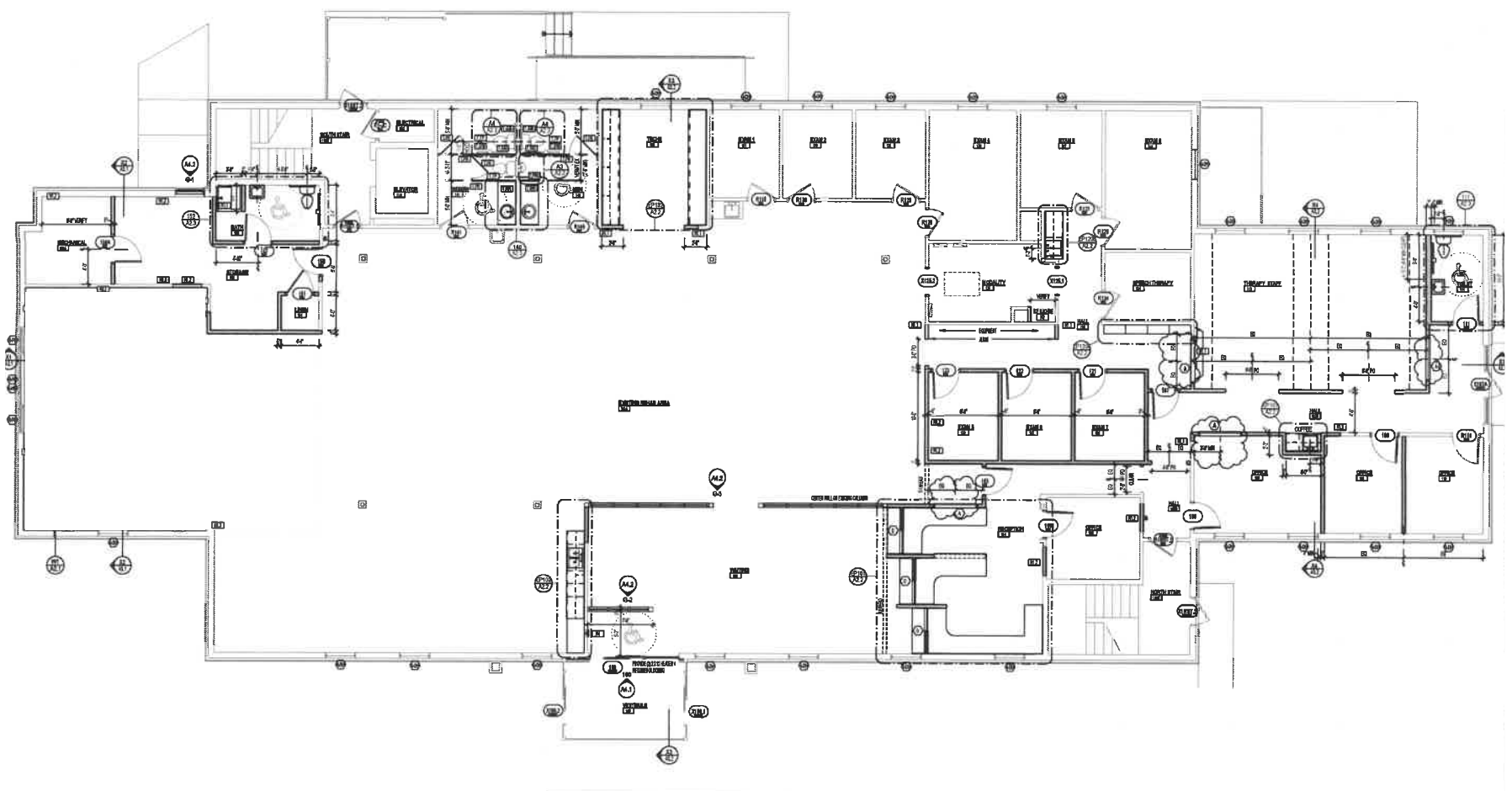


TRADE AREA

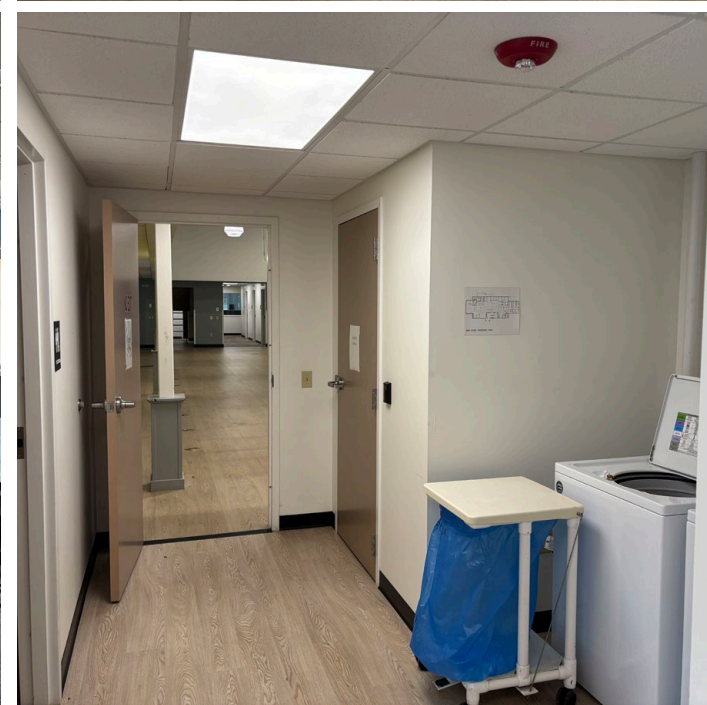
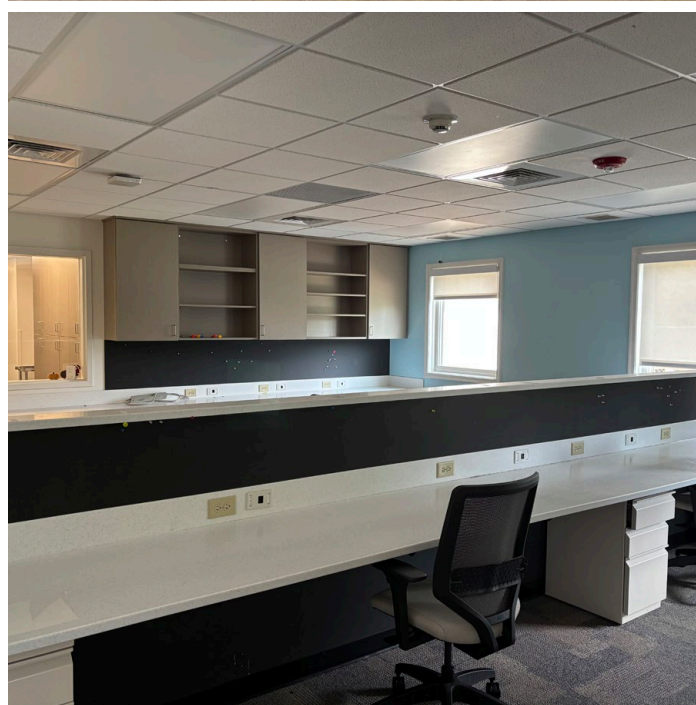
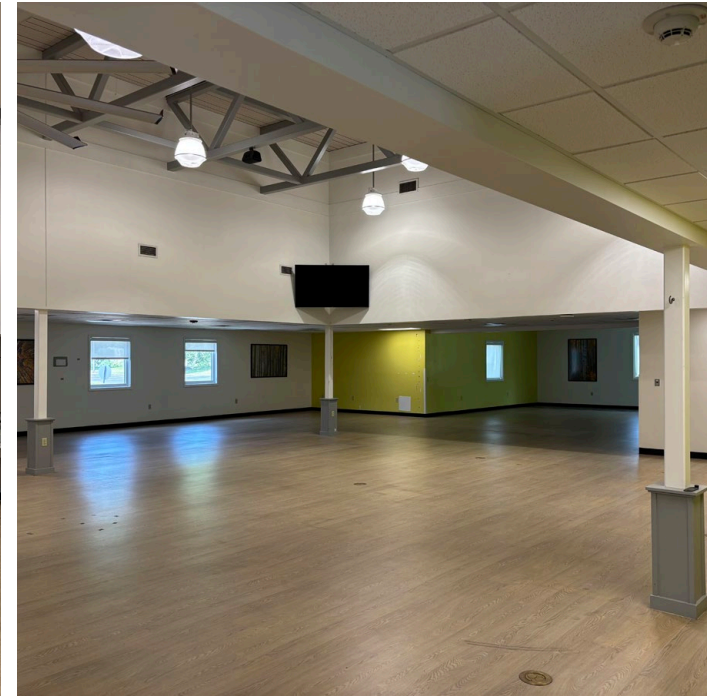
The property is located on Cherry Tree Court which is surrounded by professional and medical office. The location is convenient to Penn Township Industrial Park, Eisenhower Drive, and Hillside Medical Center. Other neighboring uses include Hanover Public School District, Wellspan, Mecca, ESAB, Cherry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

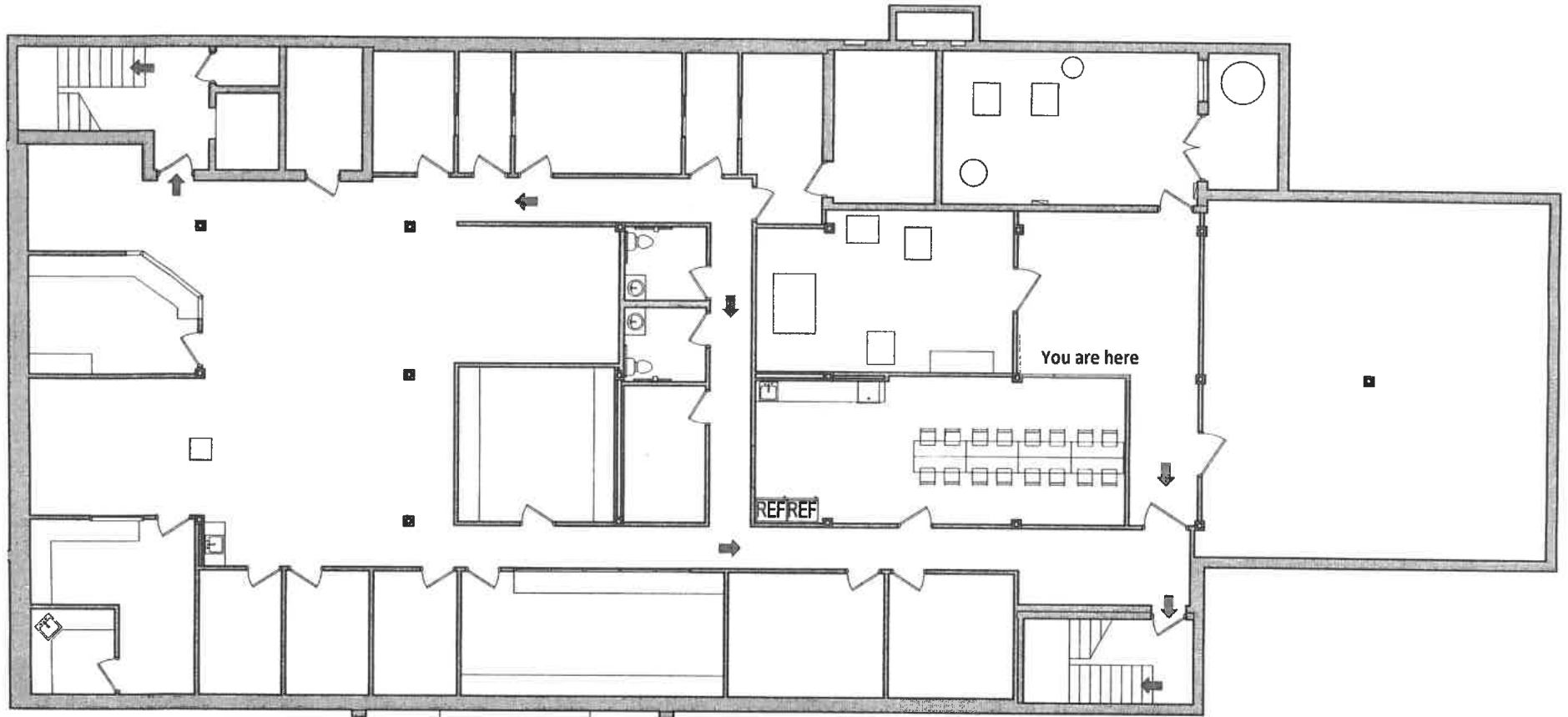
FIRST FLOOR PLAN



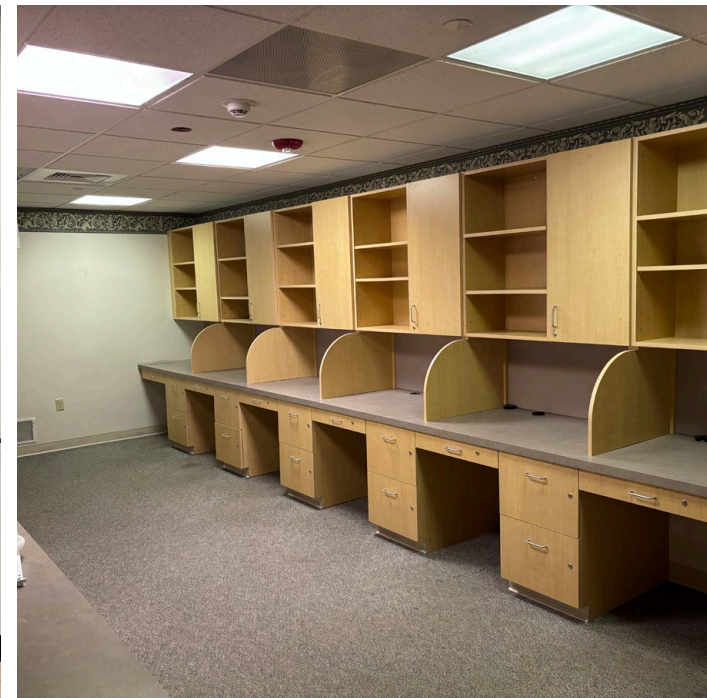
FIRST FLOOR (PHOTOS)



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



RYAN MYERS, CCIM

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Moorestown, NJ 08057

LISTING AGENTS:



Ryan Myers, CCIM

rmyers@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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