

MEDICAL OFFICE CONDO FOR SALE OR LEASE

Now Offering
BROKER INCENTIVE
6% Buyer's Broker Fee



HILLSIDE MEDICAL CENTER
HANOVER, PA 17331



TCN
WORLDWIDE
REAL ESTATE SERVICES



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OFFERING SUMMARY

Size	10,000 SF
Property Type	Medical Condo
Sale Price	\$1,499,000
Price per SF	\$149.90
Available SF	10,000 SF
Lease Rate	\$22.00 PSF (NNN)
Building Name	Hillside Medical Center
Municipality	Penn Township
County	York
Buyer Broker Fee	6%

PROPERTY OVERVIEW

Reduced Price! Opportunity to purchase or lease class-A medical office suite in Hillside Medical Center. The 10,000 SF condo space is a turn-key medical office space with ample exam rooms, procedure/operating rooms, restrooms, recovery lounges, locker rooms & showers, conference room, private offices, reception & waiting room, ample storage, and private exterior access. The high profile property has excellent location at the intersection of West Eisenhower Drive and Broadway (PA-194). Current tenants include UPMC Hanover Hospital Services, Lebo Skin Care Centers, The Retina Care Center, Maryland Vascular Specialists.

PROPERTY HIGHLIGHTS

- Beautifully maintained common area with ample on-site parking
- Available space has turnkey medical fit-out with ample exam/operating/procedure rooms, private restrooms, reception and waiting room, conference room, private offices, ample storage, & locker rooms with showers
- Close proximity to excellent amenities such as Hanover Crossing Shopping Center with national tenants such as Walmart Supercenter, Giant Foods & Harbor Freight Tools
- Tenants include        

LANDMARK COMMERCIAL REALTY
425 N 21ST STREET, SUITE 302
CAMP HILL, PA 17011
P : 717.731.1990

MICHAEL CURRAN, SIOR
PRESIDENT & EXEC MANAGING DIRECTOR
MCURRAN@LandmarkCR.com
C: 717.805.9277

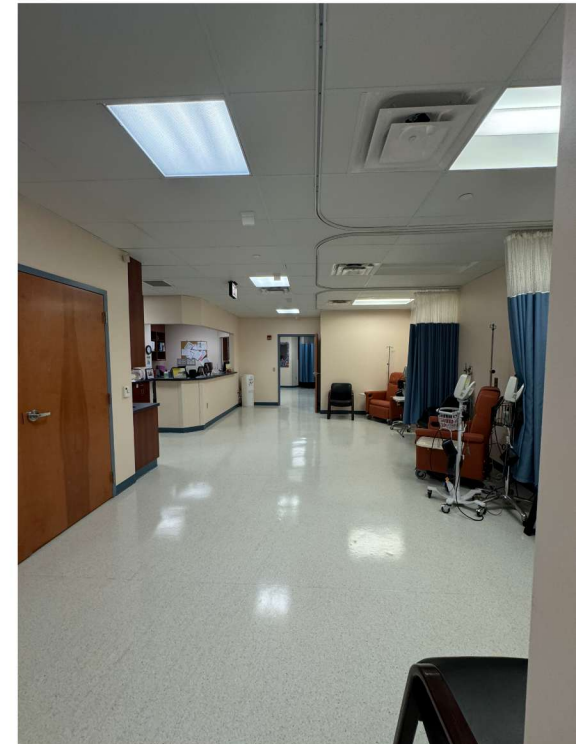
NICK TALLEY
SENIOR ASSOCIATE
NTALLEY@LandmarkCR.com
C: 717.578.0195



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PROPERTY DETAILS

Address	250 Fame Ave, Suite 115 - 120 Hanover, PA 17331
Space Size	10,000 SF
Ownership Type	Condominium
Property Name	Hillside Medical Center
Building Size	146,814 SF
Building Class	A
Building Type	Medical Office
Land Size	9.05 Acres
Tenancy	Multiple
Number of Floors	2
Elevators	Yes
Year Built	2003
Year Renovated	2014
Parking Ratio	4/1,000 SF
HVAC	Gas
Water/Sewer	Public
Submarket	York / Hanover
County	York County
Municipality	Penn Township
APN	44-000-ED-0035.B0-C0120
Property Taxes	\$31,484 (2025)



LOCATION AERIAL

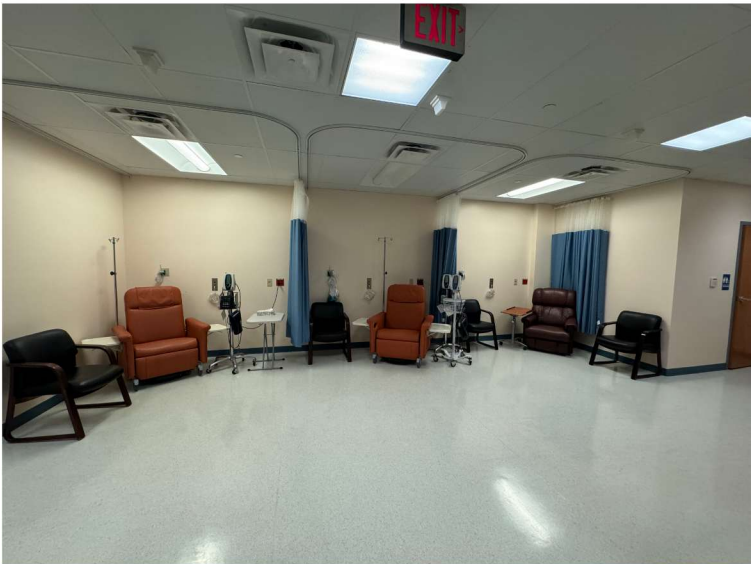
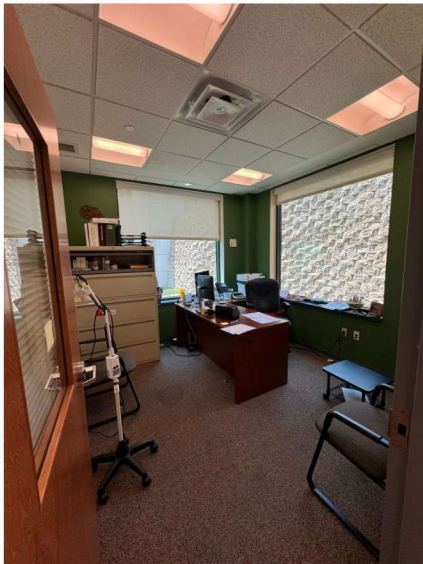
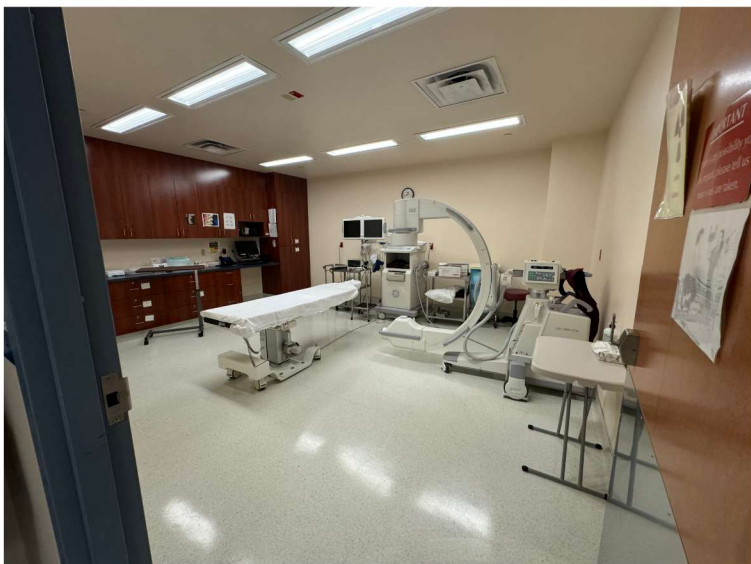


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PHOTOS



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AREA OVERVIEW

HANOVER, PA: Hanover is a borough in York County, Pennsylvania, 19 miles southwest of York and 54 miles north-northwest of Baltimore, Maryland and is 5 miles north of the Mason-Dixon line. The town is situated in a productive agricultural region.

Downtown revitalization is a current priority, working with community members and organizations such as the Chamber of Commerce to reconnect with the appeal of the downtown and ignite that hometown character once again. Hanover Borough was designated an official Keystone Main Street on May 30th, 2014.

Downtown Hanover appeals to a variety of tastes. Hanover’s storied past and legendary colonial and Civil War history provide the foundation for discovering and honoring those who have come before—from the town’s sturdy German roots to tales from the Battle of Hanover. From the bustle of shopping at the Clarks Outlet and on “The Golden Mile,” to the tranquil scenes of hiking Codorus State Park and boating on Lake Marburg, Hanover has something to please anyone with a spirit of adventure and desire to discover



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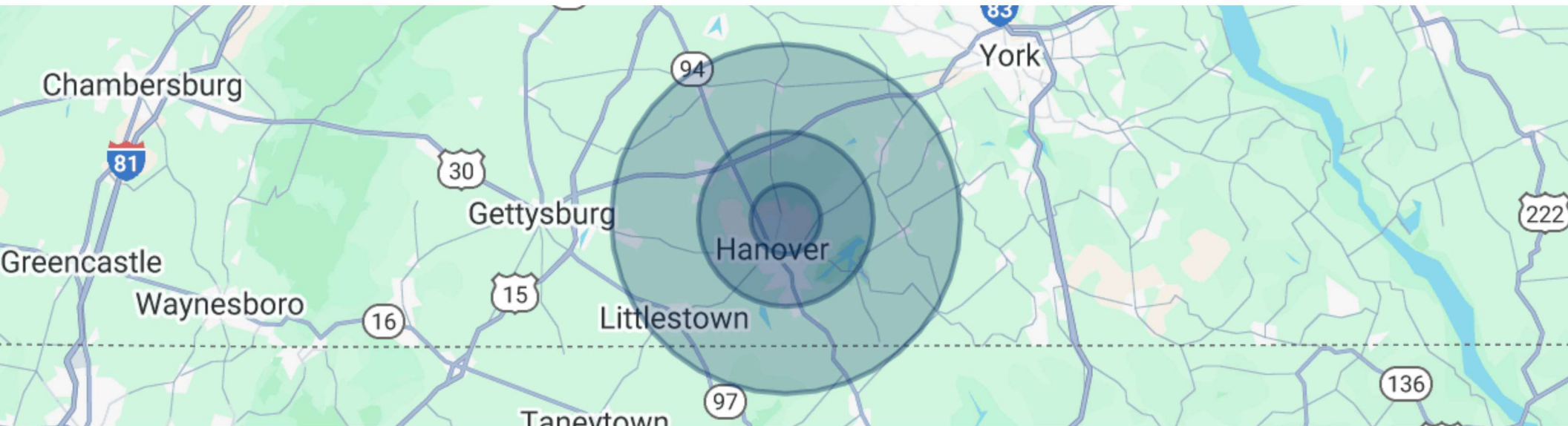
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DEMOGRAPHICS



	2 MILES	5 MILES	10 MILES
Total households	7,003	25,369	50,537
Total persons per hh	2.3	2.5	2.5
Average hh income	\$84,310	\$93,081	\$98,344
Average house value	\$250,007	\$269,711	\$294,100
Total population	15,941	63,347	128,665
Median age	44	43	43
Median age (male)	42	42	42
Median age (female)	45	44	44



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant of tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Landmark Commercial in compliance with all applicable fair housing and equal opportunity laws.