

# TURN-KEY MEDICAL OFFICE CONDO



HILLSIDE MEDICAL CENTER  
HANOVER, PA 17331





### OFFERING SUMMARY

Size	9,990 SF
Space Use	Medical
Sale Price	\$1,499,000
Price per SF	\$150.00
Lease Rate	\$22.00 PSF/yr
Lease Type	NNN
Campus	Hillside Medical Center
Building Size	146,814 SF
Parking	4/1,000 SF
Ownership Type	Condominium
Municipality	Penn Township
County	York

### PROPERTY OVERVIEW

Opportunity to purchase or lease class-A medical office suite in Hillside Medical Center. The 9,990 SF former surgery center is a turn-key medical office space with ample exam rooms, procedure/operating rooms, restrooms, recovery lounges, conference room, private offices, reception & waiting room, ample storage, and prominent first floor location. 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, Select Physical Therapy, Lebo Skin Care Centers, The Retina Care Center, Maryland Vascular Specialists.

### PROPERTY HIGHLIGHTS

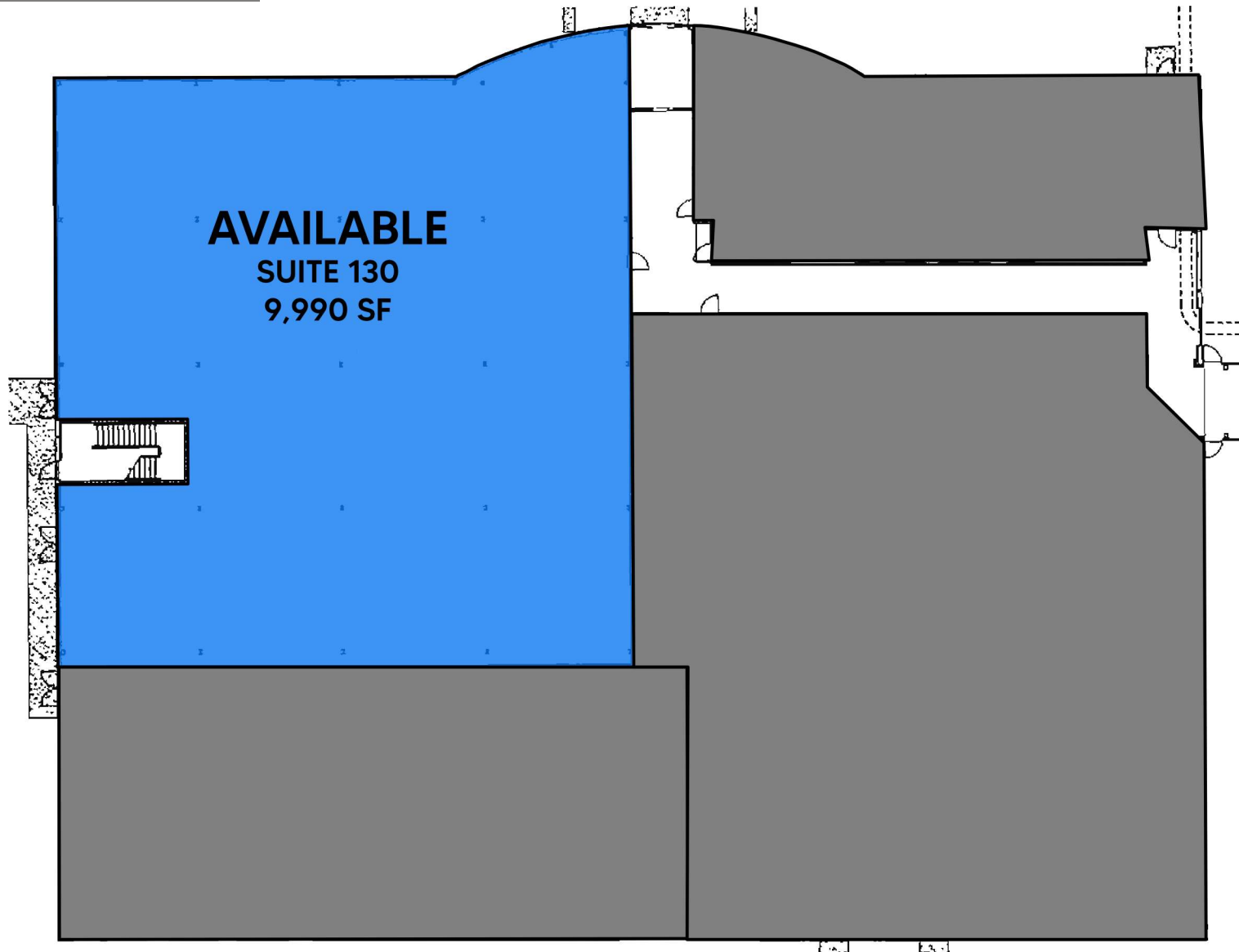
- Beautifully maintained common area with ample on-site parking
- Available space is a former surgery center and has turn-key medical fit-out with ample exam/operating/procedure rooms, private restrooms, reception and waiting room, conference room, private offices, ample storage
- Close proximity to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

### PROPERTY DETAILS

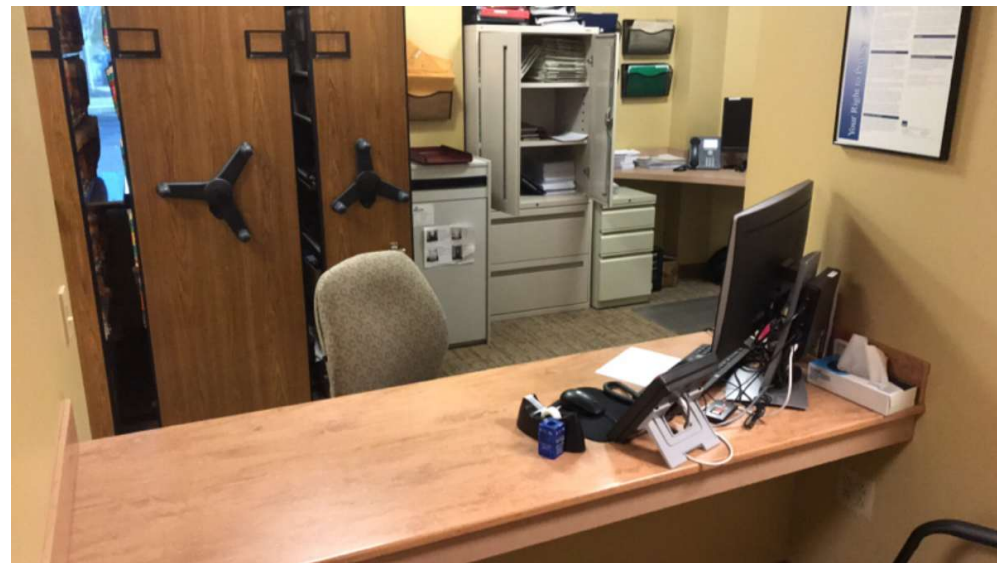
Address	250 Fame Ave, Suite 130 Hanover, PA 17331
Space Size	9,990 SF
Ownership Type	Condominium
Property Name	Hillside Medical Center
Building Size	146,814 SF
Building Class	A
Building Type	Medical Office
Land Size	9.05 Acres
Tenancy	Multiple
Number of Floors	2
Elevators	Yes
Year Built	2003
Year Renovated	2017
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-C0130
Property Taxes	\$29,962.67 (2025)



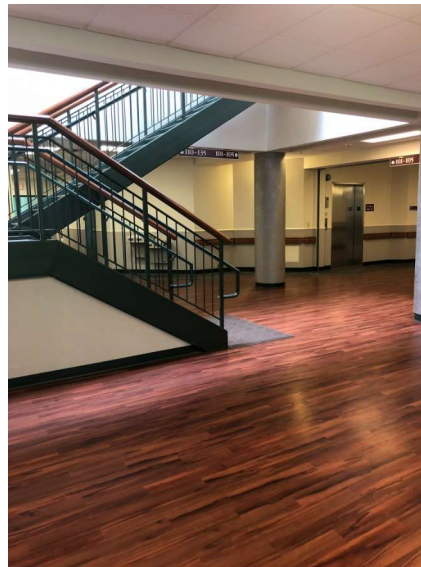
FLOORPLAN



PHOTOS



BUILDING COMMON AREA PHOTOS



LOCATION AERIAL



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### AREA OVERVIEW

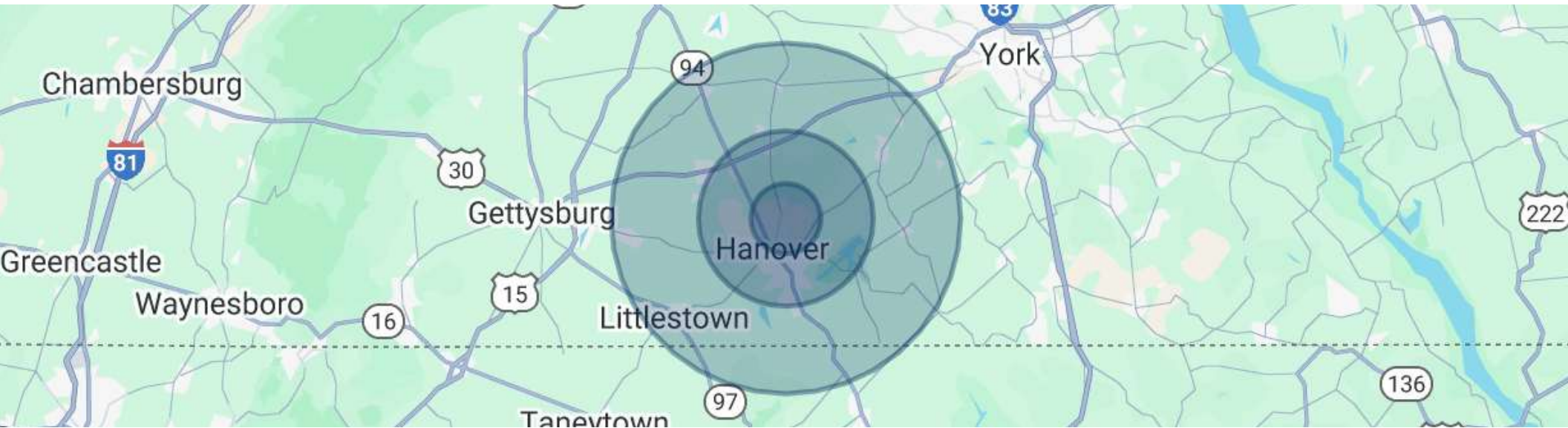
**HANOVER, PA:** Hanover is a borough in York County, Pennsylvania, 19 miles southwest of York and 54 miles north-northwest of Baltimore, Maryland and is 5 miles north of the Mason-Dixon line. The town is situated in a productive agricultural region.

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



### 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 or 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.