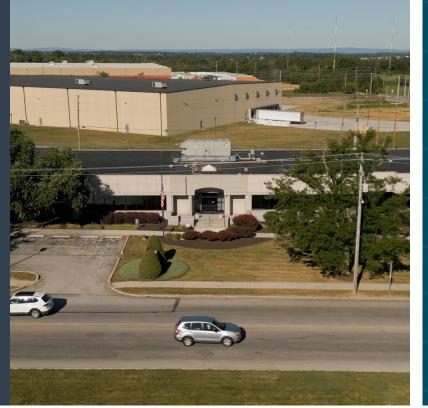
1040 HIGH STREET



PROPERTY OVERVIEW

Located in Hanover, PA, this Class B office building is conveniently situated off of Route 94, surrounded by premier amenities and a strong labor force. 1040 High Street offers unmatched access to nearby highways, providing easy connection to major cities like Philadelphia, Wilmington, Baltimore, and Washington D.C.

With ample parking and a variety of local amenities, this building is a prime opportunity in an ideal environment for office users.





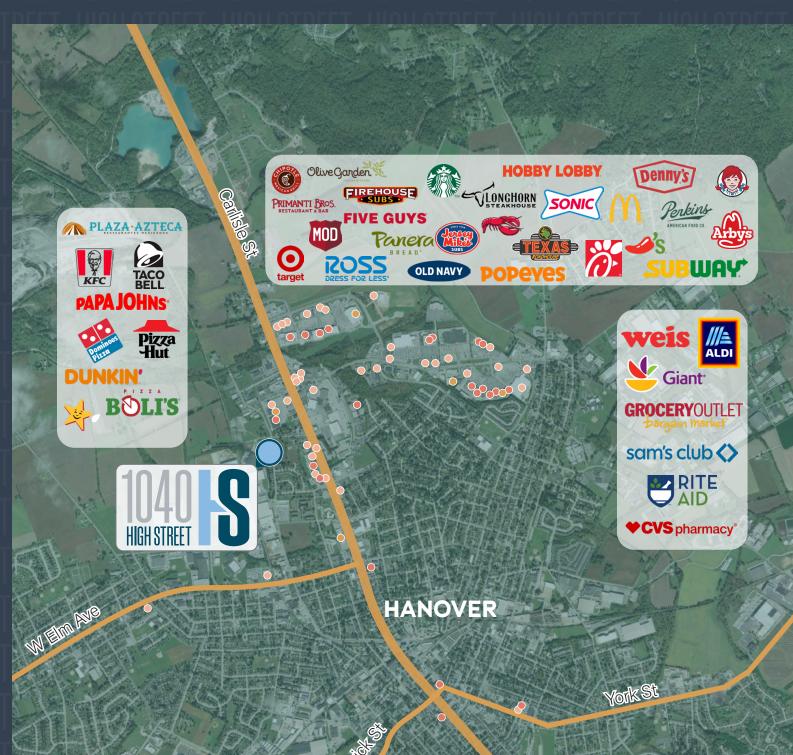


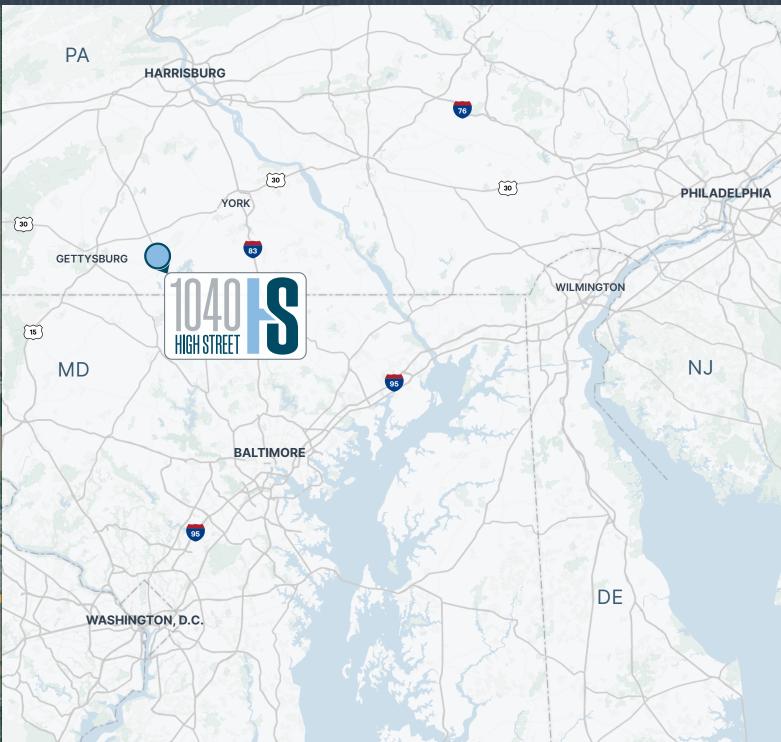




BUILT IN 1990, RENOVATED IN 2003 ±78 CAR
PARKING SPACES







LOCAL DEMOGRAPHICS 30-Minute Drive Time

Population – 210,898

Median Household Income – \$82,491

Labor Force – 110,473

Population with Bachelor's Degree or Higher – 25.2%

PROXIMITY TO MAJOR CITIES

Gettysburg – 13 miles

Harrisburg – 38 miles

Baltimore – 53 miles

Washington D.C. – 81 miles

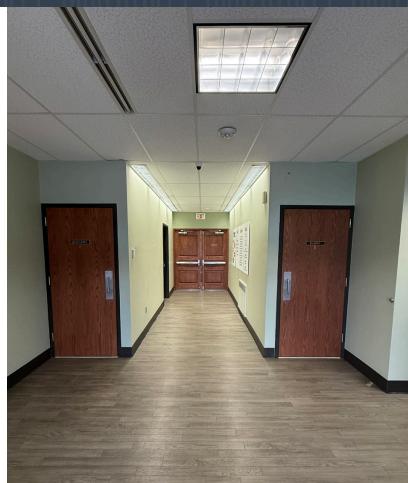
Philadelphia – 122 miles

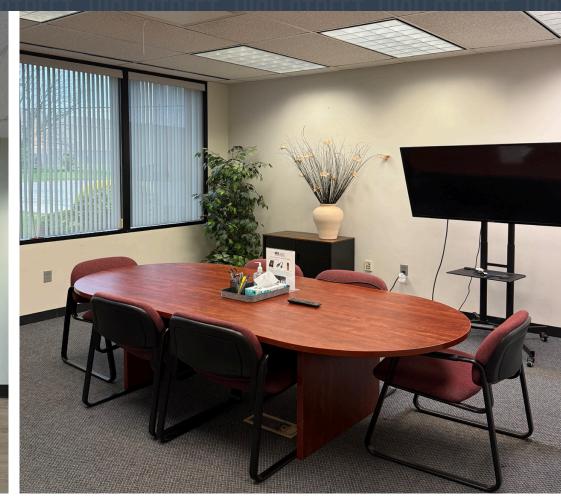
Dover – 132 miles

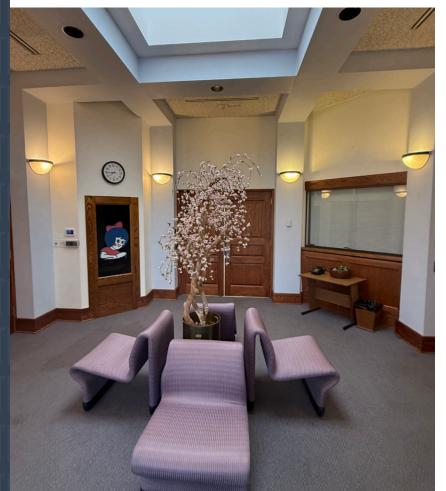
Richmond – 196 miles

Pittsburgh – 201 miles













1040 STREET

HANOVER, PA

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