

1133 Baltimore Street

Hanover, PA | 17331

For Lease



1133 Baltimore Street is a 2,530 square-foot free standing retail building, located in the Hanover, PA market on the South side of town, along Baltimore Street (16,000 VPD). The site presents a unique opportunity for a user to enter into the growing South Hanover market with great visibility and access along Baltimore Street. The property is in close proximity to national retailers such as, Walmart, Giant, Wendy's, Weis Markets, Starbucks, and MedExpress, just to name a few.

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Bennett WILLIAMS
COMMERCIAL REAL ESTATE

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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Location

Along with its great visibility and access to Baltimore Street, the benefits from a demographic area that extends more than 10 miles. The site benefits from the high-volume traffic flow of Baltimore Street, which is the main thoroughfare in the South Hanover market.

Trade Area

The site shows a 15-minute drive time demographic of over 47,259 people with household incomes of more than \$72,974 and daytime employment demographics equally as strong with 25,407. The demographics within a 10-mile radius include 116,935 people in 47,109 homes, a labor force of 43,708 with an average household income of \$80,458. The area's growth since 2000 has increased over 19% with 8,978 new homes.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,482	41,933	60,526
TOTAL EMPLOYEES	1,839	19,145	29,455
AVERAGE HHI	\$87,343	\$76,334	\$78,094
TOTAL HOUSEHOLDS	2,834	16,782	24,075
TRAFFIC COUNTS: Baltimore Street ± 16,000 VPD			



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Baltimore Street
±16,000 MPD

SITE PLAN

Available
±2,530 SF



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MARKET AERIAL



About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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