

# 38-40 BROADWAY & 6-10 N RAILROAD ST

HANOVER, PA | 17331



± 2,000 SF AVAILABLE | FOR LEASE



Ryan Myers, CCIM

For Lease Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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## PROPERTY OVERVIEW

The Property is a 24,255 square foot retail and office building centrally located in Hanover, Pennsylvania. It is situated at the signalized intersection of Broadway (11,000 CPD), York Street, and Railroad Street. The building consists of three floors. The first floor is occupied by Oak Artisan Cookery and Fat Bat Brewing. The second floor is partially occupied by Hanover Golf Loft and Woodland Development, Inc. There is approximately 2,000 square feet of office/retail space located on the second floor. This space is elevator accessible. The space is in shell condition with hardwood floors and large windows. There is approximately 2,500 square feet on the third floor that is not elevator accessible. Parking is on-street and at the municipal lot to the rear of the building.

## LOCATION

38-40 Broadway & 6-10 N Railroad Street is strategically positioned with significant frontage in one of the market's primary corridors along Broadway (Route 194) with signalized access. The building benefits from the high traffic flow of Broadway, which is one of the heaviest traveled roadways in the market. Broadway acts as a focal point for retail and office users in Hanover, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.

## TRAED AREA

The site shows a 30-minute drive time demographic of over 146,844 people with household incomes of more than \$65,401 and daytime employment demographics equally as strong with 76,185. The demographics within a 20-mile radius include 182,044 people in 73,446 homes, a labor force of 87,555 with an average household income of \$64,547. The area's growth since 2000 has increased over 1.2% with 926 new homes.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	38,930	101,587	207,802
TOTAL EMPLOYEES	5,530	53,740	137,078
AVERAGE HHI	\$135,332	\$120,135	\$108,519
TOTAL HOUSEHOLDS	15,738	43,302	87,928

TRAFFIC COUNTS: **BROADWAY** ± 11,000 VPD | **BALTIMORE ST** ± 20,000 VPD



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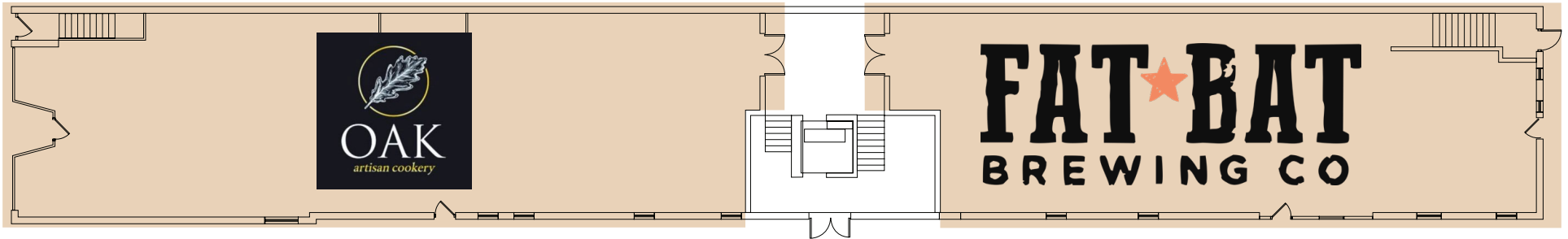
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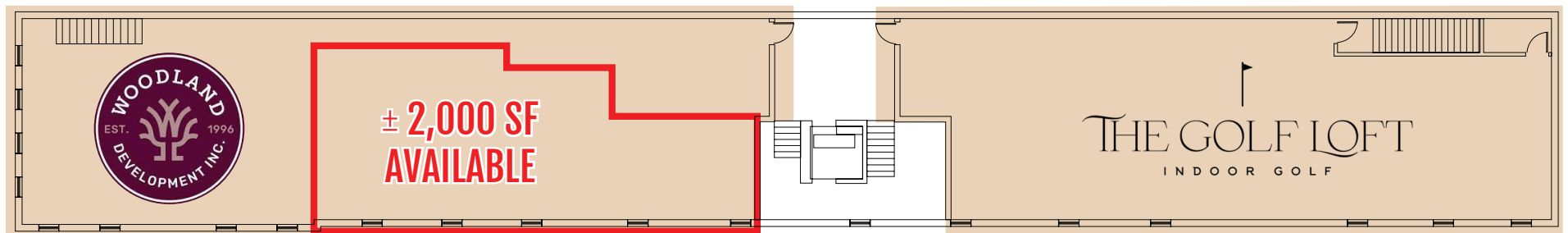
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## SITE PLAN

### FIRST FLOOR



### SECOND FLOOR



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**GATEWAY HANOVER SHOPPING CENTER**

- Target
- Hobby Lobby
- PetSmart
- Old Navy
- Ross
- Fulton Bank
- AT&T
- Dress for Less
- Five Guys
- Dick's Sporting Goods
- Olive Garden
- Longhorn
- Empire

sam's club

**KOHL'S** SEPHORA petco

- Lowe's
- SONIC
- Crabapple
- Wash
- TRUIST
- Raymour & Flanigan
- Staples
- McDonald's
- Goodwill
- Wash
- Poppyes
- Mattress Warehouse
- Dollar Tree

**HANOVER CROSSING SHOPPING CENTER**

- Walmart
- GIANT
- TJ-maxx
- HomeGoods
- five BELOW
- ALDI
- Ulta
- Wendy's
- jiffylube
- BRU-STER'S

**NORTH POINT PLAZA**

- Advance Auto Parts
- Grocery Outlet
- Big Lots
- Tractor Supply Co
- Joann
- Sheetz
- Pizza Hut
- Xfinity
- Wells Fargo

**NORTH HANOVER MALL**

- Rural King
- holiday hair
- AutoZone
- Burlington
- T-Mobile
- Panera Bread
- Wells Fargo

weis

UPMC

Rutter's

**CLEARVIEW SHOPPING CENTER**

- Monro
- Infinito's
- T-Mobile
- Dunkin'
- Iron Valley Real Estate

Royal Farms

Rite Aid

Site

Snyder's of Hanover

**SOUTH HANOVER SHOPPING CENTER**

- GIANT
- Advance Auto Parts
- CommunityAid
- Dollar Tree
- SportClips
- RBC
- Burger King
- Planet Fitness

Dollar General

South Western High School

**PENN PLAZA**

- Quik's
- Dunkin'
- Subway
- Domino's



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ACTIVE MEMBER OF:  
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# About Bennett Williams



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.



## LISTING AGENT:

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## OUR LOCATIONS:

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### LANCASTER OFFICE:

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### CONTACT US

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