

Nearby

WAREHOUSE GOURMET  
Bistro & Brew Pub

UPMC

ROYAL  
FARMS

GUTHRIE MEMORIAL LIBRARY  
HANOVER PUBLIC LIBRARY

±4,674 SF  
AVAILABLE



# 241 N FRANKLIN ST

HANOVER, PA | 17331



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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Hanover, PA | 17331

±4,674 SF  
AVAILABLE

For Lease



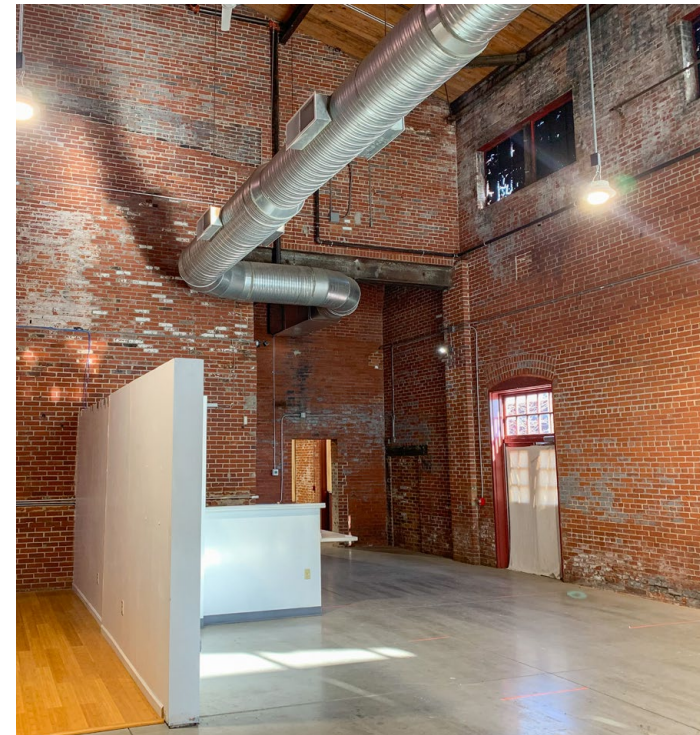
## Project Overview

241 N Franklin St is part of a Pennrose redevelopment project located in downtown Hanover, Pennsylvania. The majority of the property is five-story multi-family renovation. 241 N Franklin was originally used as a boiler room for the manufacturing at the Hanover Shoe facility. It is a freestanding building that shares parking with the tenants of the multi-family buildings.

The building is extremely unique. The building has exposed brick walls, 18'-30' high ceilings, many windows on all sides of the building, concrete floors, heat/AC, heavy power, and restrooms. There are many re-uses of this building that would include retail, office, restaurant (possible parking limitations). The lease rate is \$10.00/SF plus NNN utilities.

## Location

This property is located in Hanover, Pennsylvania approximately 15-minute drive time to the PA/MD line. Hanover has a great manufacturing, residential and retail base. This property is located approximately 2 ½ blocks north of the Hanover square. Neighboring uses include the Guthrie Memorial Library, and numerous retail and professional office uses.



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*Floor Plan*



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±4,674 SF  
AVAILABLE

*For Lease*



Carlisle St ±16,000

*Site*



## POPULATION

3 MILE- 45,210  
5 MILE- 62,266  
7 MILE- 86,180



## EMPLOYEES

3 MILE- 23,450  
5 MILE- 25,644  
7 MILE- 31,295



## AVERAGE HHI

3 MILE- \$92,471  
5 MILE- \$97,568  
7 MILE- \$99,515



## HOUSEHOLDS

3 MILE- 18,611  
5 MILE- 25,193  
7 MILE- 34,400



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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.

## **LISTING AGENT:**

**RYAN MYERS, CCIM**  
rmyers@bennettwilliams.com

**CONTACT US**  
717.843.5555  
www.bennettwilliams.com

## **OUR LOCATIONS:**

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**  
150 Farmington Lane  
Lancaster, PA 17601

**EXTON OFFICE:**  
1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

**WEST CHESTER OFFICE:**  
107 E Chestnut St, Suite 107  
West Chester, PA 19380