

For Lease

34 FREDERICK STREET

1,361 SF

Hanover, PA 17331



Property Overview

In the ❤️ of Downtown Hanover

34 Frederick Street is a new mixed use redevelopment project (former iconic Montgomery Ward & Co department store) with 2,531 SF of retail storefront space on the 1st floor, and 16 luxury market rate loft style apartments in the rear of the 1st floor and the entire 2nd floor, ideally located off the downtown square on Frederick Street (12,000 VPD) in Hanover, PA. The project sits in a dense retail and residential corridor, including local retail small businesses and nearby retailers such as Royal Farms, Clarks Shoe Outlet, and Rite Aid to name a few, in addition to major employers such as The Borough of Hanover, Utz and Hanover Hospital. The strategic placement of 34 Frederick Street brings in strong foot traffic from the downtown square, the former iconic Hanover Theater, and creates the perfect opportunity for any retailer to enter the market.



Abe Khan | Ashlee Lehman | Brad Rohrbaugh | Chad Stine

For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com



COMMERCIAL BROKERAGE. *Redefined.*

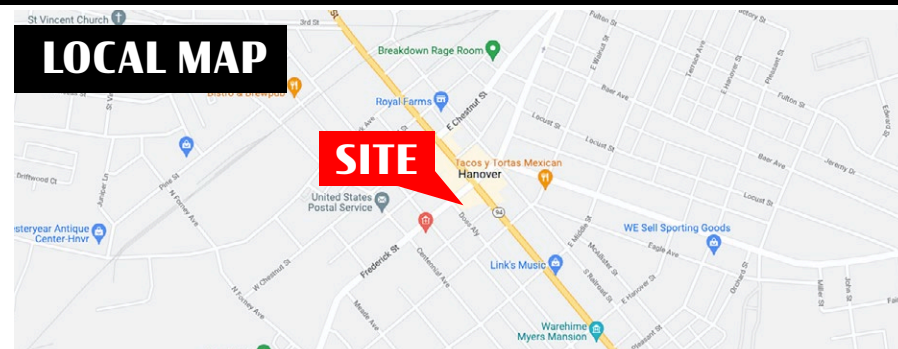
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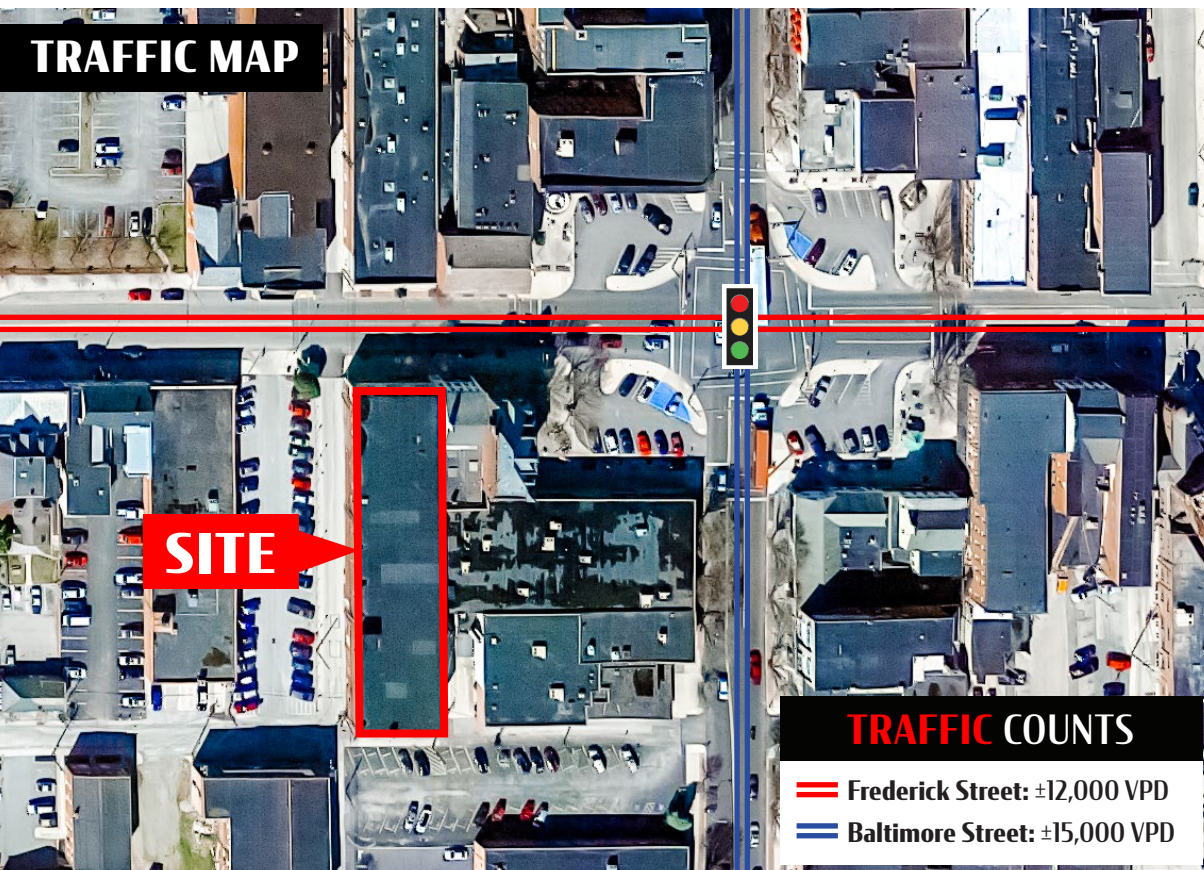
Location

34 Frederick Street is conveniently located along Frederick Street, accessible from Baltimore Street (15,000 VPD), which acts as the area's focal point for residential and local retail. The site is located in downtown Hanover, which brings in significant foot traffic and is also a 10-minute drive to major developments such as Delco Plaza, Hanover Crossings, and North Hanover Mall, to name a few. The trade area extends over 5 miles, which attracts an expansive customer base. The high concentration of traffic drawn in from the dense residential and retail market allows the property to pull from immediate and surrounding areas.



Trade Area

The stability of 34 Frederick Street is attributed to the 20-minute drive time demographic of over 105,372 people with household incomes of more than \$73,261 and daytime employment demographics equally as strong with 58,394. The demographics within a 10-mile radius include 123,204 people in 47,959 homes, a labor force of 100,494 with an average household income of \$82,439. The areas growth has increased over 19.3% since 2000 with over 9,846 new homes.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,071	46,613	61,167
TOTAL EMPLOYEES	9,174	28,243	30,059
AVERAGE HHI	\$65,057	\$73,122	\$77,193
TOTAL HOUSEHOLDS	7,542	18,979	24,417



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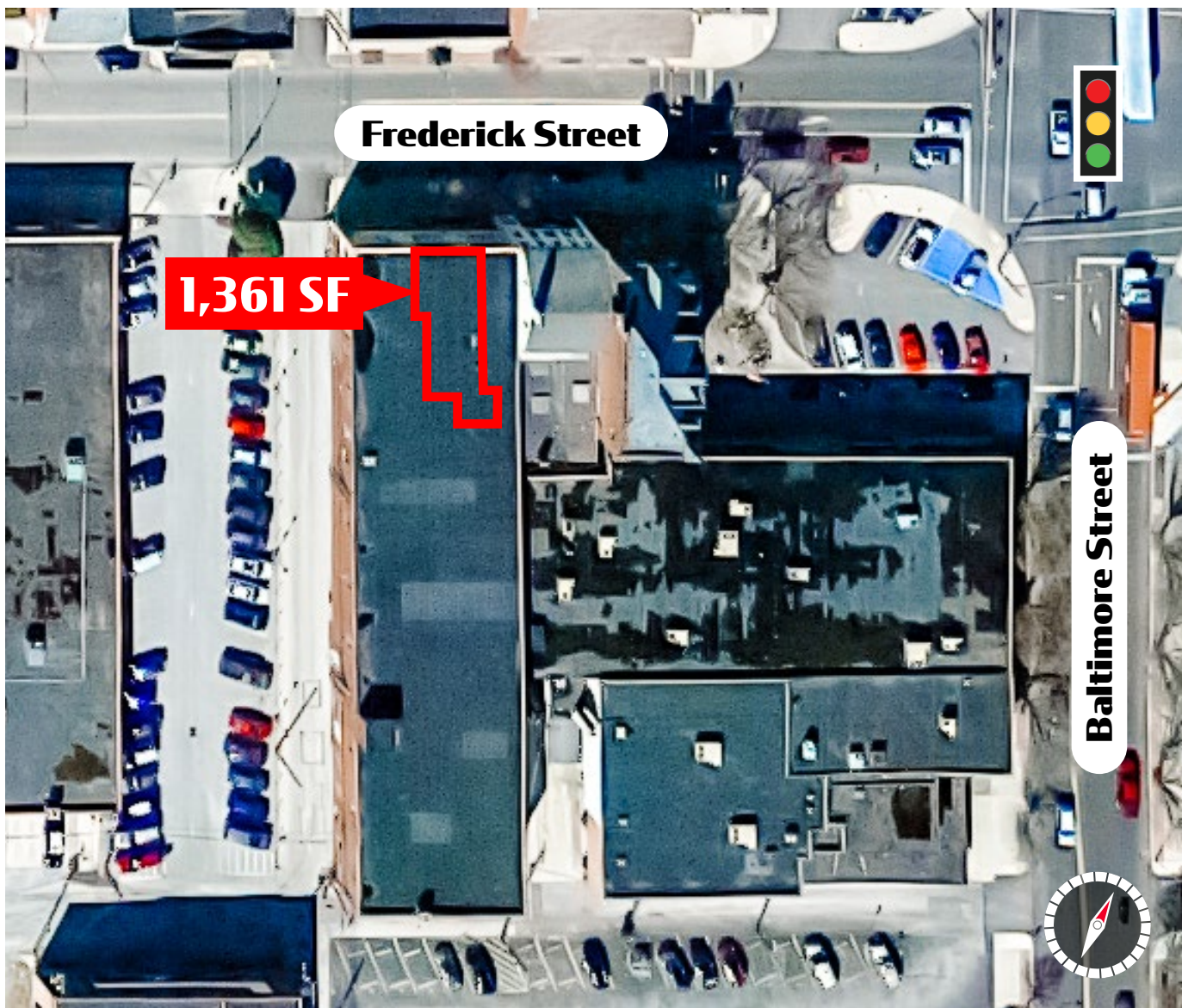
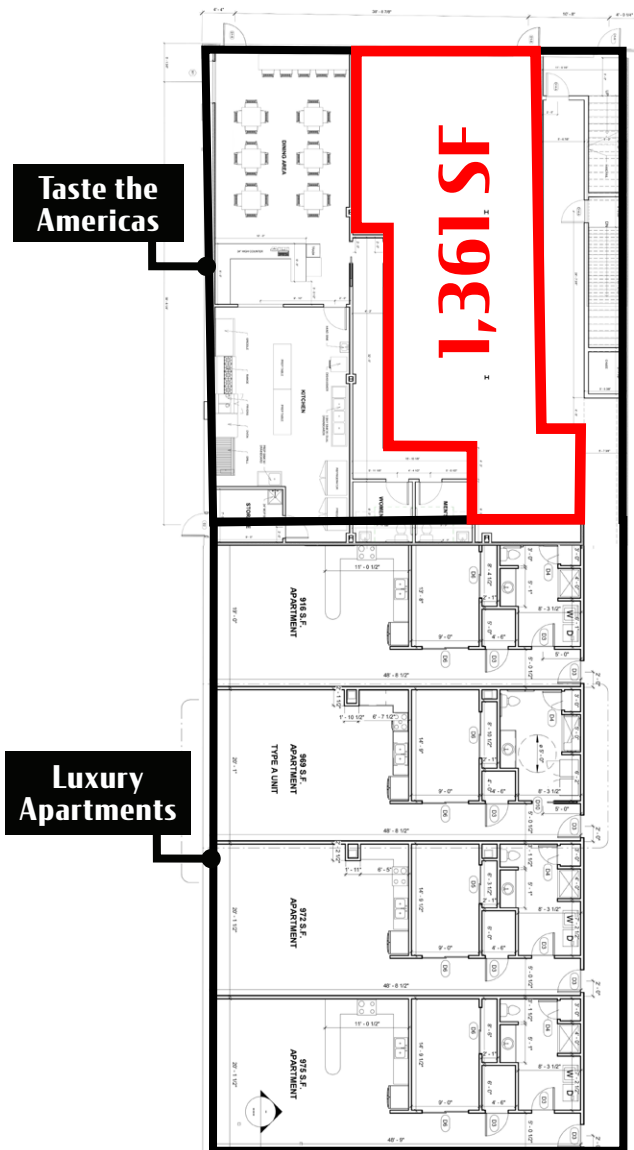
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Frederick Street

GROUND FLOOR - RETAIL STOREFRONT SPACE

1,361 SF Available For Lease



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MARKET AERIAL

North Point Plaza

JOANN

TRACTOR
SUPPLY CO

GROCERY
OUTLET
Dorothy's Market

BIG
LOTS!



Clearview Shopping Center

DOLLAR GENERAL

empire BEAUTY
SCHOOLS

SUBWAY

in finito's

MONRO
AUTO SERVICE AND TIRE CENTERS

weis

CVS
pharmacy

UPMC Pinnacle

SITE

ROYAL
FARMS

RITE
AID

South Hanover Shopping Center

GIANT



DOLLAR TREE

Advance
Auto Parts

BURGER
KING

SportClips
(HAIRCUTS)

DOLLAR GENERAL

Hanover Crossings

Walmart



GIANT

TJ-maxx

HomeGoods

HARBOR FREIGHT

QUALITY TOOLS LOWEST PRICES

ULTA
BEAUTY

Bath & Body Works



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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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