

HISTORIC HANOVER THEATRE

37-41 FREDERICK STREET | Hanover, PA | 17331

± 17,000 SF AVAILABLE | FOR SALE



PROJECT

The Historic Hanover Theater opened in 1928 and ran continuously until 1986. Original occupancy was designed for 973, but under today's codes it would be approx. 500. The interior includes a 54'x30' stage, sloped concrete floor where seating has been removed, dressing rooms below the stage, two lobbies, along with two areas ideal for office or living quarters. The building has been named to Preservation PA's list of "at-risk" historical resources. Both MainStreet Hanover and York County Economic Alliance are in support of the redevelopment. For Sale at \$245,000.

LOCATION

The Theater is located in downtown Hanover ½ block south-west of the square. Hanover has a stable employment base, with well known names in the food industry: Utz Snacks, Snyder's of Hanover, Hanover Foods. In addition, other employers include UPMC, RH Sheppard, Legacy Athletic, Aqua Phoenix, Ox Industries. Hanover has a solid retail presence located on Eisenhower Drive on the north end of town. Downtown Hanover is experiencing a slow resurgence. In the past five years multiple boutique retailers have opened downtown, along with a few key retailers: Hanover Shoe, Famous Hot Weiner. Some of the unique retailers include: Miscreation Brewing Timeline Arcade, Something Wicked Brewing Warehouse Gourmet. There are two redevelopment projects that should have an impact on downtown Hanover. The redevelopment of the McCallister Inn will have 30 market rate housing apartments and 38 Broadway is planned for a brewery and an upscale restaurant specializing in wood fired lunch and dinner with a unique wine menu.

TRADE AREA

Hanover is located in south central Pennsylvania, approx. 10 miles from the PA/MD state line. The trade area for a Theater venue can easily extend 50 miles given the transportation routes. This trade area would extend into Baltimore, Lancaster, and Harrisburg. In addition, Philadelphia (100 miles) and Washington DC (80 miles) are within a two-hour driving distance.

POPULATION		10 MILES - 115,848	EMPLOYEES		10 MILES - 43,639
		25 MILES - 669,068			25 MILES - 271,280
		50 MILES - 5,149,656			50 MILES - 2,453,248
AVERAGE HH		10 MILES - \$78,873	HOUSEHOLDS		10 MILES - 46,944
		25 MILES - \$87,999			25 MILES - 263,609
		50 MILES - \$96,690			50 MILES - 2,023,738

TRAFFIC COUNTS: FREDERICK STREET: 9,100 VPD



York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

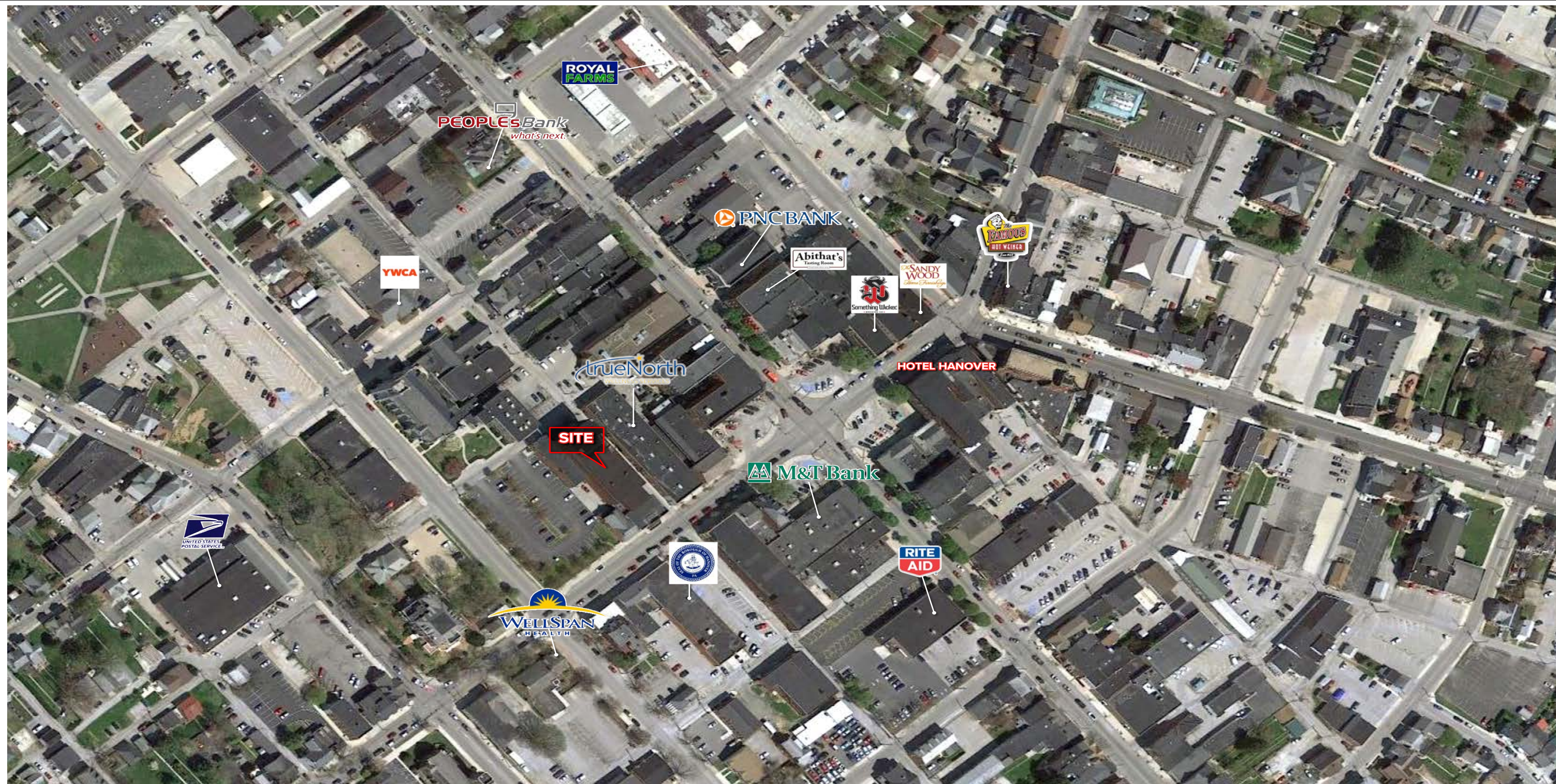
RYAN MYERS
717-843-5555
www.bennettwilliams.com



Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.

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DOSS ALLEY



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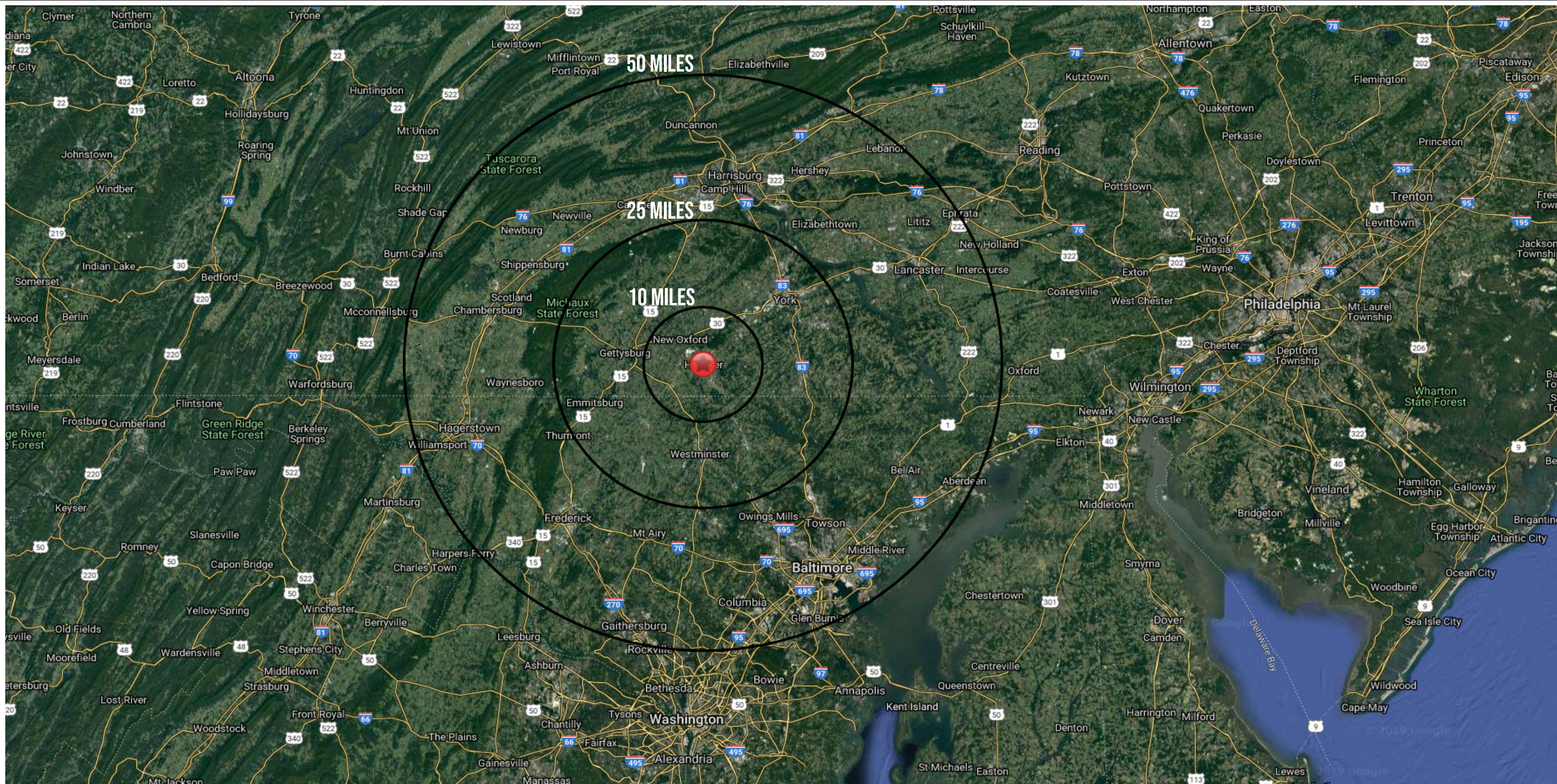
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