

Hanover Crossing

HANOVER, PA | 17331

FOR **LEASE**
± 550-1,050 SF Available



Project Overview

Hanover Crossing, is a 396,345-square foot dual anchored retail shopping center centrally located in Hanover, Pennsylvania situated at a signalized intersection along Eisenhower Blvd (25,000 VPD) just 17 miles west of York, Pa., 30 miles south of Harrisburg, Pa. The center is dual anchored by Wal-Mart and Giant Food with other leading retailers such as TJ Maxx, Home Goods, Harbor Freight, Aspen Dental, and Ulta, to name a few.

Featured Tenants

AMERICA'S BEST
CONTACTS & EYEGLASSES

AspenDental

T.J. maxx

GIANT

HARBOR
FREIGHT
TOOLS

ULTA

Walmart
Save money. Live better.



Abe Khan | Brad Rohrbaugh | Chad Stine

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



COMMERCIAL BROKERAGE. *Redefined.*

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LOCATION

Hanover Crossing is strategically positioned with significant frontage in the markets primary retail corridors along Eisenhower Blvd. The center benefits from the high-volume traffic flow of Eisenhower Blvd, which is the areas heaviest traveled roadway. Eisenhower Blvd acts as the areas focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base. With a high concentration of traffic driven by the anchor tenants located within Hanover Crossing, Wal Mart, and Giant Food Store, the center pulls from not just the immediate market point, but all the surrounding towns and communities alike, Hanover Crossing acts as the center of gravity for retail activity in Hanover, PA.

TRADE AREA

Adding to the stability of the project, Hanover Crossing shows a 20-minute drive time demographic of over 182,000 people with household incomes of more than \$76,000 and daytime employment demographics equally as strong with 77,146. The demographics within a 10-mile radius include 118,133 people in 46,808 homes, a labor force of 47,771 with an average household income of \$75,280. The areas growth over the last 10 years has increased over 20.8% since 2000 with over 6,459 new homes.



POPULATION

3 MILE- 34,317

5 MILE- 60,742

7 MILE- 79,276



EMPLOYEES

3 MILE- 25,944

5 MILE- 34,902

7 MILE- 39,693



AVERAGE HHI

3 MILE- \$68,980

5 MILE- \$74,058

7 MILE- \$76,262



HOUSEHOLDS

3 MILE- 14,916

5 MILE- 25,255

7 MILE- 32,444



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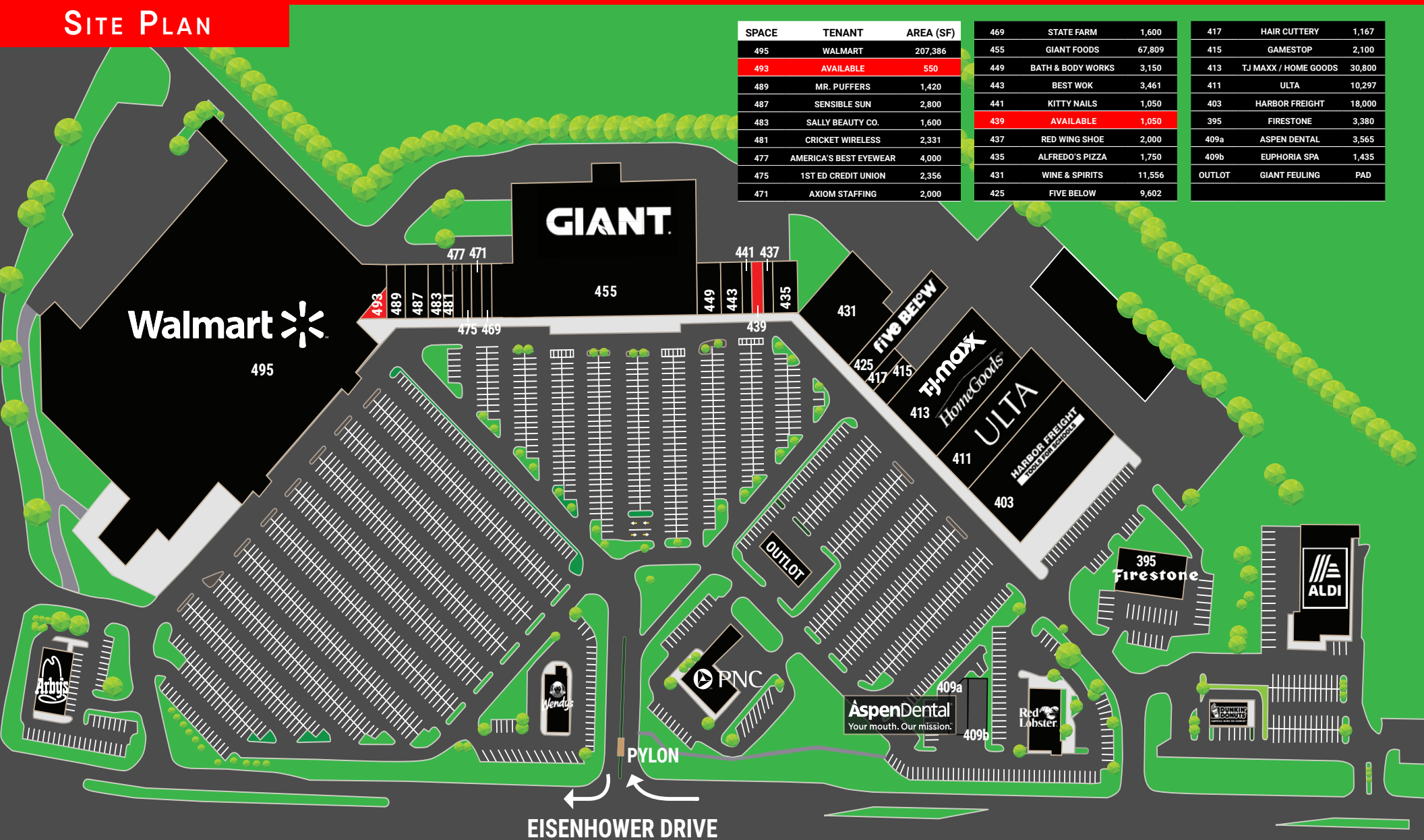
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SITE PLAN



SPACE	TENANT	AREA (SF)
495	WALMART	207,386
493	AVAILABLE	550
489	MR. PUFFERS	1,420
487	SENSIBLE SUN	2,800
483	SALLY BEAUTY CO.	1,600
481	CRICKET WIRELESS	2,331
477	AMERICA'S BEST EYEWEAR	4,000
475	1ST ED CREDIT UNION	2,356
471	AXIOM STAFFING	2,000

469	STATE FARM	1,600
455	GIANT FOODS	67,809
449	BATH & BODY WORKS	3,150
443	BEST WOK	3,461
441	KITTY NAILS	1,050
439	AVAILABLE	1,050
437	RED WING SHOE	2,000
435	ALFREDO'S PIZZA	1,750
431	WINE & SPIRITS	11,556
425	FIVE BELOW	9,602

417	HAIR CUTTERY	1,167
415	GAMESTOP	2,100
413	TJ MAXX / HOME GOODS	30,800
411	ULTA	10,297
403	HARBOR FREIGHT	18,000
395	FIRESTONE	3,380
409a	ASPEN DENTAL	3,565
409b	EUPHORIA SPA	1,435
OUTLOT	GIANT FEULING PAD	



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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107
West Chester, PA 19380

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
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LANDLORD
REPRESENTATION

TENANT
REPRESENTATION

INVESTMENT
SALES

PROPERTY
MANAGEMENT



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.

Bennett Williams is a member of the Retail Brokers Network (RBN), a partnership of the best regional retail brokerage firms servicing all of the major markets across the United States. Our affiliates are handpicked ensuring that our clients receive top quality service and representation in any market they need help in, with 61 offices across 65+ markets and 700+ members.

