

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

TJ-maxx

GIANT

HARBOR
FREIGHT
TOOLS

ULTA

Walmart
Save money. Live better.



Blake Shaffer | Ashlee Lehman | 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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Walmart 495

Giant 455

TJ Maxx 413

Ulta 411

Harbor Freight 403

Firestone 395

Aldi

Aspen Dental 409a

Red Lobster 409b

PNC

Arby's

Wendy's

OUTLOT

PYLON

EISENHOWER DRIVE

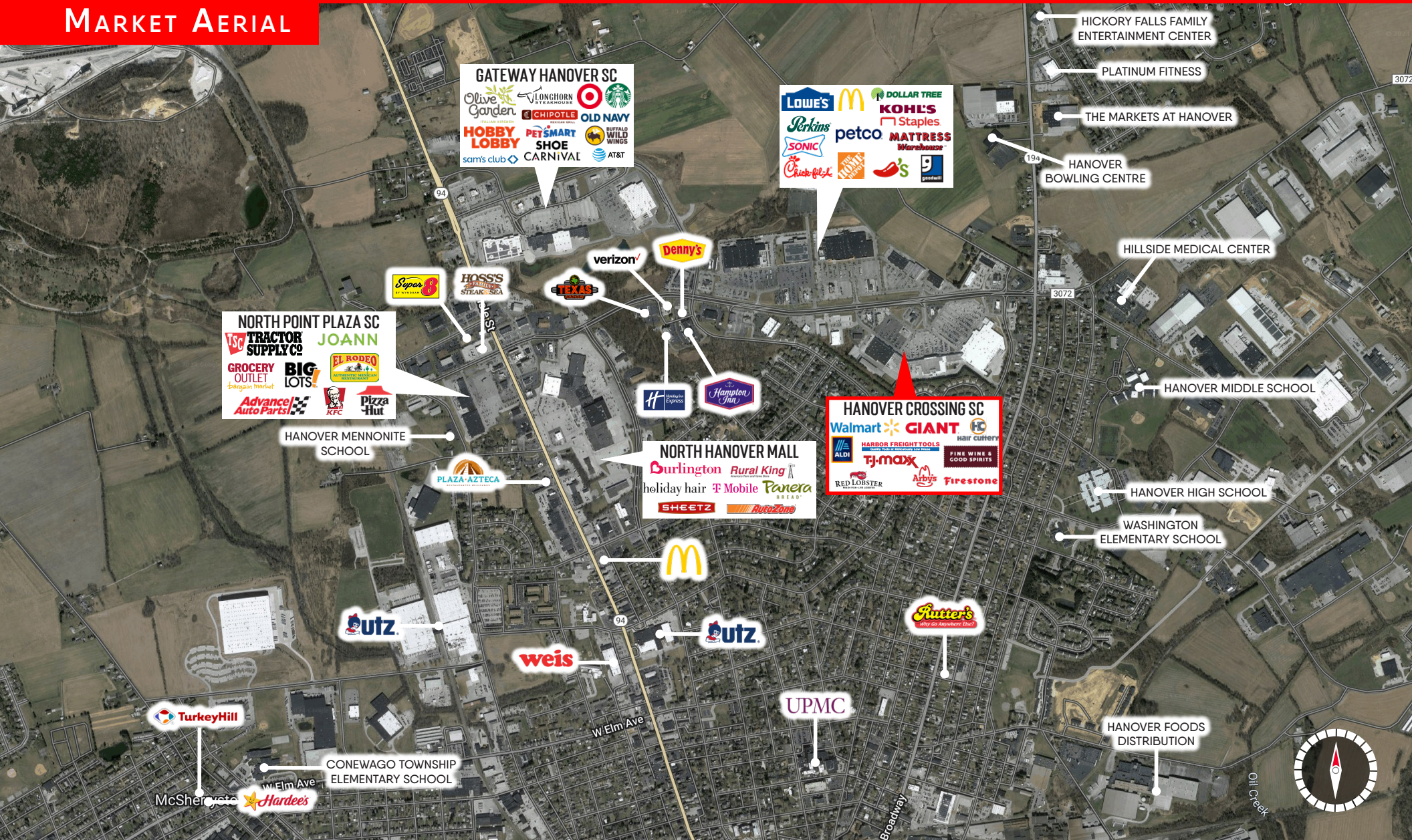
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MARKET AERIAL



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Bennett Williams

COMMERCIAL REAL ESTATE

OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

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

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
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
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

BShaffer@bennettwilliams.com



Ashlee Lehman

ALehman@bennettwilliams.com



Brad Rohrbaugh

BRohrbaugh@bennettwilliams.com



Chad Stine

CStine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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.

