

Hanover Crossings | Hanover, PA 17331

± 550 SF Retail Space Available

Available For Lease



Property Overview

Hanover Crossings, 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.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	34,317	60,742	79,276
TOTAL EMPLOYEES	25,944	34,902	39,693
AVERAGE HHI	\$68,980	\$74,058	\$76,262
TOTAL HOUSEHOLDS	14,916	25,255	32,444
TRAFFIC COUNTS: EISENHOWER DR - ±25,000 VPD			



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Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601
NJ Office: 236 E. Route 38, Suite 130, Moorestown, NJ 08057

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RETAIL BROKERS
NETWORK

Hanover Crossings | Hanover, PA

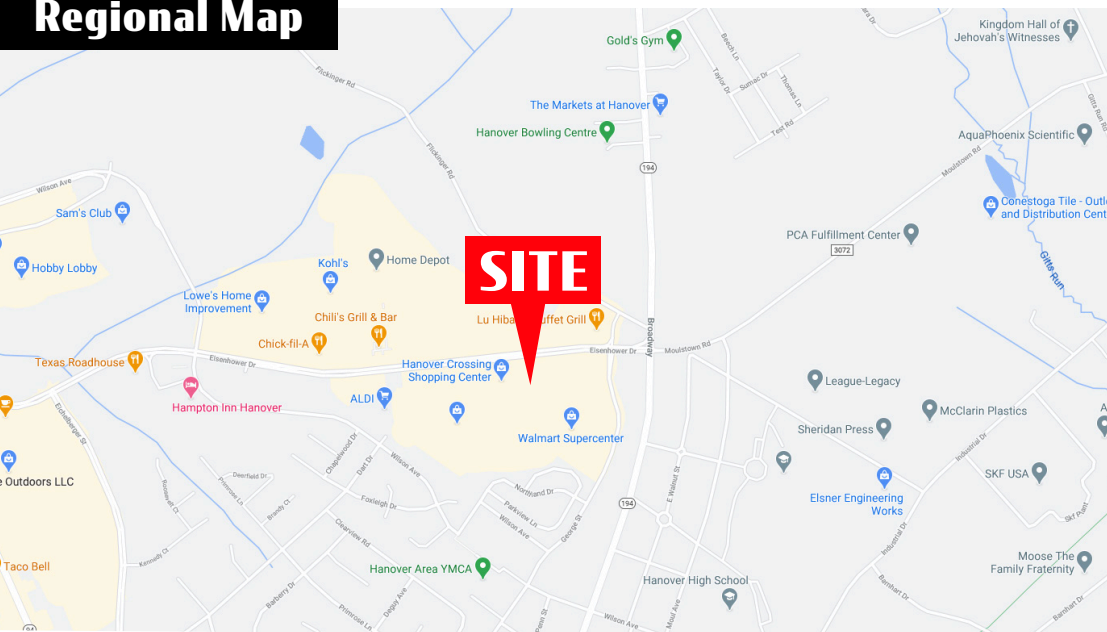
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LOCATION - Hanover Crossings is strategically positioned with significant frontage in the markets primary retail corridors along Eisenhower Blvd. The center benefits from the high-volume traffic flow of Eisenhower Blvd, which is the areas heaviest 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 Crossings, 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 Crossings acts as the center of gravity for retail activity in Hanover, PA.

TRADE AREA - Adding to the stability of the project, Hanover Crossings 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.

Regional Map



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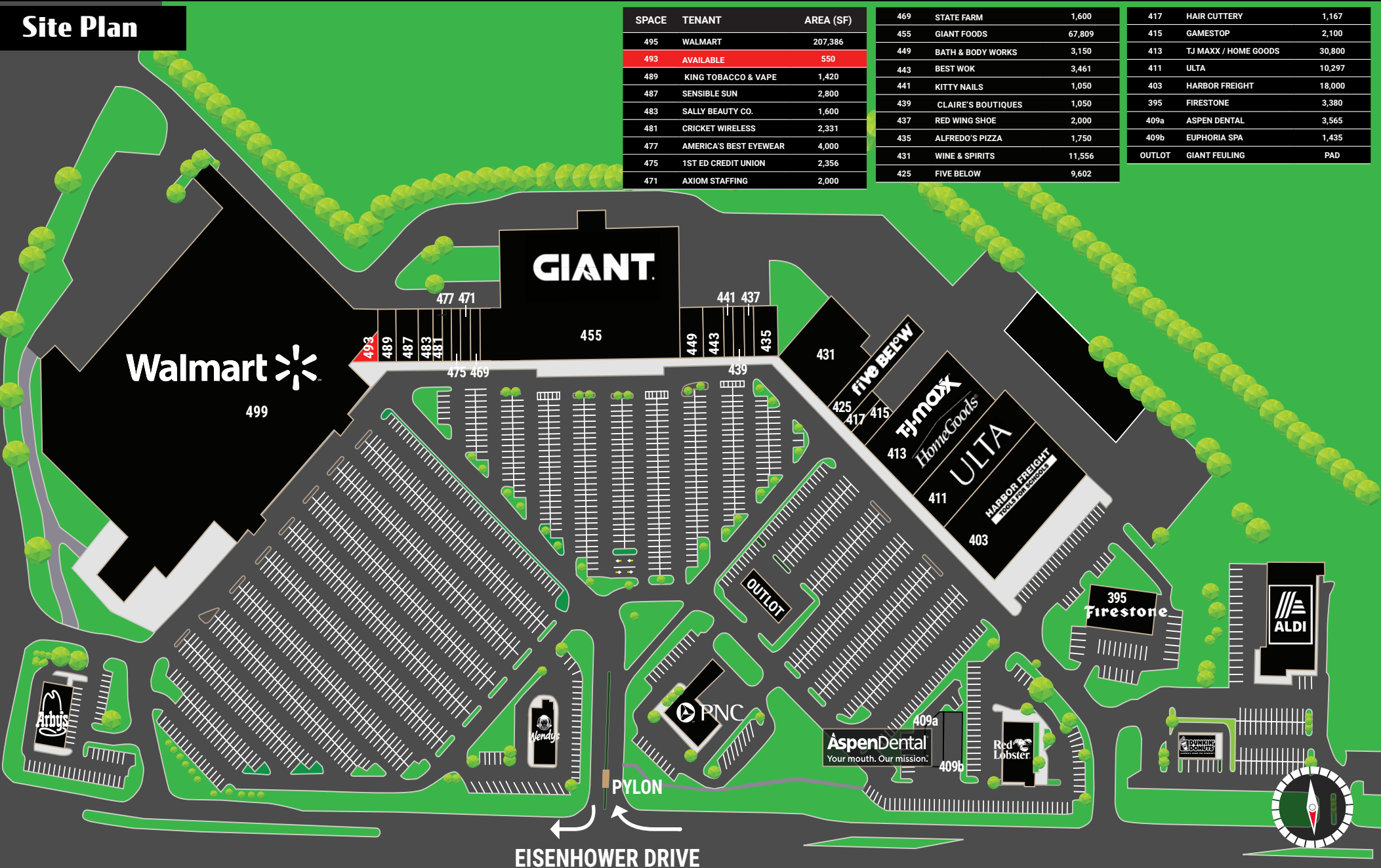
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Site Plan



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MARKET AERIAL



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