

HANOVER PLAZA

1201 CARLISLE ST • HANOVER, PA • 17331



±1,400 - 4,500 SF
FOR LEASE

PROPERTY OVERVIEW

Hanover Plaza is a 17,400 square-foot new construction, multi-tenant retail shopping center centrally located in Hanover, Pennsylvania situated at the signalized intersection of Eisenhower Drive (11,000 VPD), and Carlisle Street (19,000 VPD). The site is just 17 miles West of York, PA and 30 miles South of Harrisburg, PA. The center features tenants like Starbucks, Firehouse Subs, Great Clips, and MOD Pizza, just to name a few.

LOCATION

Hanover Plaza is strategically positioned with significant frontage in the market's primary retail corridor, along Eisenhower Drive, also known as "The Golden Mile". The center benefits from the high-volume traffic flow of both Eisenhower Drive and Carlisle Street, which are the market's heaviest traveled roadways. Eisenhower Drive acts as the area's focal point for retail, with a trade area that extends more than 10-15 miles, attracting a vast customer base.

TRADE AREA

Adding to the stability of the project, Hanover Plaza shows a 20-minute drive time demographic of over 91,885 people with household incomes of more than \$99,696 and daytime employment demographics equally as strong with 33,625. The demographics within a 10-mile radius include 124,288 people in 49,416 homes, a labor force of 37,020 with an average household income of \$103,193. The area's growth over the last 10 years has increased over 0.44% with approximately 8,203 new homes.



POPULATION
5 MILE- 66,907
7 MILE- 84,622
10 MILE- 124,288



EMPLOYEES
5 MILE- 29,229
7 MILE- 31,037
10 MILE- 37,020



AVERAGE HHI
5 MILE- \$96,217
7 MILE- \$100,303
10 MILE- \$103,193



HOUSEHOLDS
5 MILE- 27,358
7 MILE- 34,055
10 MILE- 49,416



SITE PLAN

±19,000 VPD

±11,000 VPD

TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	STARBUCKS	2,100
2	FIREHOUSE SUBS	2,000
3	GREAT CLIPS	1,300
4	MOD PIZZA	2,800
5	AVAILABLE (FORMER RESTAURANT)	1,400-4,500
6	WELLSPAN HEALTH URGENT CARE	4,800



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FOR SALE INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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MARKET OVERVIEW

Bittinger

GATEWAY HANOVER SC



NORTH POINT PLAZA



NORTH HANOVER MALL



HANOVER COMMONS SC



SITE

SCHINDLER ELEVATOR

L2 BRANDS

MCCLARIN COMPOSITES

HANOVER PUBLIC SCHOOL DISTRICT

CARTER LUMBER

HANOVER FOODS

HANOVER IRON WORKS

OX INDUSTRIES

HANOVER LOGISTICS

ESAB

HANOVER CROSSING SC



SNYDER'S OF HANOVER

GIANT



DOLLAR GENERAL

MAVIS DISCOUNT TIRE

SOUTH WESTERN SCHOOL DISTRICT



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Bennett Williams

COMMERCIAL REAL ESTATE

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3528 Concord Rd.
York, PA 17402

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WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Blake Shaffer

bshaffer@bennettwilliams.com



Ashlee Lehman

alehman@bennettwilliams.com



Dave Nicholson

dnicholson@bennettwilliams.com



Brad Rohrbaugh

brohrbaugh@bennettwilliams.com



Chad Stine

cstine@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

