

# 1109 LOT B HANOVER RD

YORK, PA 17408

**SITE**

Hanover Rd - #15,000 VPD

±2.5 ACRES  
**FOR SALE**



**ROBERT BEHLER**

For Sale Information: 717.843.5555 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



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# PROPERTY OVERVIEW

2.5+ Acre commercial lot #2. Adjoins House of Brew. Located on heavily traveled Hanover road, Rt 116. All utilities available. Includes 3 EDU's.

## BENEFITS

- 2.5 Acres Available For Sale
- Zoned Commercial
- Jackson Township
- Public Water/Sewer
- Cross Easement thru the Beer Distributor Parking Lot

## PROPERTY SUMMARY

**Available SF:** 109,015 SF

**Sale Price:** \$495,000

**Property Type:** Retail

**Lot Size:** 2.5 Acres

**Zoning:** Commercial



| DEMOGRAPHICS                             | 3 MILE    | 5 MILE    | 7 MILE    |
|------------------------------------------|-----------|-----------|-----------|
| POPULATION                               | 14,047    | 40,274    | 111,417   |
| EMPLOYEES                                | 6,190     | 13,946    | 38,491    |
| AVERAGE HHI                              | \$106,502 | \$111,153 | \$108,825 |
| HOUSEHOLDS                               | 5,627     | 16,214    | 43,791    |
| TRAFFIC COUNTS: HANOVER RD (±15,000 VPD) |           |           |           |



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# MARKET AERIAL

PENNSYLVANIA SUPPLY INC  
THOMASVILLE QUARRY

YORK BUILDING  
PRODUCTS

YORK  
AIRPORT

HOEM, INC/BOWLDER  
METAL/RECISION  
METAL FABRICATORS

CARMAN'S  
CREAMERY

**SITE**

OUTHOUSE STORAGE  
AND STRUCTURES

KAIROS  
HAIR STUDIO

LUKE'S PAINTING &  
POWER WASHING

BAE SYSTEMS  
COMBAT MISSION  
SYSTEMS



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# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

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

### 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:



### Robert Behler

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### CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

