

±5,000 - 34,000 SF

# Gateway HANOVER

For Lease

Wilson Avenue | Hanover, PA 17331



## Property Overview

Gateway Hanover, a 528,605-square foot regional power center shopping center located in Hanover, Pennsylvania situated at a signalized intersection along Carlisle Street (22,046 CPD) just 16 miles west of York, Pa., 34 miles south of Harrisburg, Pa. The center is anchored by Target and Sam's Club and has national co-tenants such as Chipotle, Hobby Lobby, Sweet Frog, and Edward Jones, just to name a few.

Join

EVERY SEASON STARTS AT **DICK'S SPORTING GOODS**

**HOBBY LOBBY**

**ROSS DRESS FOR LESS**

**OLD NAVY**

**PET SMART**

**FIVE GUYS BURGERS and FRIES**

**at&t**

**BAM! BOOKS • TOYS • TECH • MORE**

**SweetFrog premium frozen yogurt**

**Edward Jones MAKING SENSE OF INVESTING**

**SHOE CARNIVAL**

**Visionworks**

**KAY JEWELERS**

**HAIR CUTTERY**



Brad Rohrbaugh | Chad Stine | Dave Nicholson | Ryan Myers  
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## PROPERTY LOCATION OVERVIEW

*Location* Gateway Hanover is strategically positioned with significant frontage along one of the market's primary retail corridors in Hanover. The center benefits from the high-volume traffic of Carlisle Street, which is one of the areas heaviest traveled roadways. Carlisle Street acts as the area's focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base.



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	35,268	63,574	80,375
TOTAL EMPLOYEES	25,097	33,346	34,928
AVERAGE HHI	\$69,975	\$78,536	\$78,925
TOTAL HOUSEHOLDS	14,969	25,877	32,091

**TRAFFIC COUNTS:**  
**Carlisle Street ± 23,000 VPD | Wilson ± 11,000 VPD**





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## TRADE AREA OVERVIEW

*Trade Area* The site shows a 30-minute drive time demographic of over 146,844 people with household incomes of more than \$65,401 and daytime employment demographics equally as strong with 76,185. The demographics within a 20-mile radius include 182,044 people in 73,446 homes, a labor force of 87,555 with an average household income of \$64,547. The area's growth since 2000 has increased over 1.2% with 926 new homes.

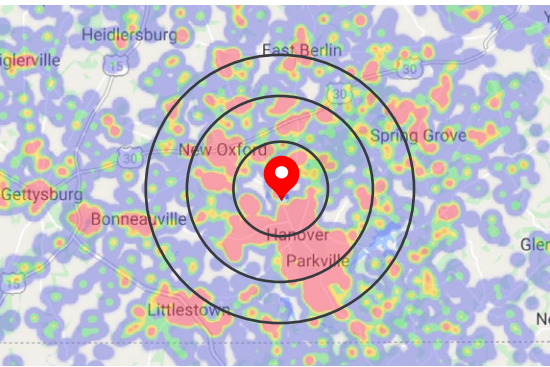




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## SHOPPING CENTER STATISTICS

★ ±3.21 MILLION VISITS PER YEAR   ★ ±387,000 VISITORS PER YEAR   ★ 2<sup>ND</sup> MOST VISITED CENTER WITHIN 15 MILES



3-5-7 Mile Radius

# of Visits  
High  
Low



### VISIT FREQUENCY

8.27



### AVERAGE DWELL TIME

53 Minutes



### STATE RANKING

67/279



**HOBBY LOBBY**

Annual Visits

496.1K

State Ranking

4/19



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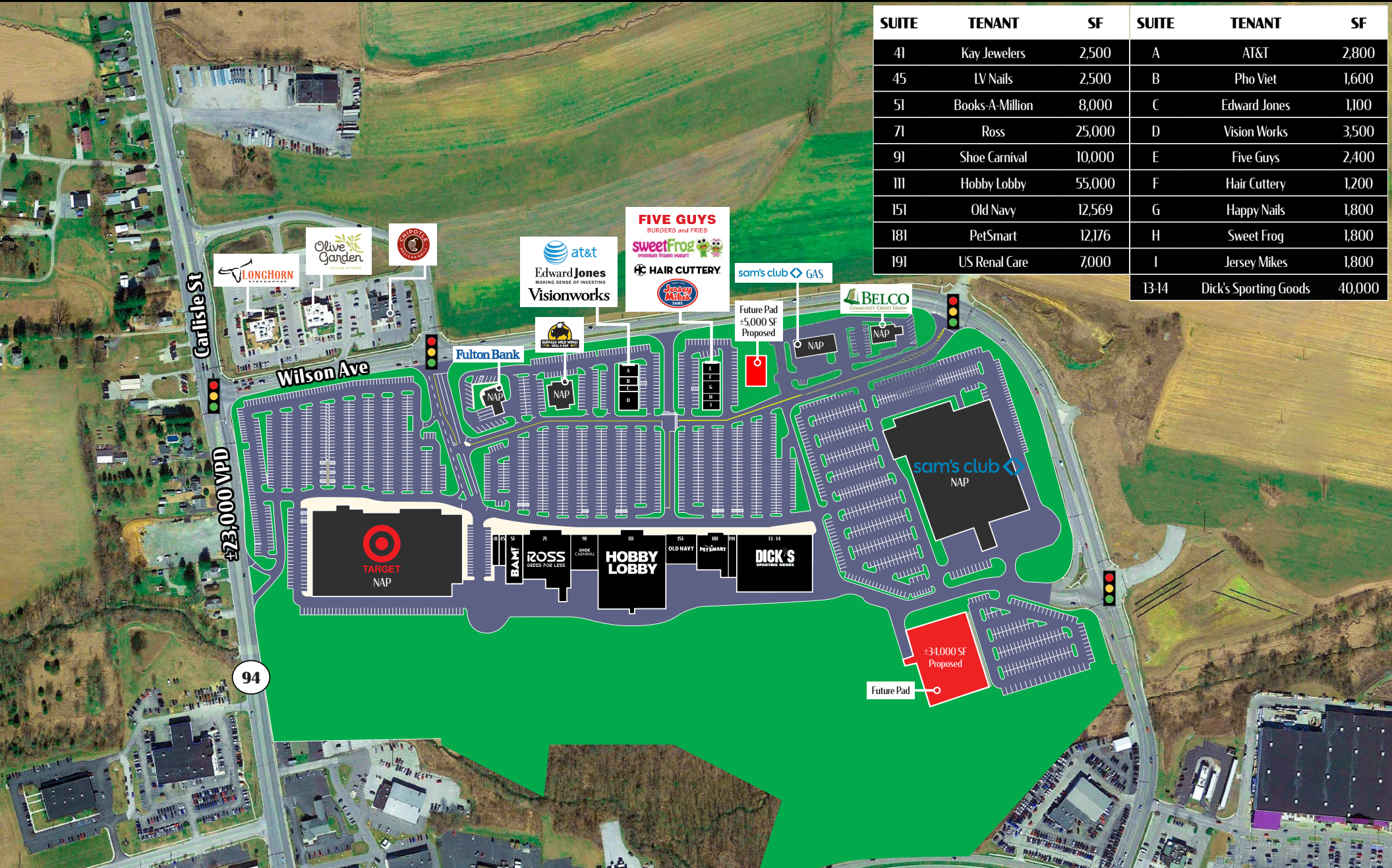
ACTIVE MEMBER OF:  
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## SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF
41	Kay Jewelers	2,500	A	AT&T	2,800
45	LV Nails	2,500	B	Pho Viet	1,600
51	Books-A-Million	8,000	C	Edward Jones	1,100
71	Ross	25,000	D	Vision Works	3,500
91	Shoe Carnival	10,000	E	Five Guys	2,400
III	Hobby Lobby	55,000	F	Hair Cuttery	1,200
151	Old Navy	12,569	G	Happy Nails	1,800
181	PetSmart	12,176	H	Sweet Frog	1,800
191	US Renal Care	7,000	I	Jersey Mikes	1,800
			13-14	Dick's Sporting Goods	40,000



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## RETAIL MARKET AERIAL





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ADDITIONAL PHOTOS



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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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.



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