

# HANOVER PARCELS

EISENHOWER DRIVE | HANOVER, PA | 17331



±2.27-4.92 AC AVAILABLE  
**FOR SALE**

JOIN:

**KOHL'S**

**LOWE'S**

**petco**

**Aaron's**

**RITE  
AID**

**BB&T**

**Chick-fil-A**

**McDonald's**

**DOLLAR TREE**

**THE HOME  
DEPOT**

**Staples**

**BW**  
COMMERCIAL

**RYAN MYERS | DAVE NICHOLSON**

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

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## PROPERTY OVERVIEW

2.27 & 4.92 Acre Lots located along Eisenhower Drive and Wilson Avenue that present an opportunity for a purchaser to develop in a growing Hanover, PA market, located just 17 miles West of York, PA and 30 miles South of Harrisburg, PA. The project benefits from the immense amount of traffic flow in and out of the retail centers along Eisenhower Drive, which include many national retailers such as Lowe's Kohl's, The Home Depot, Wal-Mart, Giant Foods, TJ Maxx, and ULTA Beauty, just to name a few.

## LOCATION OVERVIEW

This lot is strategically positioned in close proximity to the market's primary retail corridor along Eisenhower Drive, which is considered Hanover's "Golden Mile" because of its immense amount of retail shopping and traffic flow. Eisenhower Drive 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. With its high concentration of traffic driven by surrounding anchor tenants located amongst the surrounding retail projects, this project pulls from not just the immediate area but the surrounding market points as well.

## TRADE AREA OVERVIEW

Adding to the stability of the project, this project shows a 7 mile radius demographic of over 82,000 people with household incomes of more than \$101,000 and daytime employment demographics equally as strong with 30,623. The demographics within a 3 mile radius include 39,095 people in 16,635 homes.

±2.27 ACRES FOR SALE

±4.92 ACRES FOR SALE

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	39,095	66,544	82,965
TOTAL EMPLOYEES	22,429	29,206	30,623
AVERAGE HHI	\$87,790	\$97,216	\$101,389
TOTAL HOUSEHOLDS	16,635	27,279	33,466

### TRAFFIC COUNTS:

CARLISLE ST (RT.94) - ±22,000 VPD | EISENHOWER DR - ±15,000 VPD



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# MARKET AERIAL





# Bennett Williams

COMMERCIAL REAL ESTATE

## OUR LOCATIONS:

### **YORK OFFICE:**

3528 Concord Rd.  
York, PA 17402

### **EXTON OFFICE:**

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:



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## CONTACT US

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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.

