

# HANOVER PARCELS

Eisenhower Drive & Wilson Avenue | Hanover, PA | 17331

FOR SALE

± 2.27 - 4.92 ACRES AVAILABLE | FOR SALE



## PROJECT

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

These lots are 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

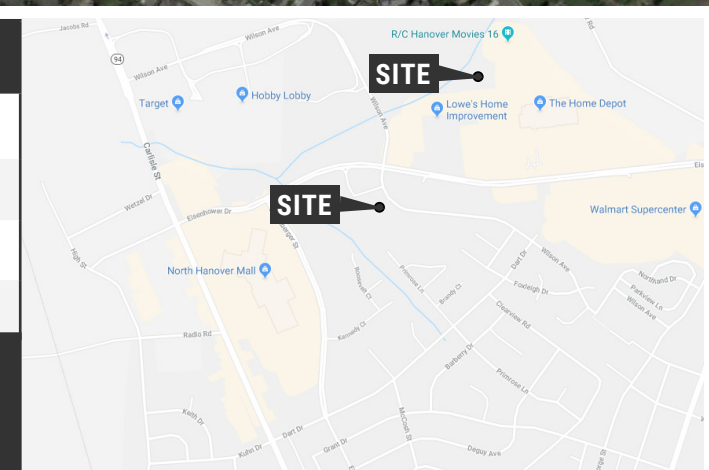
Adding to the stability of the project, this project shows a 7 mile radius demographic of over 78,000 people with household incomes of more than \$76,000 and daytime employment demographics equally as strong with 77,146. The demographics within a 3 mile radius include 33,410 people in 14,294 homes.

### DEMOGRAPHICS

		3 MILE	5 MILE	7 MILE
	POPULATION	33,410	61,401	78,137
	TOTAL EMPLOYEES	26,007	35,316	37,236
	AVERAGE HHI	\$67,432	\$74,158	\$76,686
	TOTAL HOUSEHOLDS	14,294	25,117	31,408

### TRAFFIC COUNTS

CARLISLE ST. (RT.94): 22,046 VPD EISENHOWER DR.: 25,000 VPD



ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

**RYAN MYERS | DAVE NICHOLSON**  
717-843-5555  
www.bennettwilliams.com

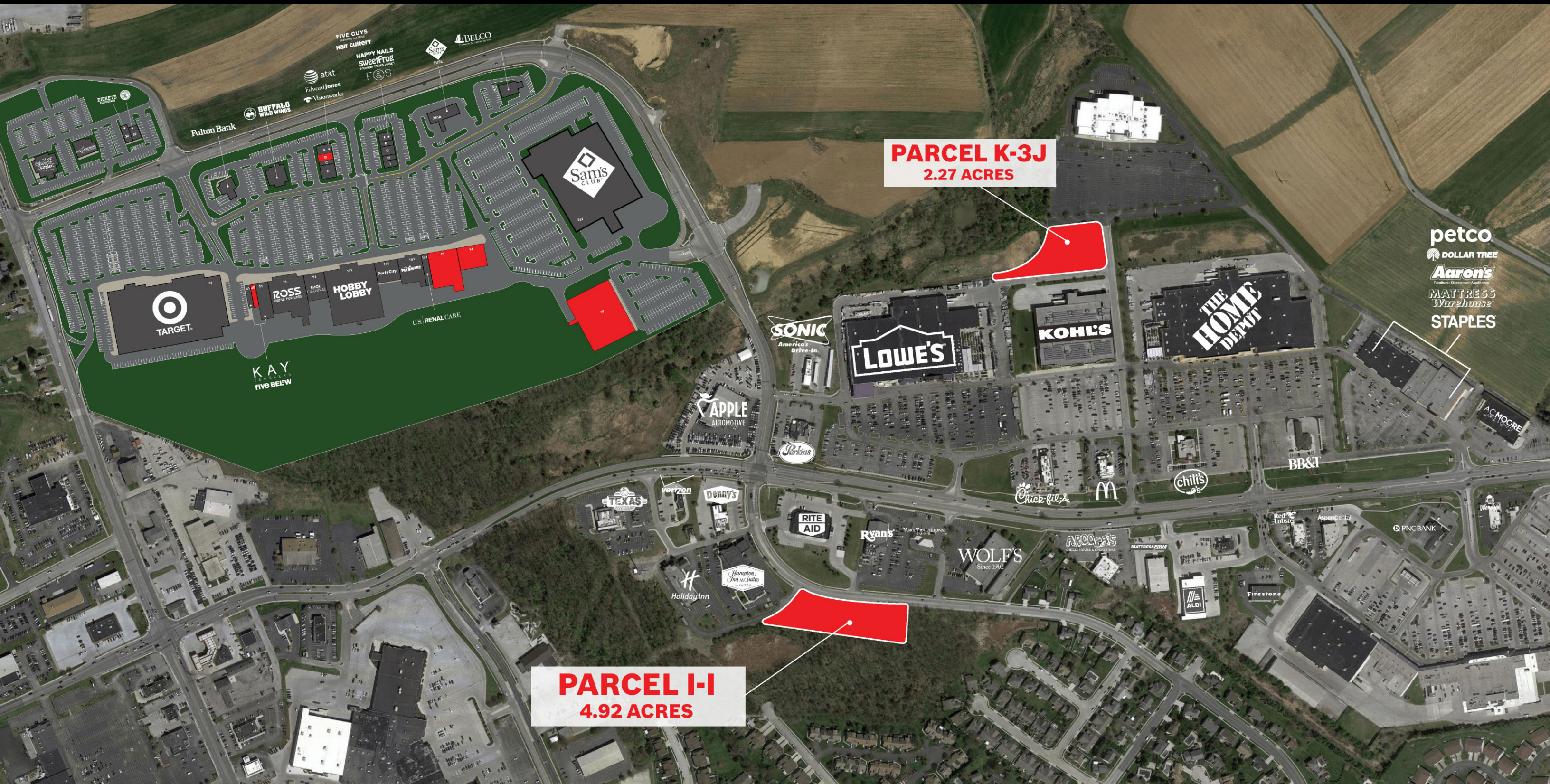
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**PARCEL K-3J**  
2.27 ACRES

**PARCEL I-I**  
4.92 ACRES

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