

316 BROADWAY

Hanover, PA | 17331

± 4,851 SF AVAILABLE | FOR SALE



PROJECT

316 Broadway is a 4,851 square-foot warehouse and office building centrally located in Hanover, Pennsylvania. It is situated at the intersection of Broadway (5,000 CPD) and W. Chestnut Street, with excellent visibility on both roads. With the drive thru overhead doors, this building is ideal for contractors, small businesses, and showroom users.

LOCATION

316 Broadway is strategically positioned with significant frontage in one of the market's primary corridors along Broadway (Route 194) with signalized access. The building benefits from the high traffic flow of Broadway, which is one of the heaviest traveled roadways in the market. Broadway acts as a focal point for retail and office users in Hanover, with a trade area that extends more than 10 miles, attracting a vast customer base from the surrounding market points.

TRADE AREA

The site shows a 7 mile radius demographic of over 81,552 people with household incomes of more than \$77,264 and daytime employment demographics equally as strong with 71,582. The demographics within a 3 radius include 42,657 people in 17,897 homes.

NEARBY RETAILERS



POPULATION



3 MILES - 42,348
5 MILES - 57,709
7 MILES - 80,152

AVERAGE HH



3 MILES - \$71,389
5 MILES - \$74,799
7 MILES - \$77,172

EMPLOYEES



3 MILES - 27,947
5 MILES - 31,023
7 MILES - 37,659

HOUSEHOLDS



3 MILES - 17,775
5 MILES - 23,587
7 MILES - 32,179

TRAFFIC COUNTS: BROADWAY: 5,000 VPD



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

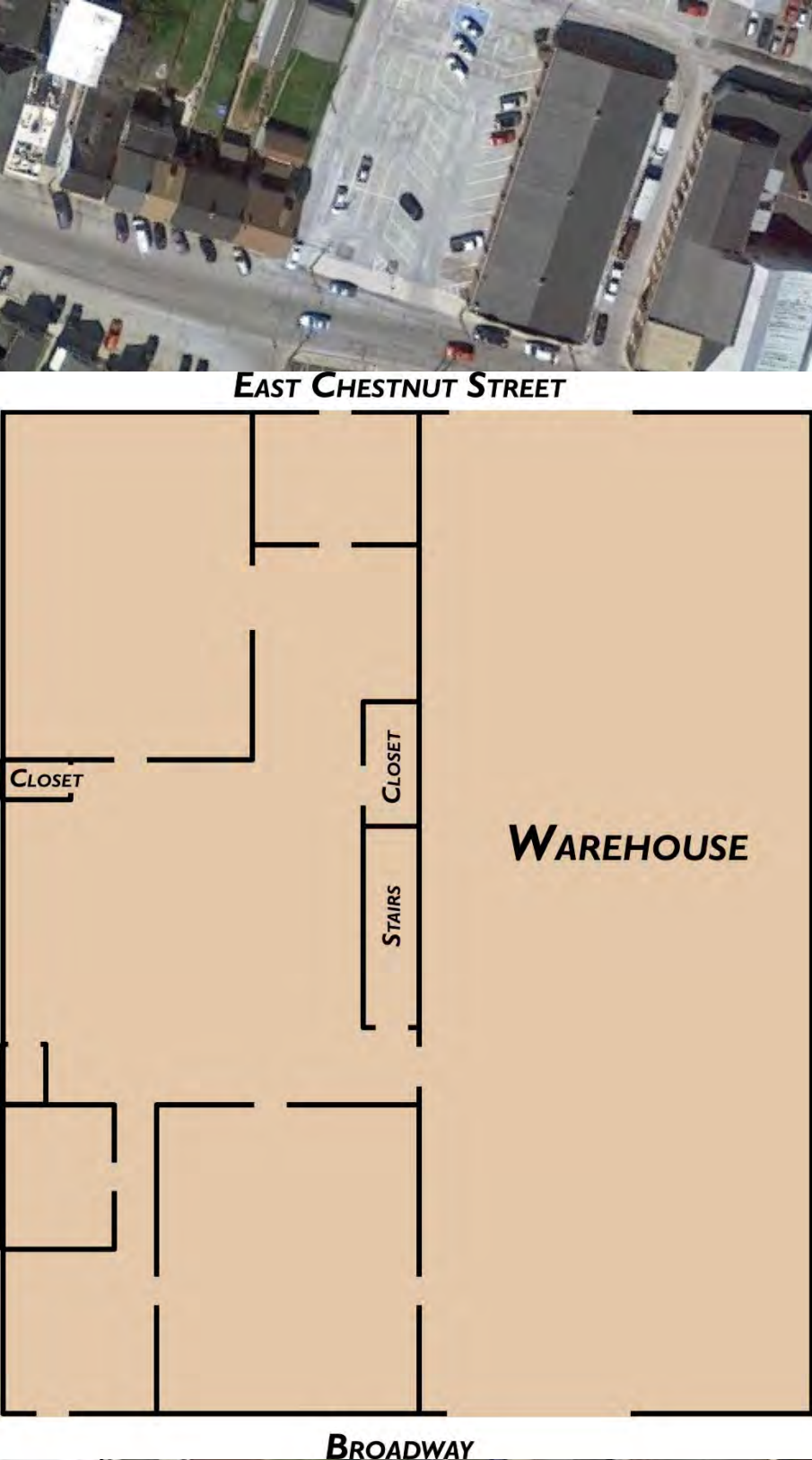
RYAN MYERS | BLAKE GROSS
717-843-5555
www.bennettwilliams.com



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Known As:	Hanover Flag Company
Parcel #:	67-000-18-0146-00-00000
Zoning:	O-A Residential (office and apartment use)
Condition/Age:	Renovated in 2015 / Built in 1920
Total SqFt:	4,851 SF
No. of Floors:	1 with mezzanine level for storage
Floor Type:	Concrete with floor coverings
Roof Type:	Pitched shingle
HVAC:	CAC in office / Gas heat in warehouse & office
Sewer:	Public
Water:	Public
Electric (provider):	MET-ED
Gas (provider):	Columbia Gas
Parking Spaces	Street parking only
Real Estate Taxes:	\$3,452 - 2018
Price:	\$224,500

BROADWAY 5,000VPD

ACTIVE MEMBER OF:
RETAIL BROKERS
NETWORK

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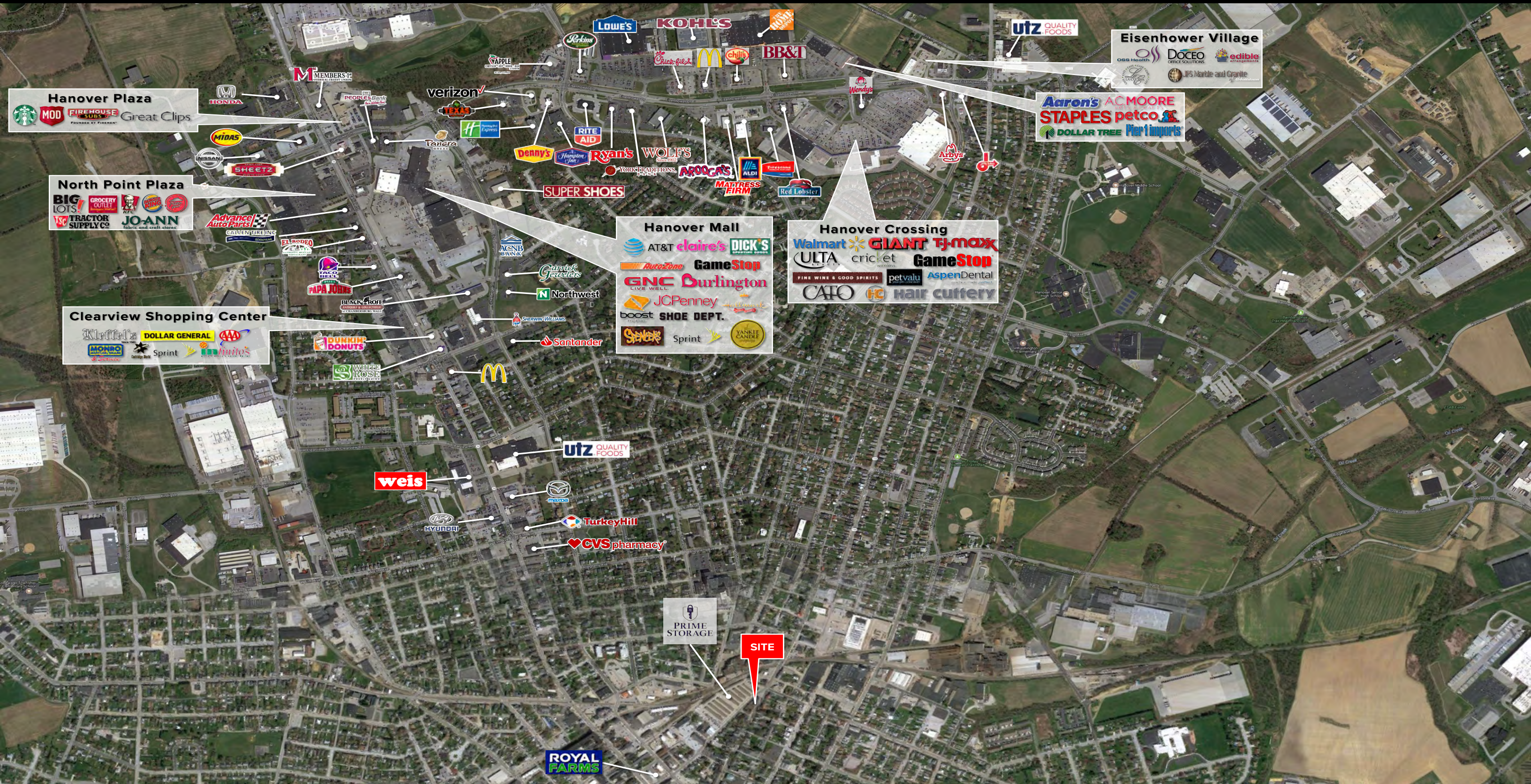
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Bennett WILLIAMS
RETAIL

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Bennett Williams
RETAIL