

Clearview Shopping Center

1000 Carlisle Street | Hanover, PA 17331

Available
± 1,444 - 15,060 SF



Property Overview

The Clearview Shopping Center is a 167,392 SF locally owned and professionally managed community shopping center located in the heart of the Hanover, PA shopping district and along Route 94/Carlisle Street. This center offers abundant parking, multiple points of access, excellent visibility, large digital billboard, and high daily traffic count. \$15.00 per square foot annually plus \$3.45 NNN. Increase your brand recognition by displaying your business logo and message on the modern 10' x 20' digital billboard located at the main entrance for \$299.00 per month.

Join National Retailers

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MONRO
AUTO SERVICE And TIRE CENTERS

Keith Kahlbaugh | Blake Gross
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York Office: 3528 Concord Rd. York, PA 17402
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Lancaster Office: 2173 Embassy Drive, Suite 201, Lancaster, PA 17601
New Jersey Office: 309 Fellowship Rd, Suite 200, Mt. Laurel, NJ 08054

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ACTIVE MEMBER OF:
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NETWORK

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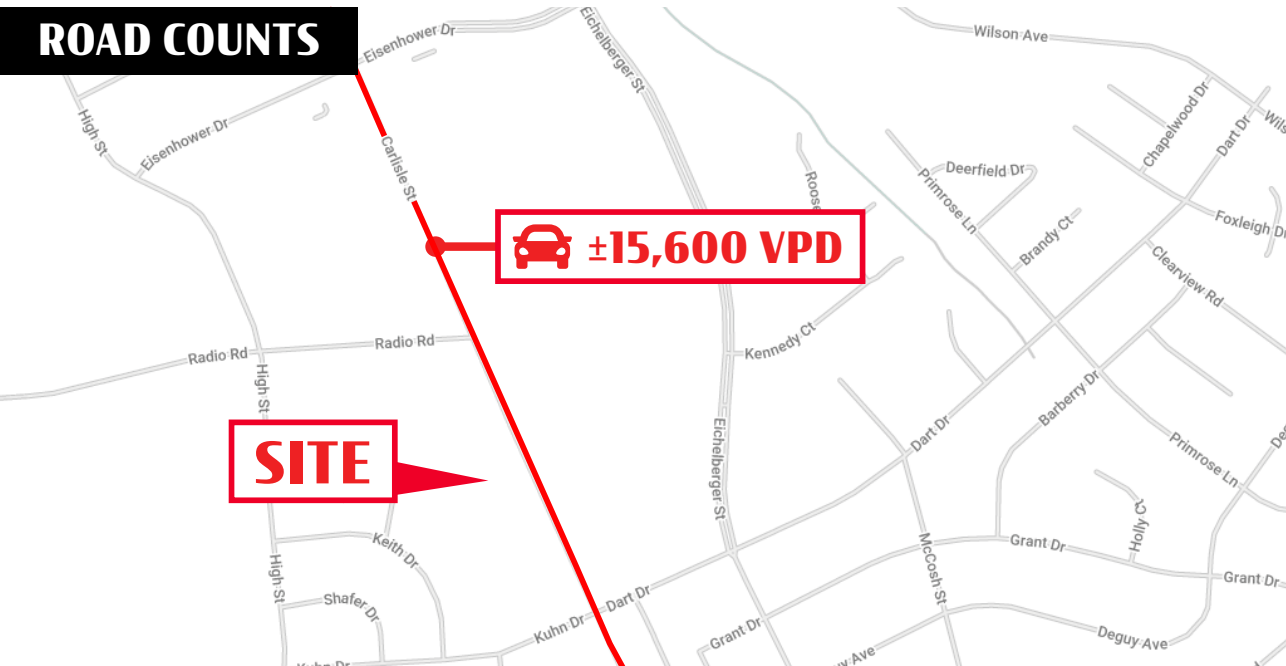
Location

The demographic make up of the area including the household population, many world known manufacturers and close proximity to the Maryland line have bolstered this shopping center for decades.

Trade Area

Adding to the stability of the project, Clearview Shopping Center shows a 20 minute drive-time demographic of over 182,000 people with household incomes of more than \$76,000 and daytime employment demographics equally as strong with 77,146. The demographics within a 10 mile radius include 118,133 people in 46,808 homes, a labor force of 47,771 with an average household income of \$73,953. The area's growth over the last 10 years has increased over 20.8% since 2000 with over 6,459 new homes.

ROAD COUNTS



DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	40,015	64,960	83,842
TOTAL EMPLOYEES	25,708	33,344	35,516
AVERAGE HHI	\$62,859	\$67,060	\$69,512
TOTAL HOUSEHOLDS	16,699	26,129	33,249
TRAFFIC COUNTS: Carlisle Street (Rt. 94) - ±15,600 VPD			

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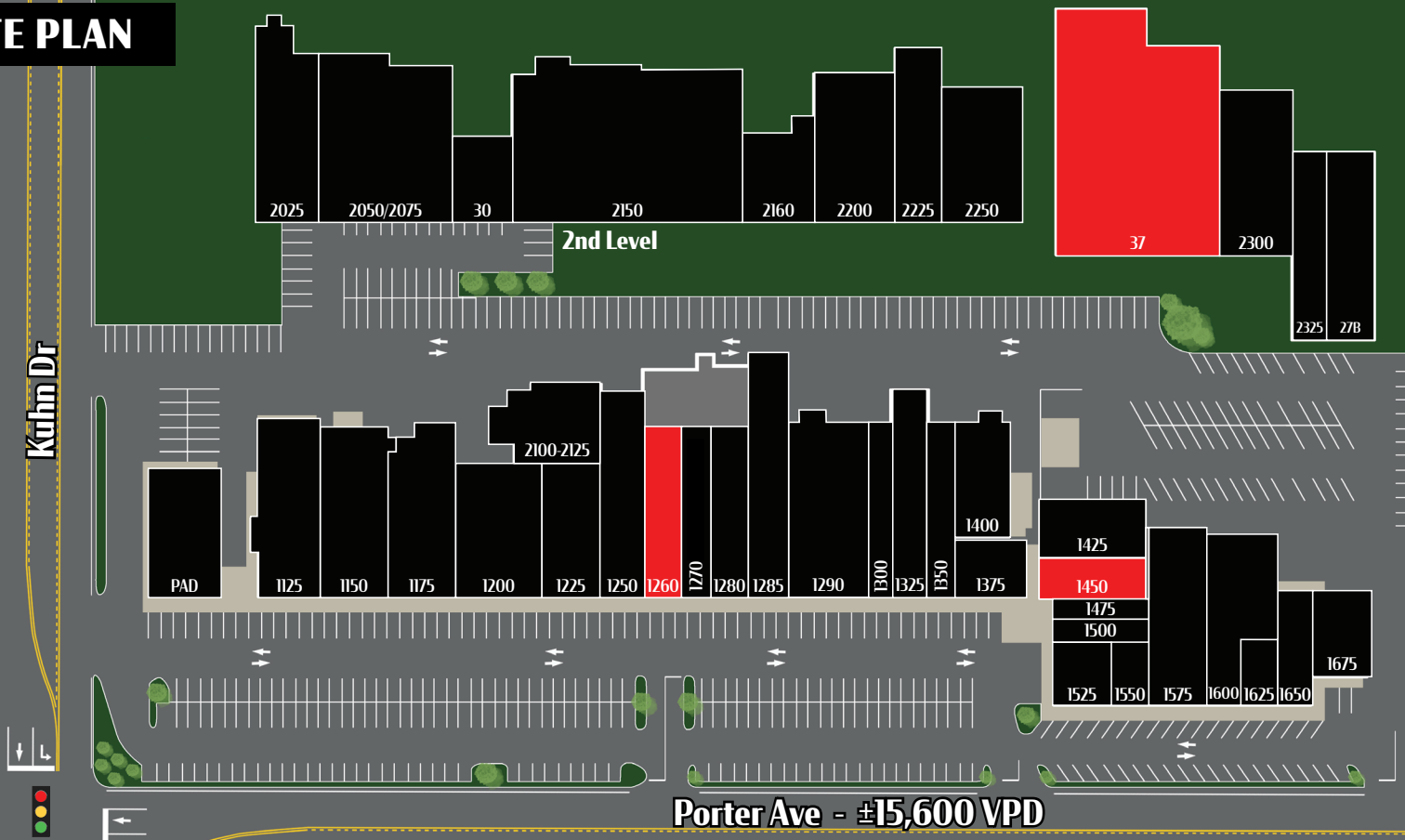
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SITE PLAN



SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)
1125	Buddy's Home Furnishings	4,200	1280	Pearle Vision	4,200	1375	Subway	1,988	1575	Armed Forces	3,100	2025	Persona Day Spa	8,320
1150	Dollar General	6,040	1285	A&O Kitchen & Bath	4,200	1400	County Of York	2,914	1600	Empire Beauty	6,256	2050/2075	Fishers Auto Parts	9,000
1175	WellSpan	5,560	1290	Nación De Fe	7,257	1425	Just Care Massage	1,920	2300	Kelly Latta Ministries	4,961	2100-2125	Always Dancing	4,200
1200	AAA	5,055	1300	One Main Financial	2,230	1450	AVAILABLE	1,444	1625	5 Star Benefits, Llc	920	2150	Hanover Kettlebell Gym	5,150
1225	Naptime Discount Mattress	6,508	1325	T-Mobile	2,230	1475	Chinatown Kitchen	1,343	1650	Iron Valley Real Estate	2,034	2160	Clearview Self Storage	7,000
1250	Infinitos	5,358	2160	Clearview Self Storage	7,000	1500	Tocumbo Ice Cream	1,076	2325	CTHX	2,548	2225	Toomey Counseling	1,570
1260	Available	2,530	1350	Net Express	2,230	1525	Farley's Jewelers	1,710	27B	Pampered Pet Grooming	2,204	2200	Ozone Window Tint	1,202
1270	Dr. Kay Chiropractor		PAD	Monro Muffler	4,201	1550	Vapor's Paradise	1,470	1675	Cosmo Prof	2,370	2250	Hanover Multimedia	6,600
												37	AVAILABLE	15,060

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MARKET AERIAL



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