

Clearview Shopping Center

1000 Carlisle Street | Hanover, PA 17331

Available
± 1,076 - 15,060 SF



Property Overview

Clearview Shopping Center is a 167,392 SF community shopping center located within the heart of the Hanover shopping district and along Route 94/Carlisle Street. This center is locally owned and professionally managed with abundant parking, multiple points of access, excellent visibility, large digital billboard, and 22,000 vehicles per day. Tenants have use of the 10' x 20' digital billboard located at the main entrance. Monthly fee is \$299.00. Multiple suites available for lease at \$15.00 per square foot annually plus \$4.00 NNN.

Join National Retailers

SUBWAY

T-Mobile

DOLLAR GENERAL

MONRO
AUTO SERVICE *And* TIRE CENTERS



Keith Kahlbaugh | Blake Gross

For Lease Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

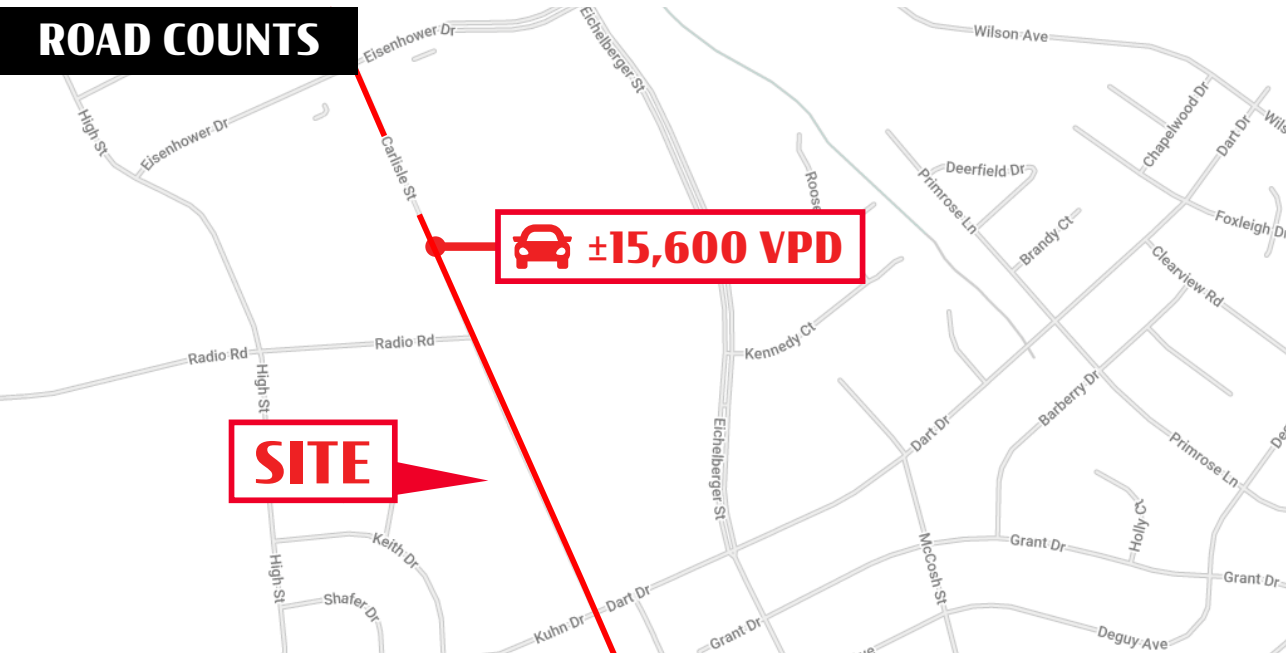
The demographic make up of the area including the household population, many world known manufacturers and close proximity to the Maryland line have bolstered this shopping center for decades.

Trade Area

Adding to the stability of the project, Clearview Shopping Center shows a 20 minute drive-time demographic of over 92,888 people with household incomes of more than \$98,000 and daytime employment demographics equally as strong with 32,872. The demographics within a 10 mile radius include 123,406 people in 49,201 homes, a labor force of 36,369 with an average household income of \$102,737. 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	40,403	66,389	84,787
TOTAL EMPLOYEES	22,602	29,042	30,984
AVERAGE HHI	\$90,127	\$96,470	\$99,973
TOTAL HOUSEHOLDS	17,133	27,184	34,243

TRAFFIC COUNTS: Carlisle Street (Rt. 94) - ±15,600 VPD



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SITE PLAN



Porter Ave - ±15,600 VPD

SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)	SPACE	TENANT	AREA (SF)
1	BUDDY'S HOME FURNISHINGS	4,200	13C	PEARLE VISION	4,200	15 & 16	SUBWAY	1,988	24	ARMED FORCES	3,100	29 (LL)	PERSONA DAY SPA	8,320
2	DOLLAR GENERAL	6,040	13E	ZAREMBA COLLECTIVE	405	15A	COUNTY OF YORK	2,914	25	EMPIRE BEAUTY	6,256	29B,C (LL)	FISHERS AUTO PARTS	9,000
4	WELLSPAN	5,560	14A	NACIÓN DE FE	7,257	17	JUST CARE MASSAGE	1,920	26	GMH MORTGAGE	920	30 (LL)	AVAILABLE	2,750
5	AAA	5,055	14C	SPRINT	2,230	18	AVAILABLE	1,444	27	IRON VALLEY REAL ESTATE	2,034	31 (LL)	HANOVER KETTLEBELL GYM	2,750
7	NAPTIME DISCOUNT MATTRESS	6,508	14A(LL)	OZONE WINDOW TINT	1,202	19	CHINATOWN KITCHEN	1,343	27	IRON VALLEY REAL ESTATE	2,034	33 (LL)	HANOVER HARDSTYLE GYM	2,400
9	INFINITOS	5,358	14B(LL)	SELF STORAGE	7,000	20	AVAILABLE	1,076	27A (LL)	CTHX	2,548	35 (LL)	TOOMEY COUNSELING	1,570
13A	PHO SAIGON	2,323	14D	NET EXPRESS	2,230	21	FARLEY'S JEWELERS	1,710	27B (LL)	PAMPERED PET GROOMING	2,204	36 (LL)	HANOVER MULTIMEDIA	6,600
13B	DR. KAY CHIROPRACTIC		22 & 23	VAPOR'S PARADISE	1,470				2275 (LL)	AVAILABLE	15,060	38	MONRO MUFFLER	4,201



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OUR LOCATIONS:

YORK OFFICE:

3528 Concord Rd.
York, PA 17402

LANCASTER OFFICE:

150 Farmington Lane, Suite 201
Lancaster, PA 17601

EXTON OFFICE:

1 E. Uwchlan Ave.
Suite 409, Exton, PA 19341

STATE COLLEGE OFFICE:

330 Innovation Blvd, Suite 205
State College, PA 16803

WEST CHESTER OFFICE:

107 E Chestnut St, Suite 1
West Chester, PA 19380

NEW JERSEY OFFICE:

236 E. Route 38, Suite 130
Moorestown, NJ 08057

LISTING AGENTS:



Keith Kahlbaugh

keith@bennettwilliams.com



Blake Gross

bgross@bennettwilliams.com

CONTACT US

717.843.5555 | www.bennettwilliams.com

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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.

