

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

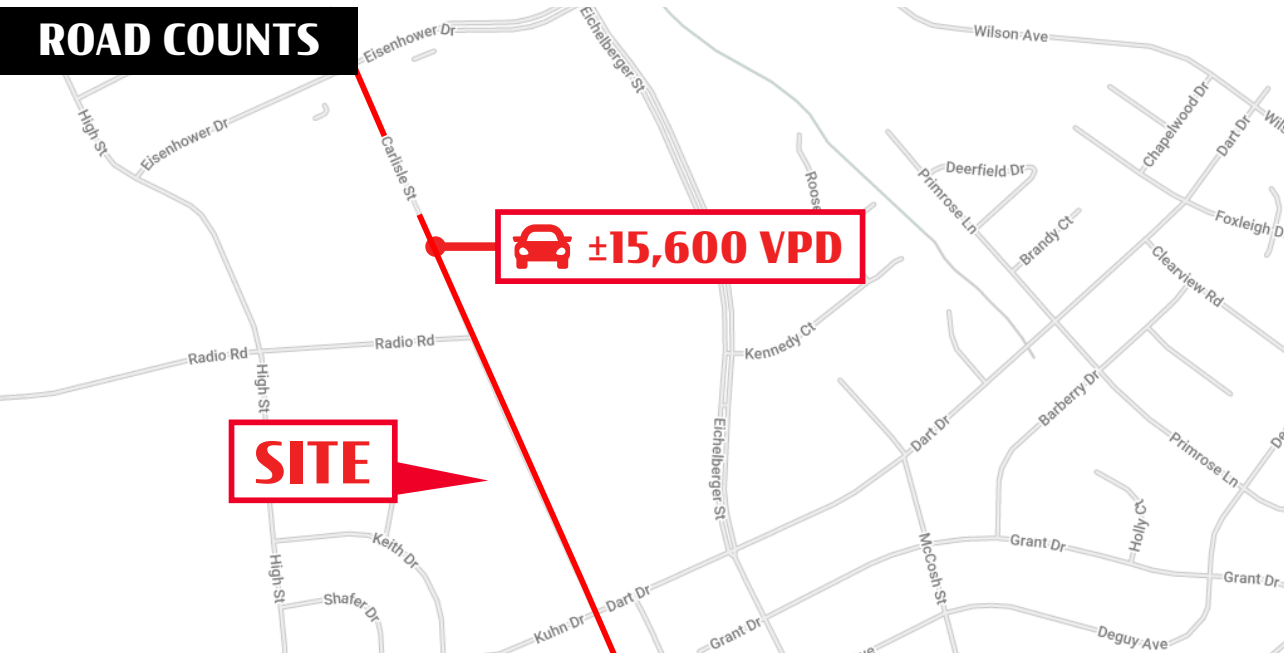
The demographic make up of the area including the household population, many world known manufacturers and close proximity to the Maryland line have bolstered this shopping center for decades.

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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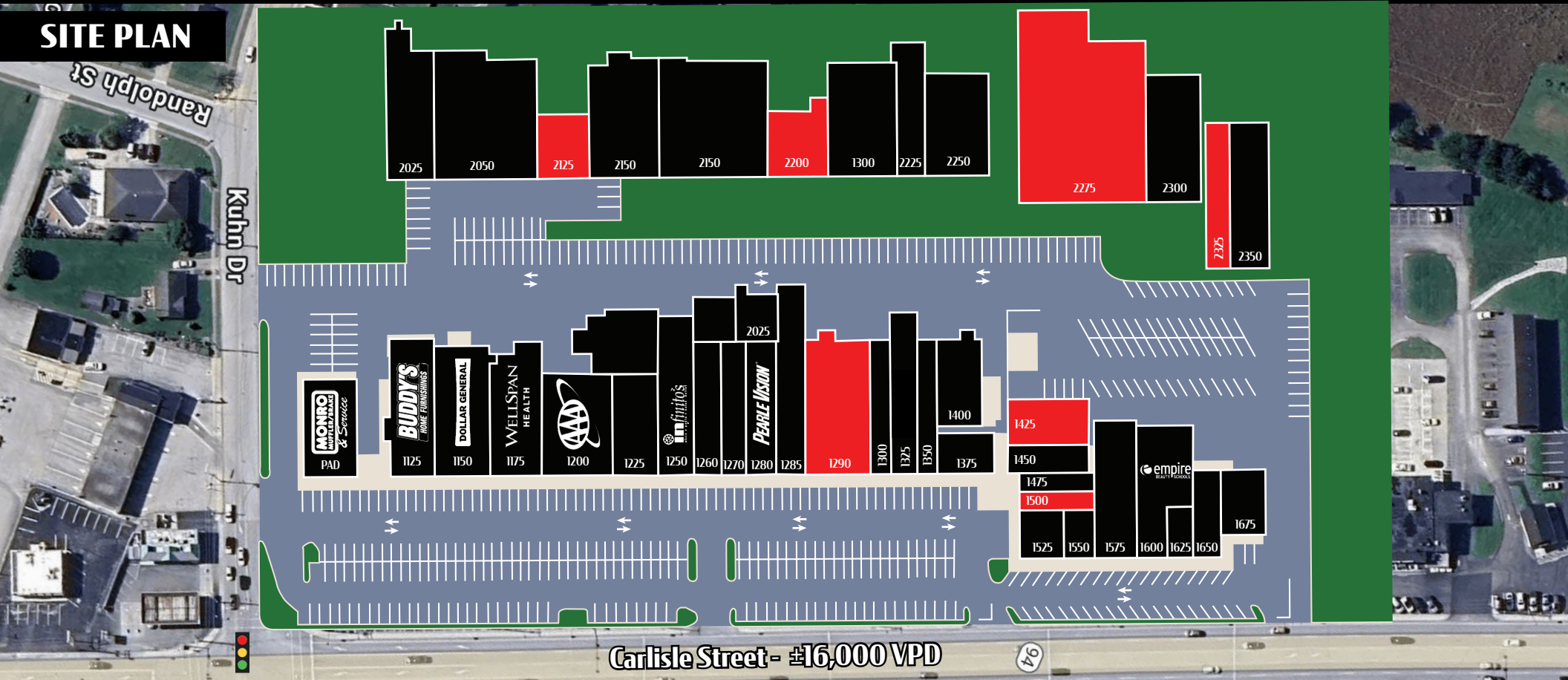
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SITE PLAN



SUITE	TENANT	AREA (SF)	SUITE	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	HANOVER FLOOR & STONE	3,120	2200	AVAILABLE	7,888	1600	EMPIRE BEAUTY	6,256	2050	FISHERS AUTO PARTS	9,000
1175	WELLSPAN HEALTH	5,560	2155 A	THE ZAREMBA COLLECTIVE	405	1400	COUNTY OF YORK	2,914	2300	KELLY LATTA MINISTRIES	4,961	2125	AVAILABLE	2,750
1200	AAA MID STATES	5,055	1290	AVAILABLE	7,257	1425	AVAILABLE	1,920	1625	HEALTH MARKETS	920	2150	HANOVER KETTLEBELL GYM	2,750
1225	INFINITOS	6,508	1300	ONE MAIN FINANCIAL		1450	NEPHROLOGY ASSOCIATES OF YORK	1,444	1650	IRON VALLEY REAL ESTATE	2,034	2150	KICKIN AXE	2,400
1250	THE CURIOUS LITTLE PLAYHOUSE	5,358	1300 (LL)	SELF STORAGE	7,000	1475	CHINATOWN KITCHEN	1,343	1675	COSMO PROF	2,370	2225	TOOMEY COUNSELING	1,570
1260	PHO SAIGON	2,323	1325	INET EXPRESS	2,230	1500	AVAILABLE	1,076	2325	AVAILABLE	1,609	2250	HANOVER MULTIMEDIA	6,600
1270	TRIAD FAMILY HEALTH		1350	T-MOBILE	2,230	1525	FARLEY'S JEWELERS	1,710	2350	PAMPERED PET GROOMING	2,204	2275	AVAILABLE	15,060
												PAD	MONRO MUFFLER	4,201



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MARKET AERIAL



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Bennett Williams

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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

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