

HANOVER COMMONS

440 EISENHOWER DR | HANOVER, PA | 17331

±8,140 SF

petco

DOLLAR TREE

Aaron's

MATTRESS Warehouse

Staples

goodwill

LOUISIANA KITCHEN
POPEYES

±25,000 VPD

FOR
LEASE



ASHLEE LEHMAN | DAVE NICHOLSON | BRAD ROHRBAUGH | CHAD STINE
FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT WWW.BENNETTWILLIAMS.COM



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PROPERTY OVERVIEW

Hanover Commons, is an 87,000 SF well established retail building ideally positioned along Eisenhower Drive, which is the main thoroughfare in the Hanover market. The center is just 17 miles west of York, Pa. and 30 miles south of Harrisburg, Pa. The center is anchored by Goodwill, Mattress Warehouse, and Petco.



LOCATION

Hanover Commons is strategically positioned with significant frontage in the markets primary retail corridors along Eisenhower Blvd. The center benefits from the high-volume traffic flow of Eisenhower Blvd, which is the areas heaviest traveled roadway. Eisenhower Blvd acts as the areas focal point for retail, with a trade area that extends out further than 10-15 miles, attracting a vast customer base. With a high concentration of traffic driven by the anchor tenants located within Hanover Commons. The center pulls from not just the immediate market point, but the surrounding towns and communities.



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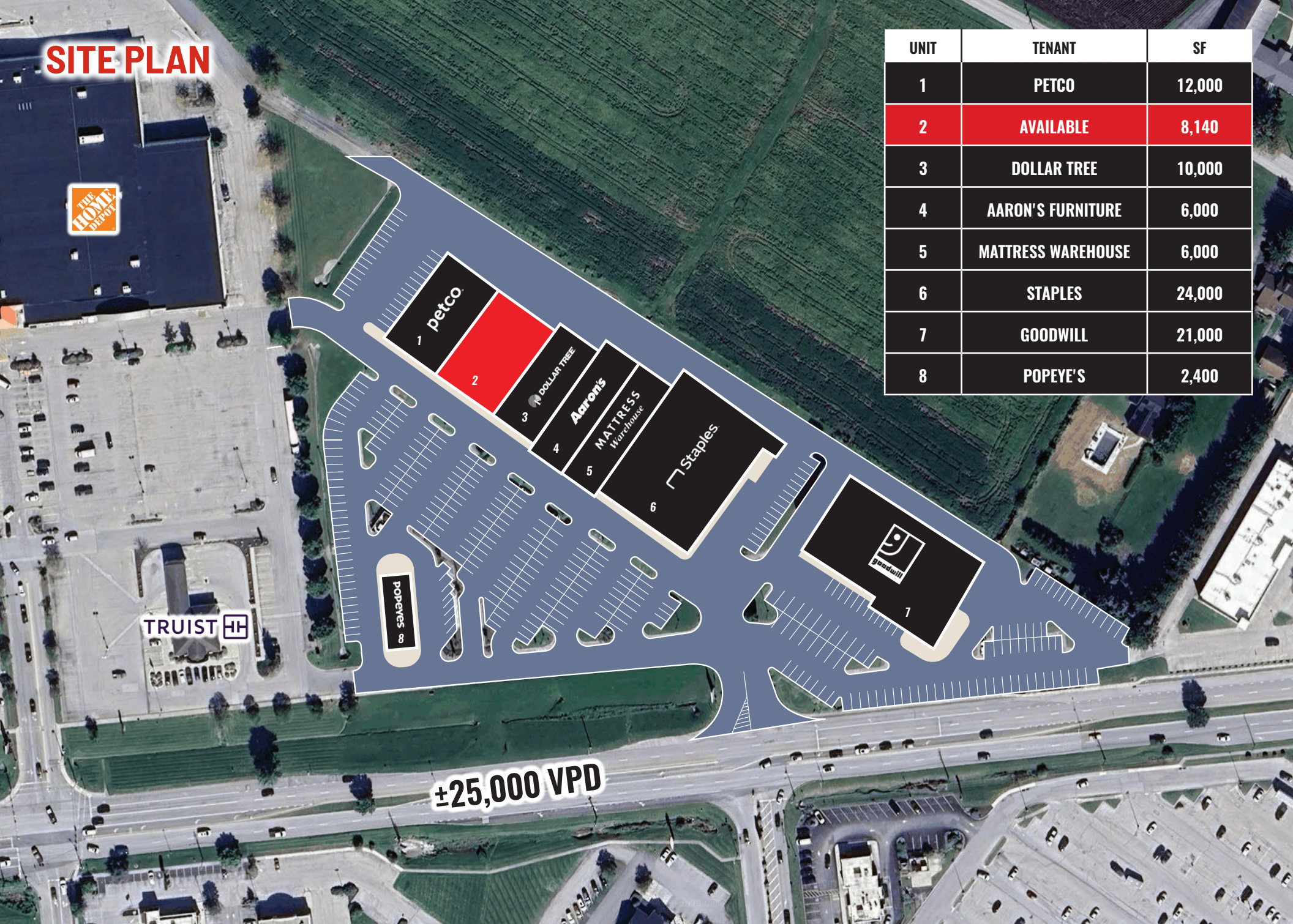
TRADE AREA

Adding to the stability of the project, Hanover Commons shows a 20-minute drive time demographic of over 83,433 people with household incomes of more than \$99,000 and daytime employment demographics equally as strong with 31,236. The demographics within a 10-mile radius include 125,749 people in 50,138 homes, a labor force of 38,086 with an average household income of \$102,184. The areas growth over the last 10 years has increased over 20.8% since 2000 with over 6,459 new homes.

DEMOGRAPHICS	5 MILE	7 MILE	10 MILE
POPULATION	66,639	84,987	125,749
EMPLOYEES	28,928	30,987	38,086
AVERAGE HHI	\$97,400	\$100,149	\$102,184
HOUSEHOLDS	27,303	34,297	50,138



SITE PLAN



UNIT	TENANT	SF
1	PETCO	12,000
2	AVAILABLE	8,140
3	DOLLAR TREE	10,000
4	AARON'S FURNITURE	6,000
5	MATTRESS WAREHOUSE	6,000
6	STAPLES	24,000
7	GOODWILL	21,000
8	POPEYE'S	2,400

TRUIST

±25,000 VPD

MARKET OVERVIEW



GATEWAY HANOVER SC

- Olive Garden
- LONGHORN STEAKHOUSE
- CHIPOTLE
- OLD NAVY
- HOBBY LOBBY
- PET SMART
- SHOE CARNIVAL
- scam's club
- BUFFALO WILD WINGS
- AT&T

HANOVER COMMONS

- Staples
- DOLLAR TREE
- MATTRESS Warehouse
- POPEYES
- petco
- Aaron's
- goodwill

NORTH POINT PLAZA SC

- TRACTOR SUPPLY CO
- JOANN
- GROCERY OUTLET
- BIG LOTS!
- EL RODEO
- Advance Auto Parts
- KFC
- Pizza Hut

NORTH HANOVER MALL

- Burlington
- Rural King
- holiday hair
- T Mobile
- Panera BREAD
- SHEETZ
- AutoZone

HANOVER CROSSING SC

- Walmart
- GIANT
- ALDI
- HARBOR FREIGHT TOOLS
- TJ-maxx
- RED LOBSTER
- hair cutters
- FINE WINE & GOOD SPIRITS
- Arby's
- Firestone

HICKORY FALLS FAMILY ENTERTAINMENT CENTER

PLATINUM FITNESS

THE MARKETS AT HANOVER

HILLSIDE MEDICAL CENTER

HANOVER MIDDLE SCHOOL

HANOVER HIGH SCHOOL

WASHINGTON ELEMENTARY SCHOOL

HANOVER FOODS DISTRIBUTION

HANOVER MENNONITE SCHOOL

PLAZA-AZTECA

CONEWAGO TOWNSHIP ELEMENTARY SCHOOL

TurkeyHill

McSherrystown Hardee's

Bennett Williams

COMMERCIAL REAL ESTATE

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
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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.

