

# 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



RYAN MYERS, CCIM | DAVE NICHOLSON

FOR LEASING INFORMATION: 717.843.5555 | LEARN MORE ONLINE AT [WWW.BENNETTWILLIAMS.COM](http://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.



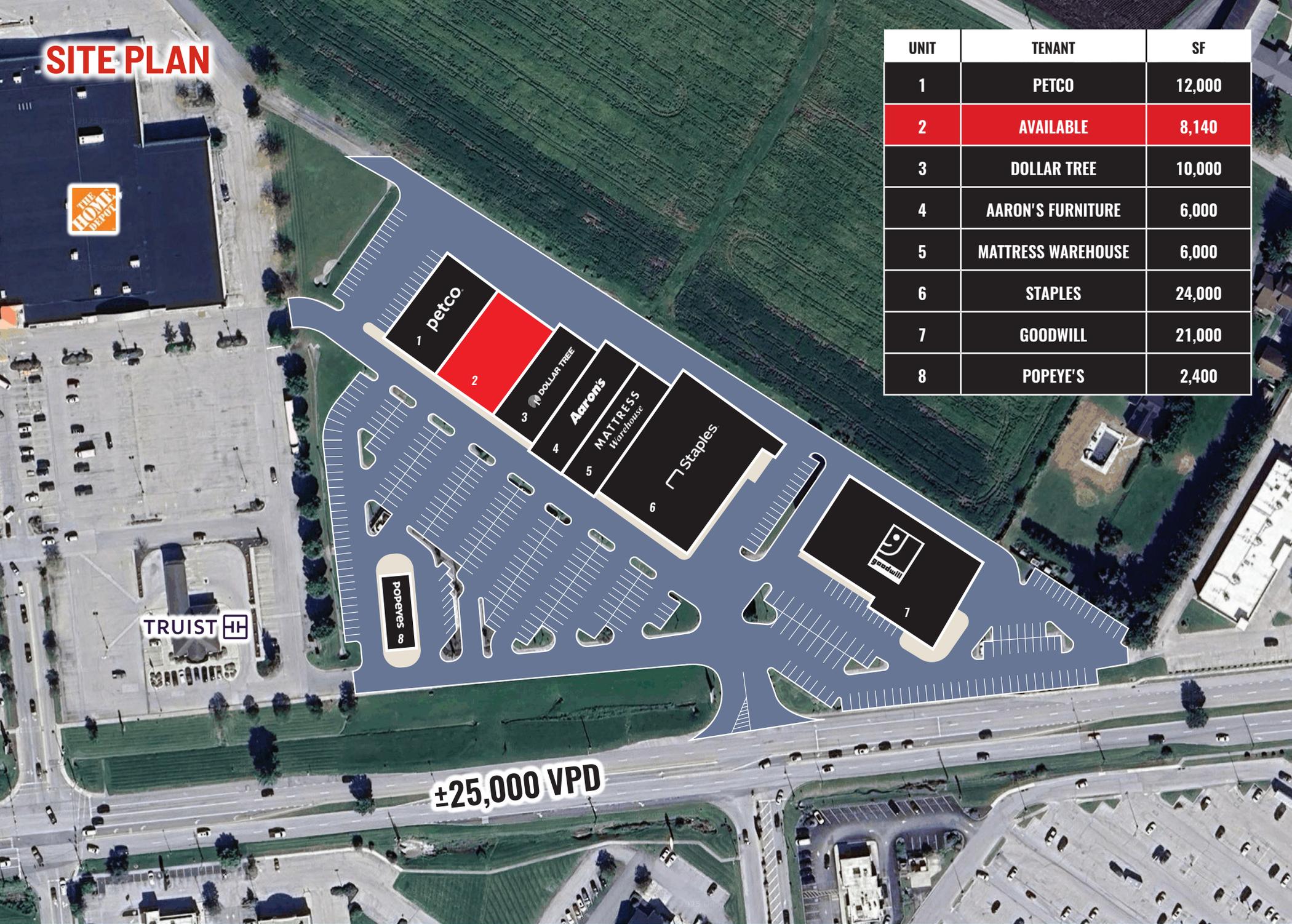
# TRADE AREA

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  |

±25,000 VPD

# MARKET OVERVIEW

**GATEWAY HANOVER SC**

Olive Garden | LONCHORN STEAKHOUSE | Target | Starbucks  
 CHIPOTLE | OLD NAVY  
 HOBBY LOBBY | PET SMART | BUFFALO WILD WINGS  
 sam's club | CARNIVAL | AT&T

**HANOVER COMMONS**

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

**NORTH POINT PLAZA SC**

TSC 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 | hair cuttery  
 ALDI | HARBOR FREIGHT TOOLS | FINE WINE & GOOD SPIRITS  
 T.J. MAXX | RED LOBSTER | 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

Hardee's

utz

weis

utz

UPMC

Futter'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  
Moorestown, NJ 08057

## LISTING AGENTS:



### Ryan Myers, CCIM

rmyers@bennettwilliams.com



### Dave Nicholson

dnicholson@bennettwilliams.com

## CONTACT US

717.843.5555 | [www.bennettwilliams.com](http://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.

