

FOR LEASE | HANOVER COMMONS

440 Eisenhower Drive | Hanover, PA 17331

± 8,100 - 25,000 SF AVAILABLE | FOR LEASE



FEATURED TENANTS:



PROJECT

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.

DEMOGRAPHICS		3 MILE	5 MILE	7 MILE
	TOTAL POPULATION	34,317	60,742	79,276
	TOTAL EMPLOYEES	25,944	34,902	39,693
	AVERAGE HHI	\$68,980	\$74,058	\$76,262
	TOTAL HOUSEHOLDS	14,916	25,255	32,444



TRAFFIC COUNTS: EISENHOWER DR ± 25,000 VPD

Dave Nicholson | Bradley Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

FOR LEASE | HANOVER COMMONS

440 Eisenhower Drive | Hanover, PA 17331

LOCATION

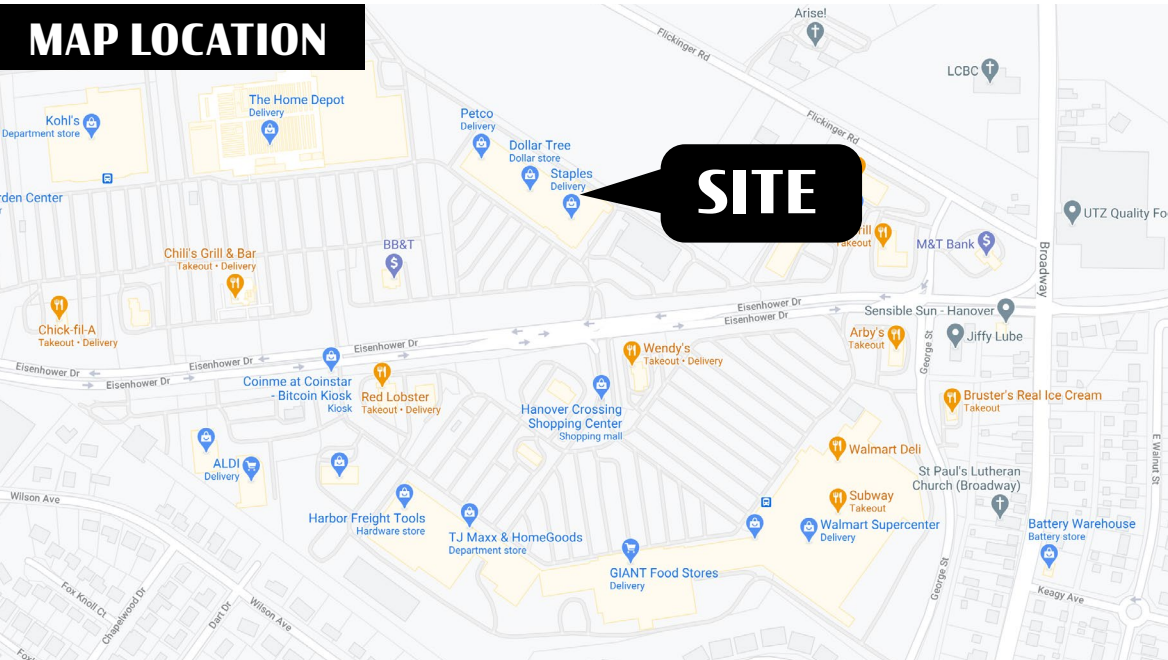
Hanover Commons is strategically positioned with significant frontage in the markets primary retail corridors along Eisenhower Blvd. The center benefits from the high-volume traffic flow of Eisenhower Blvd, which is the areas heaviest traveled roadway. Eisenhower Blvd acts as the areas focal point for 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 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 \$75,280. The areas growth over the last 10 years has increased over 20.8% since 2000 with over 6,459 new homes.



MAP LOCATION



Dave Nicholson | Bradley Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

FOR LEASE | HANOVER COMMONS

440 Eisenhower Drive | Hanover, PA 17331

SITE PLAN



TENANT ROSTER		
SPACE	TENANT	AREA (SQ FT)
1	PETCO	12,000
2	AVAILABLE	8,140
3	DOLLAR TREE	10,000
4	AARON'S	6,000
5	MATTRESS WAREHOUSE	6,000
6	STAPLES	24,000
7	GOODWILL	21,000

Dave Nicholson | Bradley Rohrbaugh | Chad Stine
717.843.5555
www.bennettwilliams.com

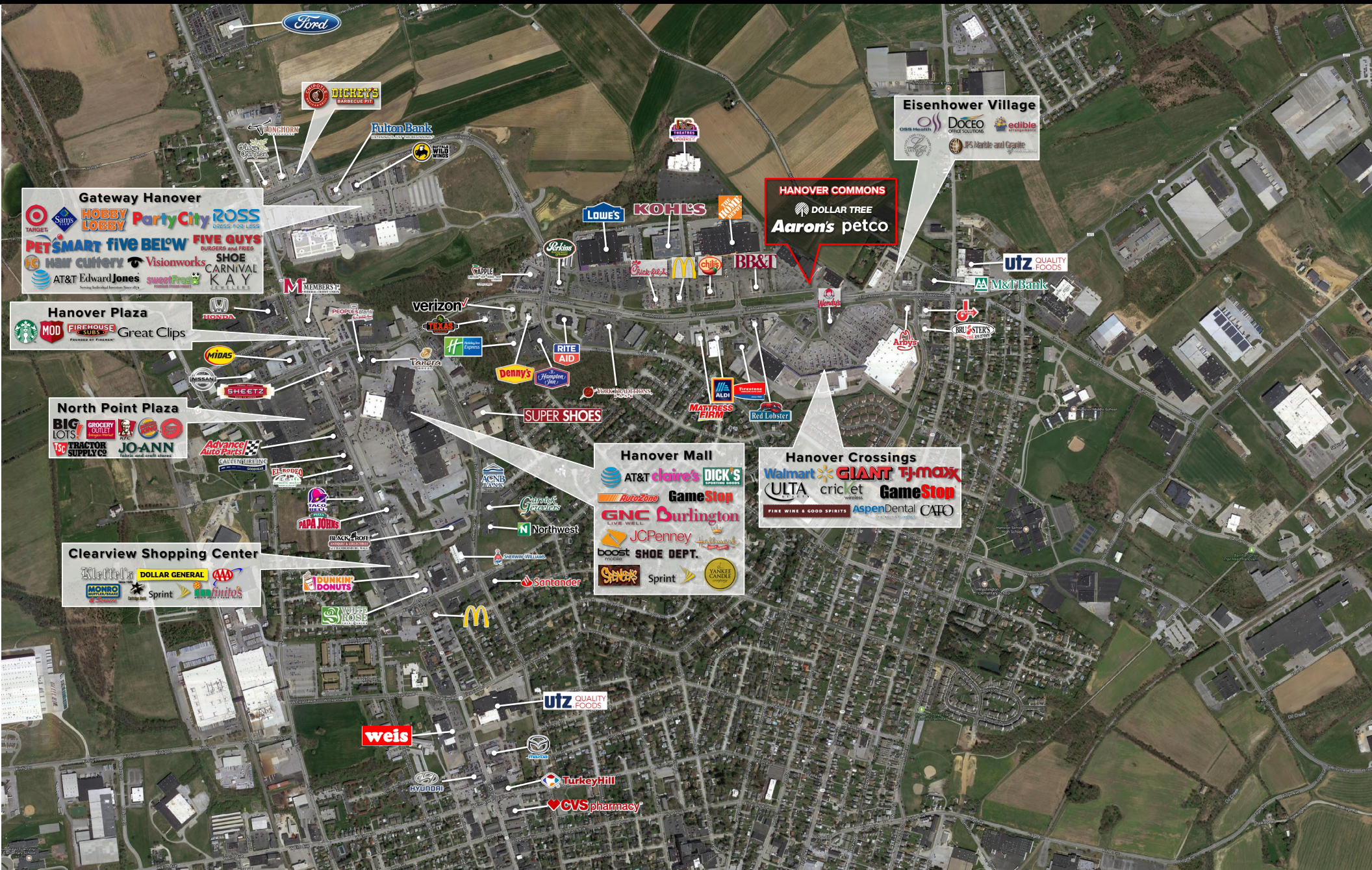
York Office: 3528 Concord Rd. York, PA 17402
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

Bennett WILLIAMS
RETAIL

ACTIVE MEMBER OF:
RETAIL BROKERS NETWORK

FOR LEASE | HANOVER COMMONS

440 Eisenhower Drive | Hanover, PA 17331



Gateway Hanover

- Target
- Sims
- Hobby Lobby
- Party City
- ROSS
- PETSMART
- FIVE BEL'W
- FIVE GUYS
- HAIR CUTTERS
- Visionworks
- SHOE CARNIVAL
- AT&T
- Edward Jones
- sweetFruit
- KAY

HANOVER COMMONS

- DOLLAR TREE
- Aaron's
- petco

Eisenhower Village

- DOCEO
- edible
- US Marble and Granite

Hanover Plaza

- Starbucks
- MOD
- FIREHOUSE SUBS
- Great Clips

Hanover Mall

- AT&T
- claire's
- DICK'S
- GameStop
- AutoZone
- GNC
- Durlington
- JCPenney
- boost
- SHOE DEPT.
- Sprint

Hanover Crossings

- Walmart
- GIANT
- TJ-MAXX
- ULTA
- cricket
- GameStop
- AspenDental
- CAFO

North Point Plaza

- BIG LOTS
- GROCERY OUTLET
- JOANN
- Advanced Auto Parts

Clearview Shopping Center

- DOLLAR GENERAL
- AAA
- DUNKIN' DONUTS
- WOLFE ROSE
- weis