

# Grandview Plaza SC

1418 Baltimore Street | Hanover, PA 17331

*Restaurant Space*



*Property Overview*

*For Lease*  
**±8,000 SF**

*Join Retailers*

8,000 SF former restaurant for lease on the end cap of the Grandview Plaza shopping center. Most of the kitchen equipment, tables, and chairs are available. The build out includes a large center bar and entertainment area, kitchen with walk in cooler, dishwasher, hood system, and some cooking equipment. Also includes another cooler for beer kegs and plenty of dry storage, two renovated mens and womens bathrooms, and a stone gas fireplace at the main entrance and waiting area. The seating is split in to booths in the bar/entertainment area, booths and tables in the main dining area, and a separate room set up for parties. The bar has a large area to accommodate live entertainment. Outside there is plenty of room to create a patio for outside seating.

**weis**  **H&R BLOCK**  
**The UPS Store**  **ups**  
**holiday hair**  **RITE AID**



# Grandview Plaza SC

1418 Baltimore Street | Hanover, PA 17331

## Restaurant Space

### Location

The Grandview Plaza is located at the intersection of Rte 94 and Grandview Rd on the south side of Hanover. The center is anchored by a Weis Markets and Rite Aid. Other businesses in the immediate area include Starbucks, Fine Wine and Spirits, and Verizon Wireless. Walmart is located less than a mile south of the shopping center.

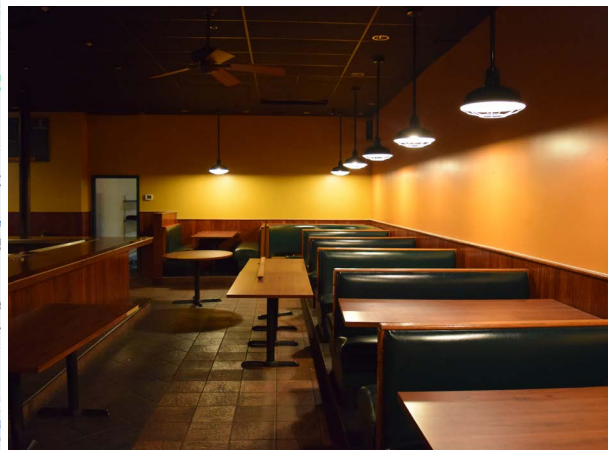
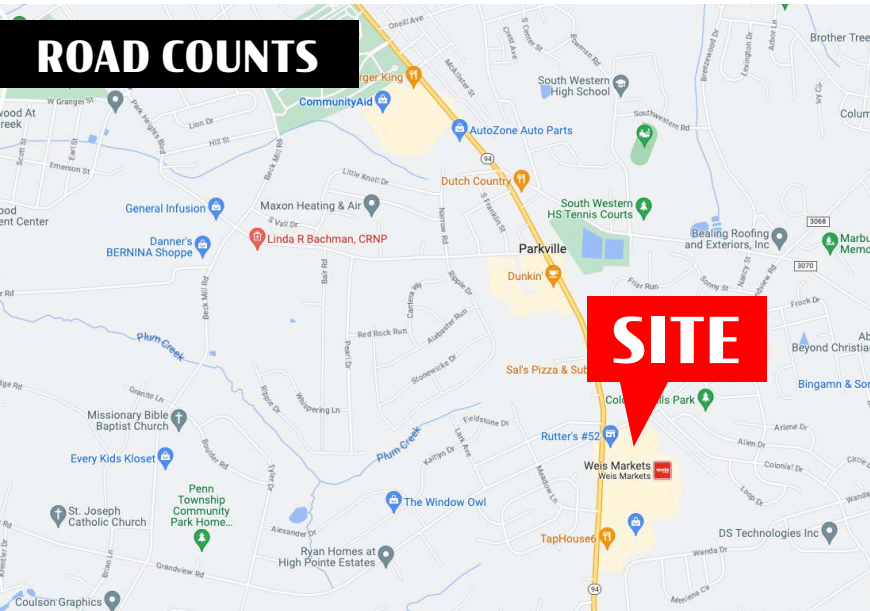
### Trade Area

The south side of Hanover has seen a tremendous amount of growth over the past 10-15 years. There are approximately 36,295 people that live within 5 miles of the center. There are limited dining options on the south side of Hanover. Would be great location for a restaurant, brewery, or tap house to service that area.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,586	12,547	36,295
TOTAL EMPLOYEES	2,307	5,999	21,671
AVERAGE HHI	\$56,452	\$71,509	\$61,118
TOTAL HOUSEHOLDS	1,350	10,571	30,375

**TRAFFIC COUNTS:**  
**Baltimore Street: 16,000 VPD | Grandview Road: 12,000 VPD**





# Grandview Plaza SC

1418 Baltimore Street | Hanover, PA 17331

*Restaurant Space*

## SITE PLAN



#	TENANT	AREA (SF)
1	AVAILABLE	8,000
6	Nail Studio	1,200
7	Full Moon Japanese Restaurant	2,000
8	Shipley's Renovations	1,600
9	Smokin' Joe's Tobacco Shop, Inc.	1,600
10-11	Pippin's New & Used	3,200
12	The UPS Store	1,600
14	Primrose Quilts	3,200
15	Weis Markets	—
16	Rite Aid	—
17	H&R Block	—
18	Hong Kong Seafood	—
19	Holiday Hair	—
20	AVAILABLE	2,000
21	Homesale Realty	—
1404-1	AVAILABLE	2,100
1404-2	AVAILABLE	1,600
1404-3 & 4	AVAILABLE	3,740
1404-2,3,4	AVAILABLE	5,340



# Grandview Plaza SC

1418 Baltimore Street | Hanover, PA 17331

*Restaurant Space*

## MARKET AERIAL





# 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.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

## LISTING AGENTS:

**Ryan Myers**  
rmyers@bennettwilliams.com

**Blake Gross**  
bgross@bennettwilliams.com

## OUR LOCATIONS:

**YORK OFFICE:**  
3528 Concord Rd.  
York, PA 17402

**LANCASTER OFFICE:**  
2173 Embassy Dr.  
Lancaster, PA 17603

**EXTON OFFICE:**  
1 E. Uwchlan Ave. Suite 409,  
Exton, PA 19341

**NEW JERSEY OFFICE:**  
236 E. Route 38, Suite 130  
Moorestown, NJ 08057

**WILLIAMSPORT OFFICE:**  
1000 Commerce Park Dr, Suite 310,  
Williamsport, PA 17701

**CONTACT US**  
717.843.5555  
www.bennettwilliams.com

